



AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 19, 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 Review and Approval of the Minutes for the Regular Meeting of October 17, 2024.
 - 3.2 Review and Approval of the Minutes for the Regular Meeting of November 21, 2024.
- 4. OLD BUSINESS**
 - 4.1 HDC 2024-0007 - MIRANDA ARCHITECT, AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET**
AMENDMENT to a previously issued Certificate of Approval (COA) to add a 230 sqft rear addition to the north side with wood steps and railing, crawlspace vent panels, PAC CLAD metal roof, Marvin windows and Thermatru fiberglass door, brick steps to the south side, new wood fence and gate. (*Quasi-Judicial*).
- 5. NEW BUSINESS**
 - 5.1 HDC 2024-0030 - MICHAEL STAUFFER ARCHITECT, AGENT FOR THURSTON LAMONT C REVOCABLE TRUST, 332 S. 6TH STREET**
FINAL Certificate of Approval (COA) to construct a two-car garage with an accessory dwelling unit (ADU) on the second floor, a deck, and a driveway. (*Quasi-Judicial*).
 - 5.2 HDC 2024-0031 - LAUREN KELLY, AGENT FOR DAVID AND HOPE BOSWORTH, 901 SAN FERNANDO STREET**
FINAL Certificate of Approval (COA) to construct a new 1,483 sq. ft. single-family residence. (*Quasi-Judicial*).
 - 5.3 HDC 2024-0032 - SUSAN DORNER, 606 CEDAR STREET**
FINAL Certificate of Approval (COA) to add a portable spa and a fence between the main house and accessory dwelling unit. (*Quasi-Judicial*).
- 6. BOARD BUSINESS**
 - 6.1 Presentations:**
 - Aeratis PVC Exteriors Presentation
 - LP SmartSide Presentation

7. STAFF REPORT

7.1 Approved Staff Certificates of Approval (COA) - October 2024

7.2 Approved Staff Certificates of Approval (COA) - November 2024

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, JANUARY 16, 2025.

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



**MINUTES
HISTORIC DISTRICT
COUNCIL REGULAR
MEETING OCTOBER 17, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Arlene Filkoff (Chair), Veronica Byrnes, Tim Poynter, Dylan Psulkowski (Alt 1)

Members Absent: Tammi Kosack, James Pozzetta

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

2. PLEDGE OF ALLEGIANCE

Chair Filkoff asked Mrs. Gibson to provide an update on the status of active voting members and the rules regarding absences.

Chair Filkoff asked members to disclose ex-parte communications. Member Psulkowski was the only member providing a disclosure and recused himself from case HDC 2024-0024 due to a conflict of interest.

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

Ms. Ohlendorf, Recording Secretary, administered the oath to all parties that wished to give testimony.

3. APPROVAL OF MEETING MINUTES

No Minutes were presented for review and approval.

4. NEW BUSINESS

4.1 HDC 2024-0024 - RICE ARCHITECT, AGENT FOR ROBERT MCKENZIE, 232 S. 7TH STREET

FINAL Certificate of Approval (COA) to install a paved patio and alter the existing garage to create a covered patio. (*Quasi-Judicial*).

At this time, Member Psulkowski recused himself for this case.

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

Member Byrnes asked Mrs. Gibson if there is knowledge when the garage was constructed and the estimated age of the windows. Mark Akins, Rice Architect, agent for the owner, provided some information about the age and

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originality of the structure and the windows.
Public Hearing was opened.

Rob Psulkowski, Built to Last Construction, 710 Beech Street, provided additional details about the history of the structure.

Public Hearing was closed.

Board Discussion was opened.

Member Byrnes expressed concerns about how the renovations will blend in with the neighborhood.

Mr. Akins addressed Member Byrnes' concerns about the garage becoming solely a façade.

Member Poynter suggested the possibility of postponing the case to a later date to ensure that Member Byrnes' concerns are fully addressed by Mr. Akins.

Board members discussed which option to recommend to Mr. Akins in order to address all concerns at the next Board review.

Member Byrnes emphasized the need for a more substantial structure.

Stacy McKenzie, 232 S. 7th Street, owner of the property, spoke about the reasons behind choosing this design. She stated that, if possible, she would have demolished the entire garage and replaced it entirely.

After further discussion, it was decided by the owner and agent to withdraw the case, and to return with modified plans and design to present to the Board at a later date.

4.2 HDC 2024-0025 - RICE ARCHITECT, AGENT FOR TEIXEIRA DAVID LIVING TRUST, 509 BEECH STREET

CONCEPTUAL Certificate of Approval (COA) to demolish a prior addition and add a new living space, accessory dwelling unit, ~~and a pool.~~ (Quasi-Judicial).

At this time, Member Psulkowski returned to the dais as a voting member.

Mrs. Gibson presented the Staff Report Analysis and recommended CONCEPTUAL approval.

Member Poynter asked for specifications about the size of the accessory structure.

Randy Rice, Rice Architect, agent for the owner, provided the Board with more information about the structure's history and the proposed project.

Member Byrnes expressed the need for plans to show emphasize the new construction from the original structure.

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

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Byrnes, to approve HDC case 2024-0025 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0025, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant CONCEPTUAL approval at this time.

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

4.3 HDC 2024-0027 - CITY OF FERNANDINA BEACH, WATERFRONT PARK

FINAL Certificate of Approval for hardscape materials of waterfront lots C and D.

Jeremiah Glisson, Interim City Manager, provided the Board with the construction documents of the proposed Waterfront Park.

Member Byrnes asked Staff for the timeline of the construction of this project. Mrs. Gibson and Mr. Glisson both concurred that the proposed schedule is to begin construction in November 2024, to be completed before May 2025.

Public Hearing was opened and closed with no members of the public wishing to give testimony.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Byrnes, to approve HDC case 2024-0027 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0027, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Community Redevelopment Area Design Guidelines to warrant FINAL approval at this time.

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

5. BOARD BUSINESS

5.1 Presentation: Window Manufacturers for Consideration on Approved Windows List

1. Sierra Pacific Windows - Website: <https://www.sierrapacificwindows.com/> - with Presentation by Mr. Roy Williams, Architectural Consultant for Sierra Pacific Windows
2. Home Rite Windows, specifically Mi 1620 and Mi 1650 - Website: <https://www.youtube.com/watch?v=VVsjqWC0HVM> - with Presentation by Mr. Shawn Lee from Home Rite Windows

Mrs. Gibson explained that there will be two (2) windows manufacturers providing a presentation of their window products to be considered by the Board to be added to the City's Approved Windows List.

Roy Williams, Architectural Consultant for Sierra Pacific Windows, residing in Punta Gorda, FL, handed out a presentation to Board Members. He first noted that in 2024 Sierra Pacific finalized the acquisition of Hurd Windows which is already listed on our Approved Window List. He then proceeded in speaking about additional window products and presented window samples and related information.

Chair Filkoff asked Mr. Williams if they cater to a lot of customers located within historic districts. Mr. Williams answered in the affirmative.

Mrs. Gibson asked Mr. Williams to specify which categories or series of windows he would like the Board to consider. Mr. Williams demonstrated his product further and asked that the Board consider all of the wood and aluminum-clad Series of windows from Sierra Pacific.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Psulkowski to change the name from Hurd to Sierra Pacific, and approve and add the Wood and the Aluminum-Clad Wood windows Series to the HDC Approved Windows List.

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

At this point Mrs. Gibson presented item 5.2 Discussion: Old Town Roadway Concerns and Solutions.

Shawn Lee and Joe Finnel, representatives for HomeRite Windows, presented an additional two windows for the Board's consideration to be added to the Approved Windows List.

Member Poynter asked for clarification about the material of the window. The presenters clarified that it is entirely made of vinyl. Chair Filkoff clarified that this product would currently only be approved for new construction projects.

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Tom Wilke, 9 S. 6th Street, Chair of the First Presbyterian Church, spoke about the existing condition of the windows at the Church and noted that there is an urgency to begin the restoration of the property.

Member Poynter asked Mrs. Gibson if the First Presbyterian Church has attended an HDC Board meeting with an application for this window replacement project. Mrs. Gibson stated that the Church representative has spoken with her about this project but has yet to apply for total review.

Mrs. Gibson asked the Board for their specifications of the windows that would be added to the Approved Windows List.

ACTION TAKEN: A motion was made by Member Psulkowski, seconded by Member Poynter, to approve the HomeRite Windows Series Mi 1650 Double Hung with Exterior Grids only for new construction projects on the HDC Approved Windows List.

At this point, Mrs. Gibson proceeded to Item 5.3 Elections of Board Chair and Vice-Chair.

5.2 Discussion: Old Town Roadway Concerns and Solutions

Mrs. Gibson introduced the discussion topic and emphasized that this discussion is solely to converse about the different options for the roadways of Old Town.

Jeremiah Glisson presented possible alternative materials to the current Coquina shell material, including asphalt millings, double chip seal, and asphalt paving.

Tim Green, 1119 Someruelus Street, expressed concerns that the current conditions of the road present safety issues for people walking on some of the roads. He also expressed concern about the dust and need for continuous maintenance.

Mark Bailey, 809 San Fernando Street, stated that he likes the coquina shell and believes that it keeps with the historic feel of the area. He wanted it to be known that, if there is an alternative material used, that it be permeable.

Ron Boardman, 1122 San Fernando Street, expressed his dislike for the dust. He believes that the double chip seal is the way to go as he observed on 6th Street.

Robert Springer, 1127 White Street, stated that he didn't have any preferences with either the dust or paving.

Jennifer Harrison, 800 Someruelus Street, expressed that she liked the character that the coquina shells bring to Old Town and that she wouldn't oppose a more costly alternative to retain Old Town's unique character.

Pat Gass, 801 White Street, suggested that Old Town be re-surveyed, that grants be investigated in order to find funds for utilities to be put installed underground, and for better stormwater drainage. She also suggested the elimination of all stops sign and installing substantial speed bumps at every intersection. She expressed that it's important to remember the long-term cost of maintenance of these projects.

Andrea Power, 1127 Someruelus Street, stated that she prefers the double-chip option.

Rick Mielke, 1102 White Street, stated that he does not like the dust, and that he doesn't necessarily want to see the road paved, but he does think something should be done.

Tim Green, 1119 Someruelus Street, spoke of the trolley creating a lot of dust and that maybe an extra fee for these trolley trips could be assessed.

Member Poynter asked Mr. Glisson if the estimated cost of the double chip seal material was for the entirety of Old Town. Mr. Glisson clarified that it accounts for all the unpaved roads.

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Chair Filkoff asked if this could be completed within this fiscal year. Mr. Glisson answered that the first phase of this project could potentially happen this year, and phase 2 in the next budget year. Chair Filkoff asked about the process to proceed with this feedback. Mr. Glisson explained the steps that he would take, including consulting with City Staff and the City Commission. It was also suggested to provide a cost-benefit analysis of the maintenance vs. re-paving of these roads to the Board.

Mr. Glisson answered questions about grading and the creation of re-occurring ruts in the streets.

Member Psulkowski asked Mr. Glisson to speak about the existing stormwater drainage in Old Town. Mr. Glisson explained that Old Town is not set up for an underground stormwater system.

Michael Harrison, 800 Someruelus Street, stated that he believes that current paved roads should also be updated and modified with pervious material.

Chair Filkoff noted that Mr. Glisson will provide a plan of action with the Board and the process and steps for this project.

Chair Filkoff suggested that Mr. Springer meet with Staff to create a community survey to ensure that all neighbors can participate in this conversation.

At this point, the 2nd presentation from item 5.1 took place with HomeRite requesting that their product be added to the approved windows list.

5.3 Election of Board Chair and Vice Chair

This item was deferred to the November 2024 meeting.

6. STAFF REPORT

6.1 Schedule Workshop to review updated HDC Design Guidelines and CRA Appendix

Mrs. Gibson presented the Members of the Board with the Updated HDC Guidelines

7. PUBLIC COMMENT

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

8. ADJOURNMENT 7:31 PM

Morgan Ohlendorf, Recording Secretary

Arlene Filkoff, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 21, 2024
5:00 PM
CITY HALL COMMISSION CHAMBER
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Arlene Filkoff (Chair), Tammi Kosack,
James Pozzetta, Dylan Psulkowski, Pat Gass (Alt 1)

Members Absent: Veronica Byrnes

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

2. PLEDGE OF ALLEGIANCE

Chair Filkoff asked members to disclose ex-parte communications. Member Kosack disclosed conversations with Staff regarding HDC 2024-0028.

Chair Filkoff sat Member Gass as a voting member for this meeting. She also moved case HDC 2024-0026 to be heard first, due to time constraints of the applicant.

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

Ms. Ohlendorf, Recording Secretary, administered the oath to all parties that would give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of September 19, 2024.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta, to approve the Minutes from the Regular Meeting of September 19, 2024, as presented.

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

4. OLD BUSINESS

There was no old business to discuss at this time.

5. NEW BUSINESS

At this point, Item 5.4 HDC 2024-0026 was moved in order to be heard first.

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- 5.1 HDC 2024-0016 - JAMES POZZETTA ARCHITECT, AGENT FOR ANTHONY SCALIES, 310 N. 5TH STREET**
CONCEPTUAL Certificate of Approval (COA) to add a 2-story accessory dwelling unit. (*Quasi-Judicial*).

At this time, Member Pozzetta recused himself from this case.

Mrs. Gibson, Planning & Conservation Director, presented the Staff Report Analysis and recommended approval.

Member Gass asked Mrs. Gibson if this project meets the setback requirements. Mrs. Gibson answered in the affirmative.

James Pozzetta, 103 S. 18th Street, agent for the project, presented additional details for this case.

Member Kosack asked about the topography of the location and the consideration of stormwater runoff. Mr. Pozzetta answered that he met with stormwater management recently and that there will be pavers on the property.

Member Gass asked about on-site parking requirements for accessory dwelling units. Mr. Pozzetta answered that there were no parking requirements for accessory structures.

Public Hearing was opened and then closed with no members of the public wishing to speak

Board Discussion was opened.

Member Kosack suggested moving for final approval at this time.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Gass, to approve HDC case 2024-0016 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0016, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant FINAL approval at this time.

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

- 5.2 HDC 2024-0025 - RICE ARCHITECT, AGENT FOR TEIXEIRA DAVID LIVING TRUST, 509 BEECH STREET**
FINAL Certificate of Approval (COA) to demolish a prior addition and add a new living space, a new ADU, and a pool. (*Quasi-Judicial*).

Mrs. Gibson presented the Staff Report Analysis of this project, which was previously approved conceptually, and recommended approval.

Randy Rice, agent for this project, provided the Board with a handout and presented additional details about the project.

Member Kosack asked for more details regarding the transition juncture between the historic structure and the new proposed addition.

Member Pozzetta asked if the left side elevation could be broken up or scaled down in some way.

Member Kosack asked about the exterior materials that would be used. Mr. Rice presented the Board with a new Louisiana Pacific SmartSide wood product and asked for the Board's consideration.

Mrs. Gibson stated that new material could be approved on new construction but suggested that the

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Board could discuss the approval of this new material at a later meeting and could approve a Hardie product for this case.

Member Psulkowski inquired about the windows and the possibility of restoration. Mr. Rice replied that the owners of the property are willing to preserve the front windows but replace all the others. Member Pozzetta commented that the Board is looking to preserve historic windows as much as possible and explained that in depth information is needed to assess the condition of windows.

Member Psulkowski asked if there was any consideration for matching the new proposed driveway to the existing walkway pervious material.

Chair Filkoff asked Mrs. Gibson if there were any special provisions or concerns regarding houses of this age. Mrs. Gibson answered in the negative.

Public Hearing was opened and then closed with no members of the public wishing to speak.

Board Discussion was opened.

Member Pozzetta reiterated earlier comments and concerns made by Board Members.

The Board discussed the possibility of approving this case with conditions.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to approve HDC case 2024-0025 with the following conditions: 1) that details be added to the ADU left elevation; 2) to verify that the new window trim detail match the existing window trim detail; 3) to revise the ADU driveway to be sympathetic to the existing paver driveway; 4) to verify the new siding type, spacing and finish; 5) to provide photo documentation of the existing elements that are to be removed; and 6) provide documentation by a professional window restoration company for any windows on the existing historic home that are to be removed; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0025, with the noted amendments, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant FINAL approval at this time.

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

- 5.3 HDC 2024-0028 - RICE ARCHITECT, AGENT FOR ROBERT AND STACY MCKENZIE, 232 S. 7TH STREET**
CONCEPTUAL Certificate of Approval (COA) to add a two-story accessory dwelling unit with a garage. (*Quasi-Judicial*).

At this point, Member Psulkowski recused himself from this case.

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

Member Pozzetta asked how much of this structure is considered historic. Mrs. Gibson answered that it was mostly constructed around the 1960s. Member Pozzetta expressed concerns about losing one of the few remaining historic accessory structures.

Mark Akins, Rice Architect, agent for the owner, provided additional information and addressed some of the concerns that were brought up by the Board at the previous meeting of November 21, 2024.

Member Pozzetta asked if there was a site plan that showed dimensions or the size of the new addition in context with the main structure. He added that there should be something that visually breaks up the two-story structure.

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Member Kosack asked if this addition would interfere with the trees on the property. Mr. Akins commented that the tree would be unaffected.

Chair Filkoff emphasized that breaking up the two-story addition would allow the structure to be more in-line with the character of the neighborhood and neighboring structures.

Member Kosack asked about the “window removal” note shown on one of the plans. Mr. Akins answered that the windows that are proposed to be removed are not original to the house.

Member Pozzetta asked for additional pictures and information about the other facades of the ADU.

Member Gass asked if the picket fence would remain on the property. Mr. Akins answered in the affirmative.

Public Hearing was opened.

Robert Zawistowski, 202 Estrada Street, suggested that the architect considers lowering the height of the top floor from 8 feet to 6 feet.

Rob Psulkowski, Built to Last Construction, 710 Beech Street, noted that they performed the rebuilt work on the structure, and added additional details regarding the age of the accessory structure, windows, and siding. He also spoke about the condition of the wooden features.

Public Hearing was closed.

Board Discussion was opened.

Member Pozzetta asked for the Board’s opinion on continuing this case to a later date.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Gass, to conceptually approve HDC case 2024-0028 with the following conditions: 1) the applicant brings back a shifted massing of the two-story to reflect a setback of the second story, 2) provides full plans with all four elevations; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0028, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant CONCEPTUAL approval at this time.

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

At this point, the Board moved to Item 6.1 Election of Chair and Vice Chair.

- 5.4 *Presentation only - City requests formal consideration/ tabling to a time certain date. This case was moved to the beginning of the agenda and presented first.*

HDC 2024-0026 CITY OF FERNANDINA BEACH, CENTRE STREET "DOWNTOWN STREETSCAPE"

Certificate of Approval (COA) for "Downtown Streetscape" with review to include materials and landscaping for Centre Street update. (*Quasi-Judicial*).

Jeremiah Glisson, Interim City Manager, presented the objectives and concept plan for the Downtown Streetscape update. Mr. Glisson explained that this presentation is only to keep the Board updated.

Member Gass asked what considerations have been made for the future of the live oaks on Centre Street and asked if this will need to be updated again in a few years. Mr. Glisson answered that tree root growth has been considered in the design.

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Member Pozzetta inquired about the net loss and net gain of parking spots. Mr. Glisson answered that with this update, it is to be net neutral and that no parking spaces would be lost.

Member Kosack suggested a design that would better protect the live oaks. She also asked Mr. Glisson about the use of pavers and how that would affect future maintenance and access to utilities. Mr. Glisson answered in the affirmative regarding the Board review and would follow up with information regarding tree grates and rings. He also added that attention to the utilities would be assessed only when construction is set to start.

Chair Filkoff wanted to reiterate that it is important to maintain the overall historic character of the Downtown District. She also commented on existing artwork being relocated and parking enforcement.

Public Hearing was opened.

John Holbrook, 2009 Beech Street, commented that the three-hour parking signs have been removed in the Downtown District.

Mr. Glisson noted that this case will be presented for conceptual review and approval in January 2025.

Chair Filkoff addressed Ms. Lisa Finkelstein and asked if the downtown businesses are aware of the upcoming project.

Lisa Finkelstein, Executive Director for Fernandina Beach Main Street, answered that she, along with Mr. Glisson, have been considering public outreach to make sure citizens and businesses are aware of upcoming projects.

Member Kosack suggested a “Pardon Our Dust” program to inform businesses and tourists.

At this point, item 5.1 HDC 2024-0016 was presented for review.

6. BOARD BUSINESS

6.1 Election of Chair and Vice Chair

Member Pozzetta nominated Member Filkoff as Chair, Member Kosack seconded the nomination.

Member Kosack nominated Member Pozzetta as Vice Chair, Member Gass seconded the nomination.

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

7. STAFF REPORT

7.1 Staff Certificate of Approval for July 2024, August 2024, September 2024

No comments were made regarding the Staff Certificate of Approval for July, August, and September 2024.

Chair Filkoff inquired about the process of certain projects necessitating a Staff approval compared to Board approval. Mrs. Gibson referred to the Matrix to provide some insight.

7.2 Coordination of January Design Guidelines Workshop with New Board

Mrs. Gibson asked the Board if they would consider reviewing the Design Guidelines at the next meeting on December 19, 2024.

7.3 Old Town Road Conditions Survey - *Update on Progress Only*

Mrs. Gibson shared that the Old Town Roadway survey has been mailed out and there are signs posted around Old Town.

Chair Filkoff asked Mrs. Gibson to clarify that all property owners in Old Town are allowed to participate and inquired about alternative paving options besides what is listed in the survey. Mrs. Gibson clarified that the survey is brief, but that there is space in the survey for additional comments.

Public Comments was opened.

Michael Harrison, 800 Someruelus Street, commented on the Old Town Roadway Survey and suggested that the survey be expanded to address more issues in Old Town, to include flooding, street cohesivity, stop signs, and implementing roadway markings.

Robert Zawistowski, 202 Estrada Street, expressed his feelings toward the Old Town Roadway Survey and asked Staff to consider that everyone has equal opinions, regardless of how long they have resided in Old Town. He commented that although he favors Coquina shells, he suggested that the City investigates various options and not consider paving.

Tandy Morton, 1003 Ladies Street, shared his opinion about the Old Town Roadway Survey, choice of materials, and water runoff problem.

Member Kosack commented that the Board is aware of the growing problems in Old Town and assured all that the goal is to look at all of them and try to find solutions for each.

Jeff Chapman, 1017 San Fernando Street, provided additional comments regarding the growing water runoff issue in Old Town.

Member Gass added strong comments, that with the number of new construction in Old Town, the importance of addressing the issue of stormwater runoff should be resolved first.

Jennifer Harrison, 820 Someruelus Street, shared photos of the road conditions in Old Town with the Board and emphasized preserving the existing Coquina shell streets.

Chair Filkoff asked Mrs. Gibson to initiate an outreach to all associated department heads to get involved and address the growing challenges impacting Old Town and their residents.

Member Kosack encouraged citizens to bring these issues to the City Commission for them to include funds in the next budget year to address some of these problems.

Lastly, Mrs. Gibson added comments to her Staff Report and noted the submission of the yearly CLG annual report, she mentioned a call for presentations requesting consideration of giving a presentation at the upcoming Main Street Preservation event in July 2025, the submission of a preliminary site identification PSIQ to the State requesting Bosque Bello be nominated for national register designation in order to start a grant process, and the addition of new staff joining the Planning & Conservation Department in February 2025.

8. PUBLIC COMMENT

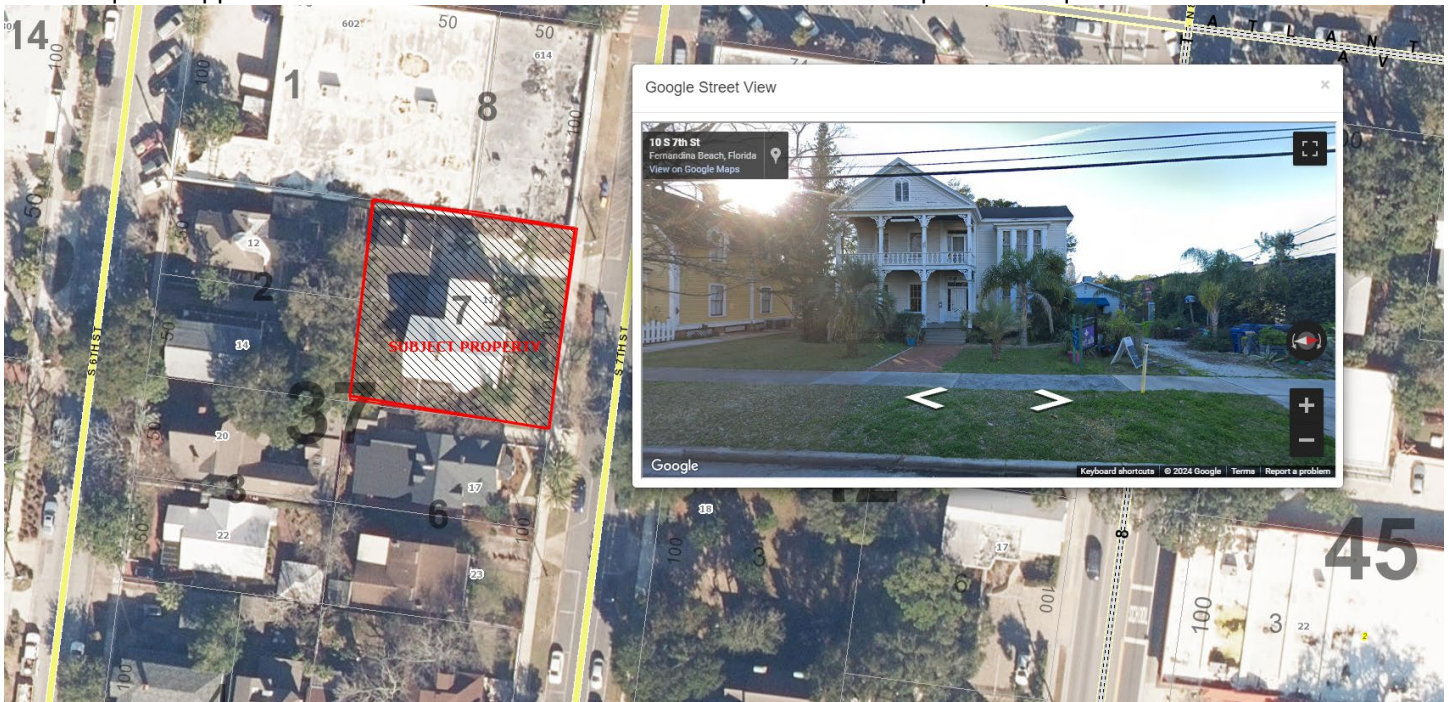
9. ADJOURNMENT 7:36 PM



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0007 *1st Amendment
DECEMBER 19, 2024

Owner/Applicant:	MIRANDA ARCHITECTS, AGENT FOR RUTH MAESTRE
Property Address:	11 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0070
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00439
Year Built:	1872 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) HDC 2024-0007 - MIRANDA ARCHITECT, AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET AMENDMENT to a previously issued Certificate of Approval (COA) to add a 230 sqft rear addition to the north side with wood steps and railing, crawlspace vent panels, PAC CLAD metal roof, Marvin windows and Thermatru fiberglass door, brick steps to the south side, new wood fence and gate.to renovate and construct additions at rear of home and a porch on east side. (Quasi-Judicial)

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



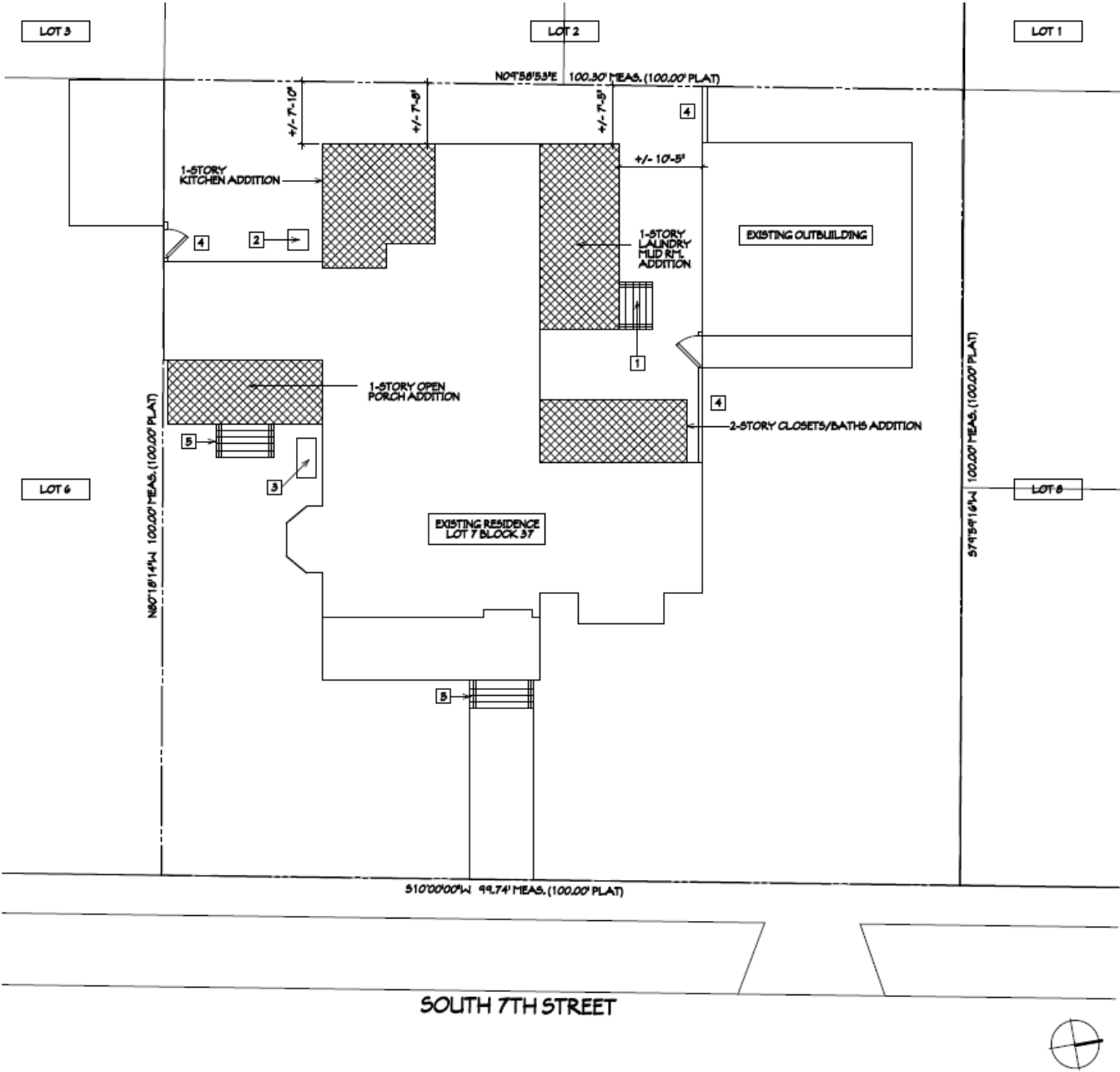
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"This two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family." - FMSF 8NA00439

The applicant seeks an amendment to approval to previously approved COA to construct an addition and renovation to the historic residence to include:

- add a 230 sqft rear addition to the north side with wood steps and railing, crawlspace vent panels, PAC CLAD metal roof, Marvin windows and Thermatru fiberglass door,
- brick steps to the south side,
- new wood fence and gate.

Site Plan:



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

ANALYSIS:

Staff finds that the proposed rehabilitation and addition plans with the amendments for this structure are compatible with the Secretary of Interior Standards, the Downtown Historic District and meet the LDC requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends: Approval of Amendment to HDC 2024-0007

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0007 **with or without** conditions;

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

That HDC case 2024-0007, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **FL Master Site File 8NA00439**

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14894

Date Submitted: 10/29/2024

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

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure – Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

☐ A complete/ signed application;

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

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

☐ Scaled elevations & plans;

☐ Photographs;

☐ Any additional backup materials, as necessary;

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

☐ For window replacement, a Window Survey must be completed.

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

☐ Historic District Overlays – see LDC Section 8.01.01

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

☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02

☐ Application Process for Certificate of Approval – see LDC Section 8.03.03

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

☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01

☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

HDC YYYY-##

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

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

11 South 7th Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Ruth

Last Name*

Maestre

Mailing Address*

11 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

216-235-1925

E-mail Address*

remaestre@cs.com

OWNER'S AGENT

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

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

Yes

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

Revisions to previously approved house addition project as follows:

- 1) Rear Laundry/Powder Room addition.
- 2) Crawlspace vent panels.
- 3) Brick steps.
- 4) Fencing.
- 5) Window manufacturer change to Marvin.

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

Design Vision Statement*

Additions match style and detailing of existing historic home.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

Manufacturer	Product Description	Color
Thermatru	Smooth Star fiberglass	
		(Name/Number)

Include FL Product Approval # for Windows and Doors

WINDOWS

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

ROOFING

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

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie		
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Concrete Block	brick veneer	
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Wood	
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 HDC Agent Authorization Form Maestre Lore.pdf	Upload 2 Maestre Lore Ownership.pdf	Upload 3 Maestre Lore Site Survey.pdf	Upload 4 Maestre Lore Revised Dwgs Bundle 28 Oct 24.pdf
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

10/29/2024



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.



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Ruth Maestre & Paul Lore
(print name of property owner(s))

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

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

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

Ruth E. Maestre
(Signature of owner)

[Signature]
(Signature of owner)

Ruth E. Maestre
(Print name of owner)

Paul Lore
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

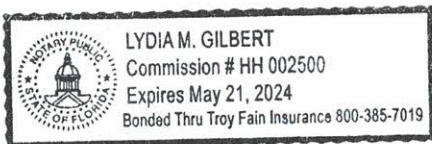
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 20 22, by Ruth Maestre and Paul Lore.

Lydia Gilbert
Notary Public

Lydia Gilbert
Printed Name

5/21/24
My Commission Expires

Personally Known ☒ OR Produced Identification ☒ ID Produced: FL DL



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0037-0070

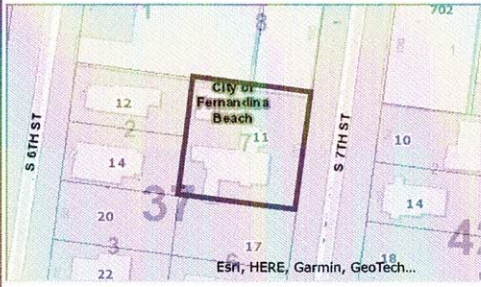
Owner Name MAESTRE RUTH E &
Mailing Address LORE PAUL A (JT/RS)
11 S 7TH ST
FERNANDINA BEACH, FL 32034
Location Address 11 S 7TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead No
Property Usage STORE/OFFI 001200
Deed Acres 0
Short Legal BLOCK 37 LOT 7

2021 Certified Values

Land Value \$224,000
(+) Improved Value \$265,380
(=) Market Value \$489,380
(-) Agricultural Classification \$0
(-) SOH or Non-Hx⁴ Capped Savings \$0
(=) Assessed Value \$489,380
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$489,380
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$489,380

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

PARCEL MAP



2021 AERIAL MAP

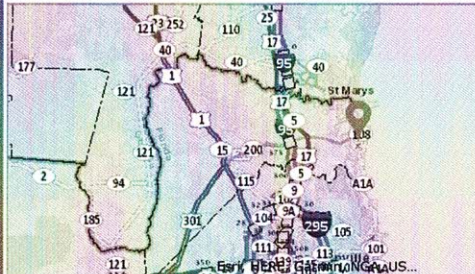


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	3859	3427	5	3	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900
REST CLASS	624	624	0	0	ABOVE AVE		AIR DUCTED	FORCED AIR	1991

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	26 X 4	104	1991
CONCRETE A	5 X 3	15	1991
BRICK	3 X 25	75	1996
BRICK	21 X 8	168	1997
WD DECK A	8 X 8	64	1995

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-08-05	2382 / 777	\$565,600	WD	Q	Y	PS FUNDING INC	MAESTRE RUTH E & PAUL A LORE (JT/RS)
2020-03-02	2363 / 27	\$100	CT	U	Y	CLERK OF COURT	PS FUNDING INC
2018-05-29	2202 / 409	\$574,000	WD	Q	Y	GRIMLEY BRIAN J & MELANIE B	JESSUP PROPERTIES LLC
2010-02-26	1665 / 688	\$475,000	TD	Q	Y	BLACKWELDER LYNETTE B TRUSTEE	GRIMLEY BRIAN J & MELANIE B
2000-11-21	959 / 365	\$100	WD	U	Y	BLACKWELDER LYNETTE B	BLACKWELDER LYNETTE B TRUSTEE
1994-09-15	714 / 97	\$218,000	WD	Q	Y	LAKE HAROLD E & PHYLLIS P	BLACKWELDER LYNETTE B
1988-10-31	555 / 1170	\$125,000	WD	Q	Y	BRIM DANIEL	LAKE HAROLD E

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET, FERNANDINA BEACH, FL 32034



PROJECT INFORMATION

SQUARE FOOTAGE	EXISTING	CHANGE	TOTAL
HOUSE - CONDITIONED, 1ST FLR	2,075 S.F.	+528	2,603 S.F.
HOUSE - CONDITIONED, 2ND FLR	1,365 S.F.	+148	1,513 S.F.
TOTAL CONDITIONED	3,440 S.F.	+676 S.F.	4,116 S.F.
COVERED PORCHES	449 S.F.	+224	673 S.F.
UNCOVERED PORCH	61 S.F.	N/A	61 S.F.
ACCESSORY BLDG.	641 S.F.	N/A	641 S.F.

CLASSIFICATION OF WORK: ADDITION + LEVEL 2 ALTERATION
AS DEFINED BY FLORIDA BUILDING CODE -- EXISTING BUILDING
8TH EDITION, 2023
WORK AREA = 390 SQUARE FEET 390 SF / 3,943 SF = 9.9%

TYPE OF CONSTRUCTION: V-B, UNSPRINKLERED
NO. OF STORIES: TWO STORY
OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
FLOOD ZONE: 'X' = NO MINIMUM
ZONING: C-3, CENTRAL BUSINESS DISTRICT
ZONING SETBACKS: NONE
BUILDING HEIGHT LIMIT: 45 FEET
NEW ADDITION HEIGHT: 25'-8"

WIND ZONE INFORMATION
THE NEW CONSTRUCTION PORTIONS OF THIS PROJECT HAVE BEEN DESIGNED
IN COMPLIANCE WITH THE FLORIDA BUILDING CODE -- RESIDENTIAL, 2023 EDITION.
THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.
-- ADDITION IS FULLY ENCLOSED
-- BASIC WIND SPEED (3 SECOND GUST) 128 MPH (V_{ult}) / 98 MPH (V_{asd})
-- BUILDING CATEGORY II
-- WIND EXPOSURE CATEGORY 'C'
-- INTERNAL PRESSURE COEFFICIENT +0.18/-0.18

AREA	ZONE				
	1	2	3	4	5
10 S.F.	+10.0/-39.3	+10.0/-51.7	+10.0/-70.5	+24.6/-26.7	+24.6/-32.9
20 S.F.	+9.5/-36.6	+9.5/-48.5	+9.5/-63.9	+23.5/-25.7	+23.5/-30.8
50 S.F.	+8.5/-33.2	+8.5/-44.0	+8.5/-55.1	+22.0/-24.2	+22.0/-27.8
100 S.F.	+8.0/-30.6	+8.0/-40.6	+8.0/-48.5	+20.9/-23.1	+20.9/-25.7

CODE REFERENCES
FLORIDA BUILDING CODE -- RESIDENTIAL (8TH ED., 2023)
FLORIDA BUILDING CODE -- EXISTING (8TH ED., 2023)
FLORIDA BUILDING CODE -- MECHANICAL (8TH ED., 2023)
FLORIDA BUILDING CODE -- PLUMBING (8TH ED., 2023)
FLORIDA BUILDING CODE -- ENERGY CONSERVATION (8TH ED., 2023)

INDEX OF DRAWINGS

- A0 PROJECT DATA
- A1 SITE PLAN
- A2.0 DEMOLITION PLAN - FIRST FLOOR
- A2.1 DEMOLITION PLAN - SECOND FLOOR
- A3.0 FOUNDATION PLAN AND DETAILS
- A4.0 FIRST FLOOR RENOVATION PLAN
- A4.1 SECOND FLOOR RENOVATION PLAN
- A5.0 SOUTH/EAST ELEVATIONS
- A5.1 WEST/NORTH ELEVATIONS
- A6.0 SECOND FLOOR FRAMING PLAN
- A7.0 SECTIONS AND DETAILS
- A7.1 SECTIONS AND SPECS
- A7.2 SECTIONS AND DETAILS
- E1.0 FIRST FLOOR ELECTRICAL PLAN
- E1.1 SECOND FLOOR ELECTRICAL PLAN

CITY OF FERNANDINA BEACH
HISTORIC DISTRICT COUNCIL
CASE # 2024-0007
COA APPROVED 05-17-2024

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

A2 MAESTRE LORE RENOVATION COVER	
JOB NO. -- M200901	
DRAWN BY -- JLM	
CHKD BY -- JLM	
DATE -- 10-28-24	

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. 30867



RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

PROJECT DATA / SITE PLAN	DATE
REVISIONS	

A0

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

MAESTRE/LORE RENOVATION SITE PLAN
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24

MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4596 TEL
FL REG. NO. 00000007

MIRANDA ARCHITECTS

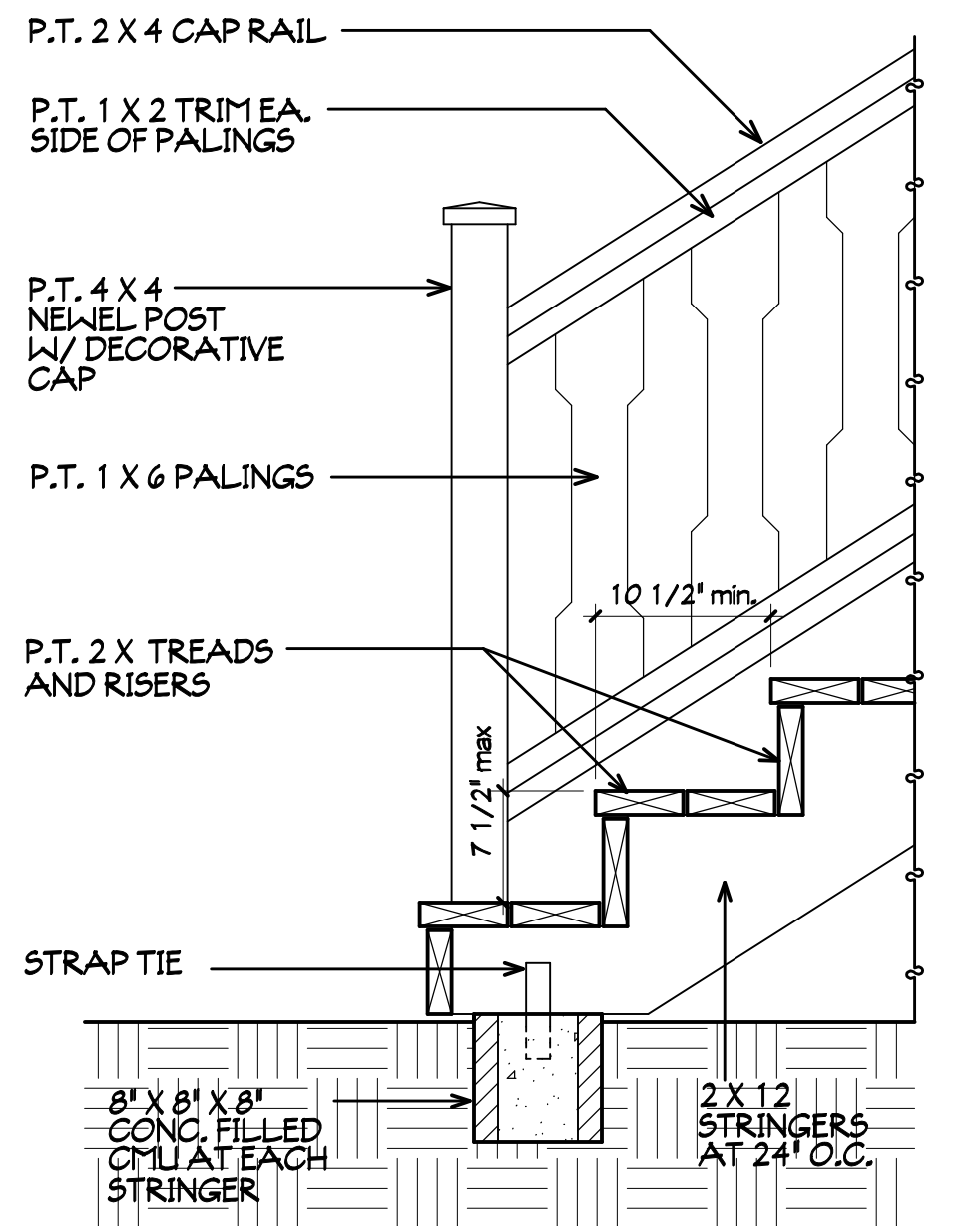
RENOVATION TO THE

MAESTRE / LORE RESIDENCE

11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

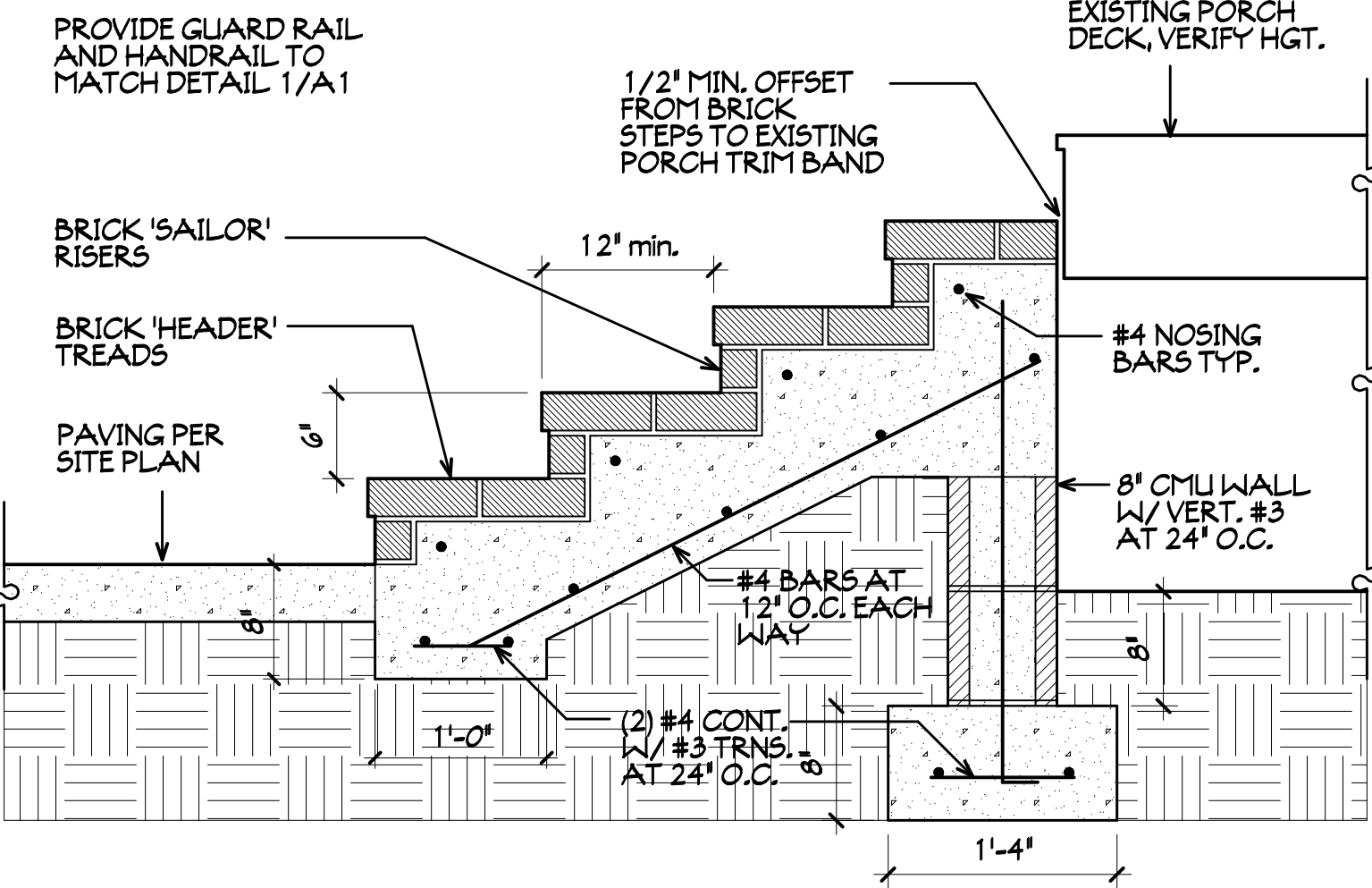
SITE PLAN	REVISIONS	DATE

A1



NOTE -- PROVIDE W/ 1 1/2" HANDRAIL W/ TOP AT 34" ABOVE STAIR TREAD

1 WOOD STEPS DETAIL 1"=1'-0"



VERIFY STAIR TREAD AND RISER RATIO BASED ON FIELD CONDITIONS

2 BRICK STEPS DETAIL 1"=1'-0"

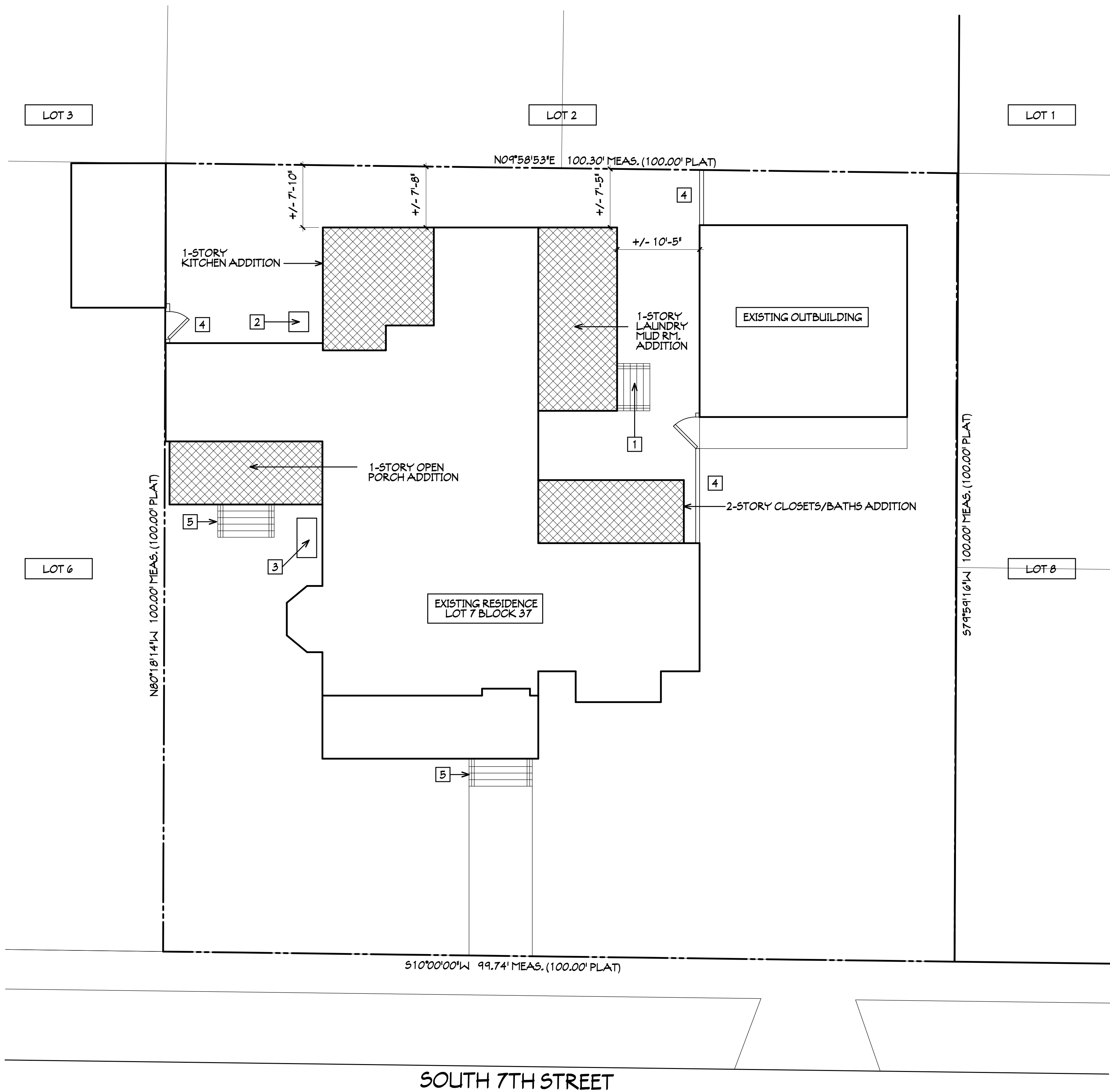
SITE PLAN NOTES

- NEW P.T. WOOD STEPS PER DETAIL 1/A1
- EXISTING AC CONDENSOR
- RELOCATE EXISTING AC UNIT TO NEW LOCATION PER DEMO PLAN A2.0
- NEW 4-FT TALL WOOD FENCE/GATE
- NEW BRICK STEPS PER 2/A1

SITE PLAN LEGEND

- EXISTING BUILDING AS NOTED
- NEW ADDITION
- 1 SITE NOTE

SITE PLAN



1/8"=1'-0"

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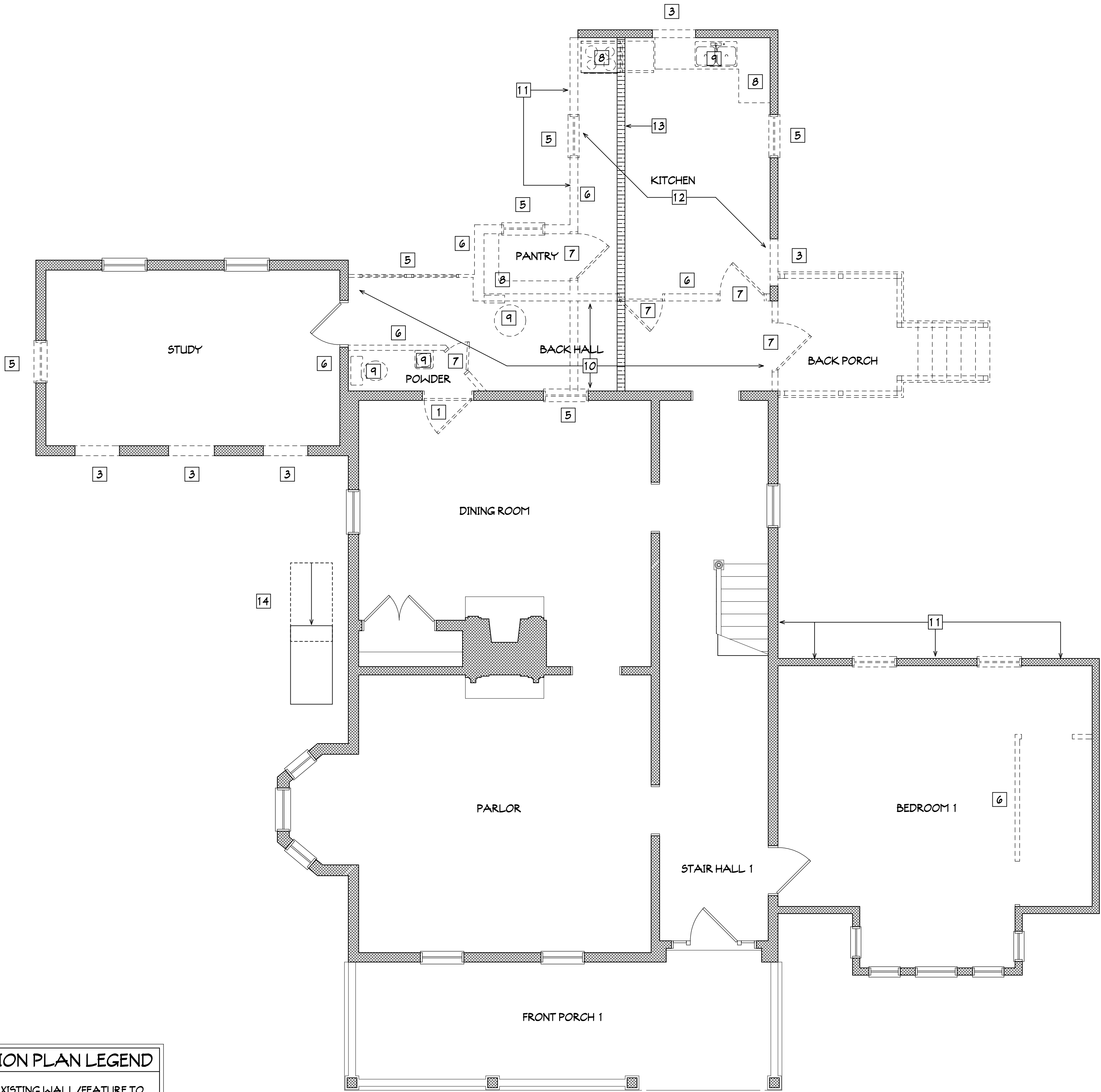
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DEMOLITION NOTES	
1	REMOVE EXISTING DOOR AND SALVAGE FOR REINSTALLATION AS DOOR '100' PER A4.0
2	
3	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW WINDOW/DOOR PER PLAN
4	
5	REMOVE EXISTING WINDOW.
6	REMOVE PORTION OF EXISTING WALL ASSEMBLY IN CONFLICT W/ PROPOSED RENOVATION WORK ON SHEET A4.0
7	REMOVE EXISTING DOOR.
8	REMOVE EXISTING APPLIANCE/CABINETY.
9	REMOVE EXISTING PLUMBING FIXTURE AND ASSOCIATED WATER AND WASTE LINES.
10	REMOVE EXISTING FLOOR FRAMING AND SUB-FLOOR. SALVAGE FOR USE BY OWNER.
11	REMOVE EXISTING WOOD SIDING AND SALVAGE FOR USE BY OWNER.
12	REMOVE EXISTING WOOD FLOORING AND SALVAGE FOR USE BY OWNER.
13	INSTALL SHORING TO SUPPORT EXISTING ROOF/CEILING FRAMING PRIOR TO REMOVAL OF EXTERIOR WALL AND INSTALLATION OF NEW SUPPORT BEAM/END POSTS.
14	RELOCATE EXISTING HVAC UNIT IN CONFLICT WITH PORCH ADDITION.

DEMOLITION PLAN LEGEND	
	EXISTING WALL/FEATURE TO REMAIN
	EXISTING WALL/FEATURE TO BE REMOVED
1	DEMOLITION NOTE

FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"



A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24



MIRANDA ARCHITECTS
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FERNANDINA BEACH, FL 32034
TEL: 904.261.4586
FL REG. NO. A4 000208

RENOVATION TO THE

MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR DEMOLITION PLAN	REVISIONS	DATE

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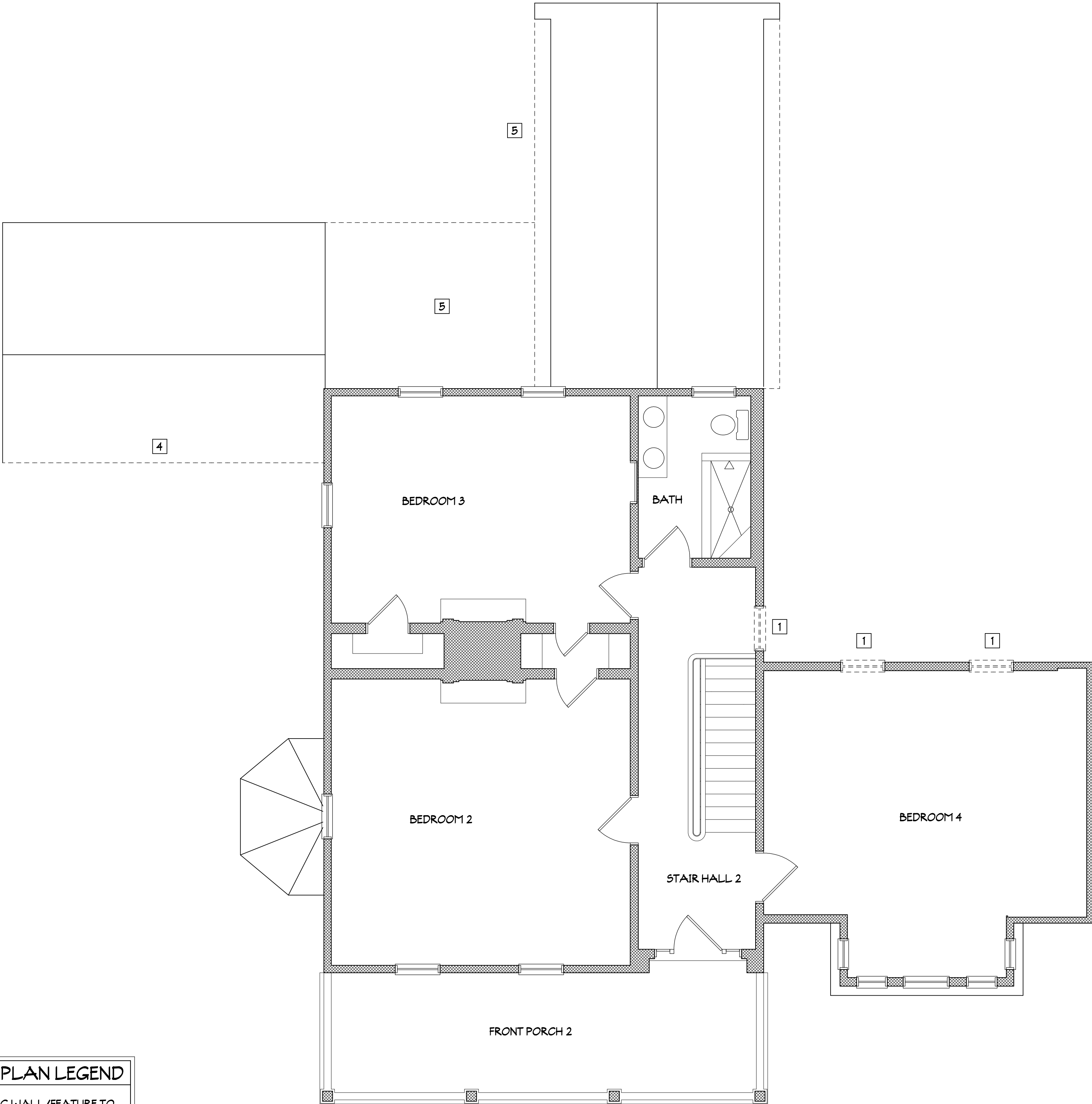
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DEMOLITION NOTES	
1	REMOVE EXISTING WINDOW AND SALVAGE FOR USE BY OWNER.
2	_____
3	_____
4	REMOVE PORTION OF EXISTING ROOF ASSEMBLY IN CONFLICT WITH PORCH ADDITION
5	REMOVE PORTION OF EXISTING ROOF/CEILING ASSEMBLY IN CONFLICT WITH KITCHEN ADDITION AND NEW BEAM; PROVIDE SHORING PER 1ST FLOOR DEMO PLAN.

DEMOLITION PLAN LEGEND	
	EXISTING WALL/FEATURE TO REMAIN
	EXISTING WALL/FEATURE TO BE REMOVED
1	DEMOLITION NOTE

SECOND FLOOR DEMOLITION PLAN

1/4"=1'-0"



A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
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DATE -- 10-28-24

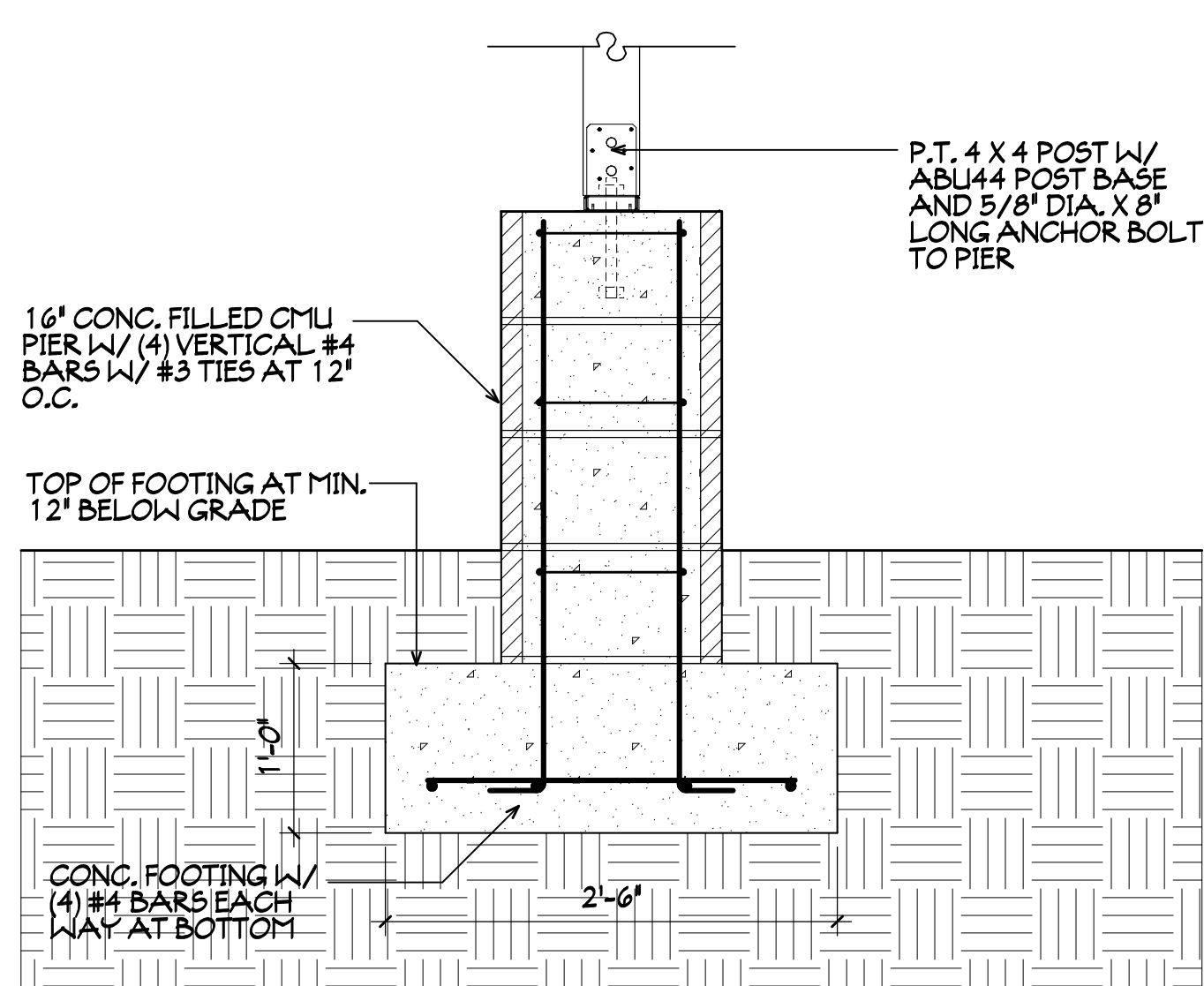


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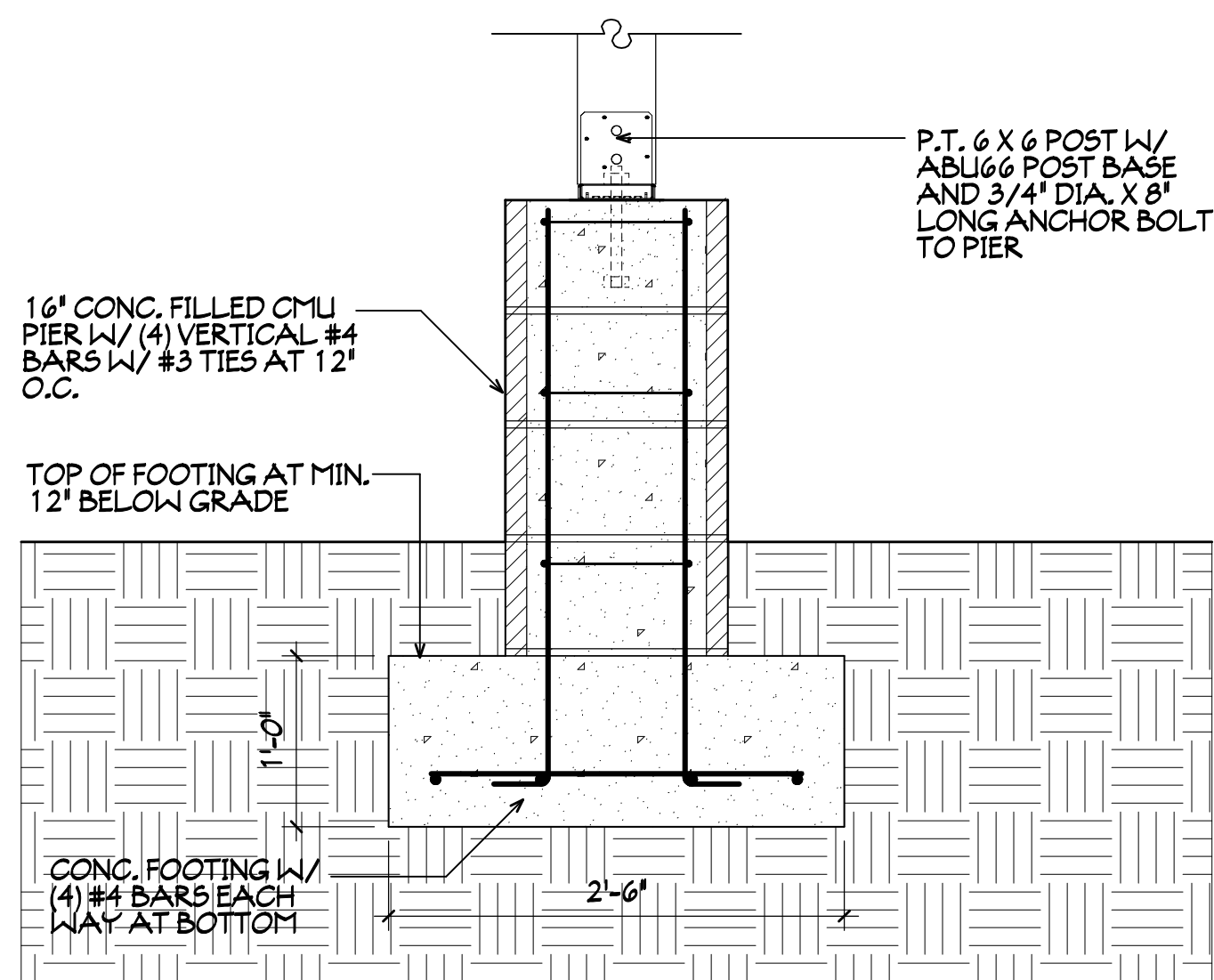
RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2ND FLOOR DEMOLITION PLAN	REVISIONS	DATE

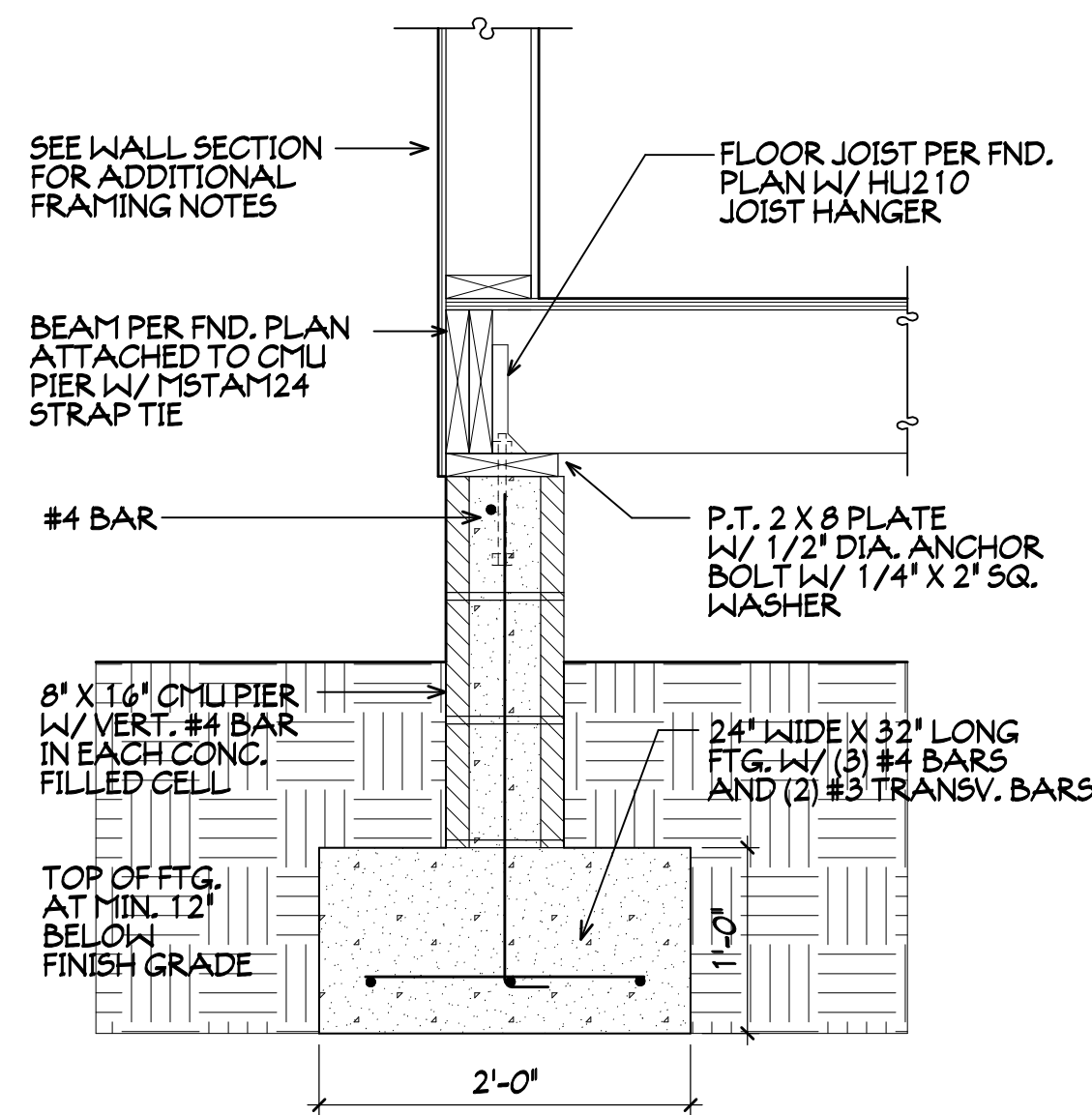
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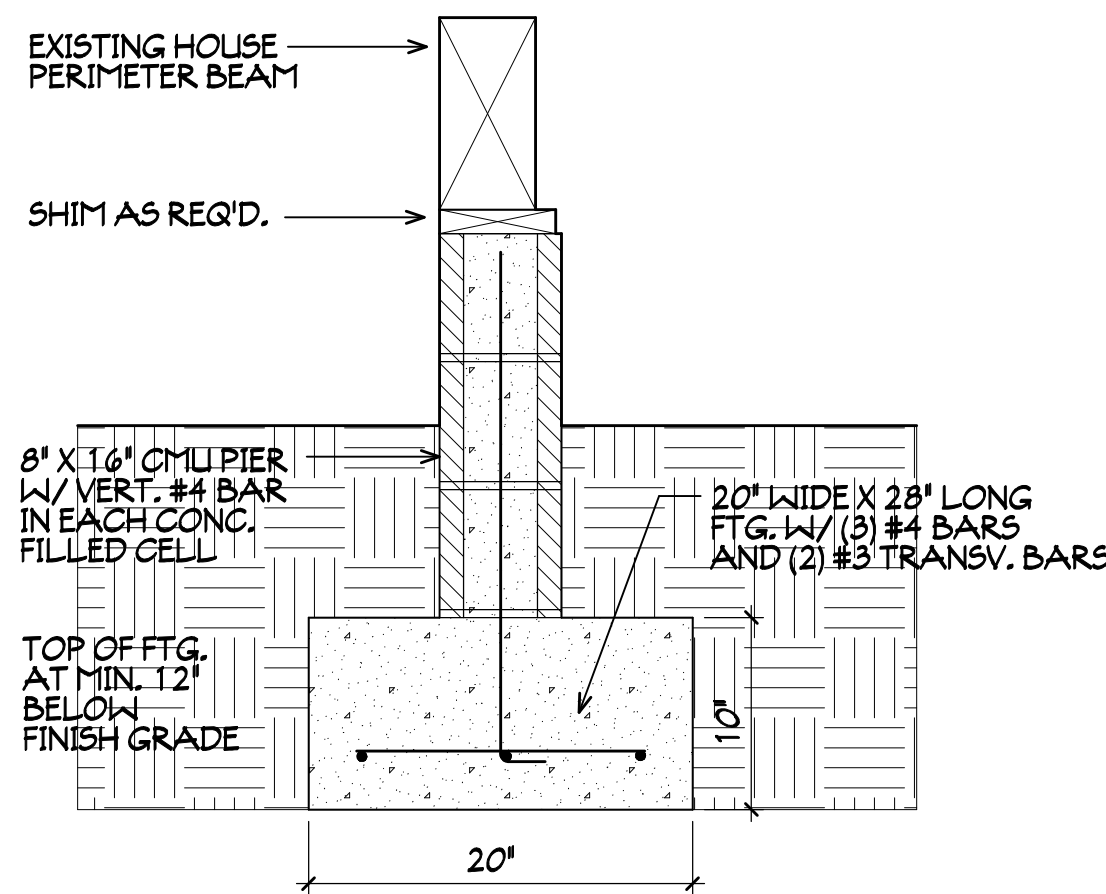
1 16" CMU PIER 4X4 POST DETAIL 1"=1'-0"



2 16" CMU PIER 6X6 POST DETAIL 1"=1'-0"

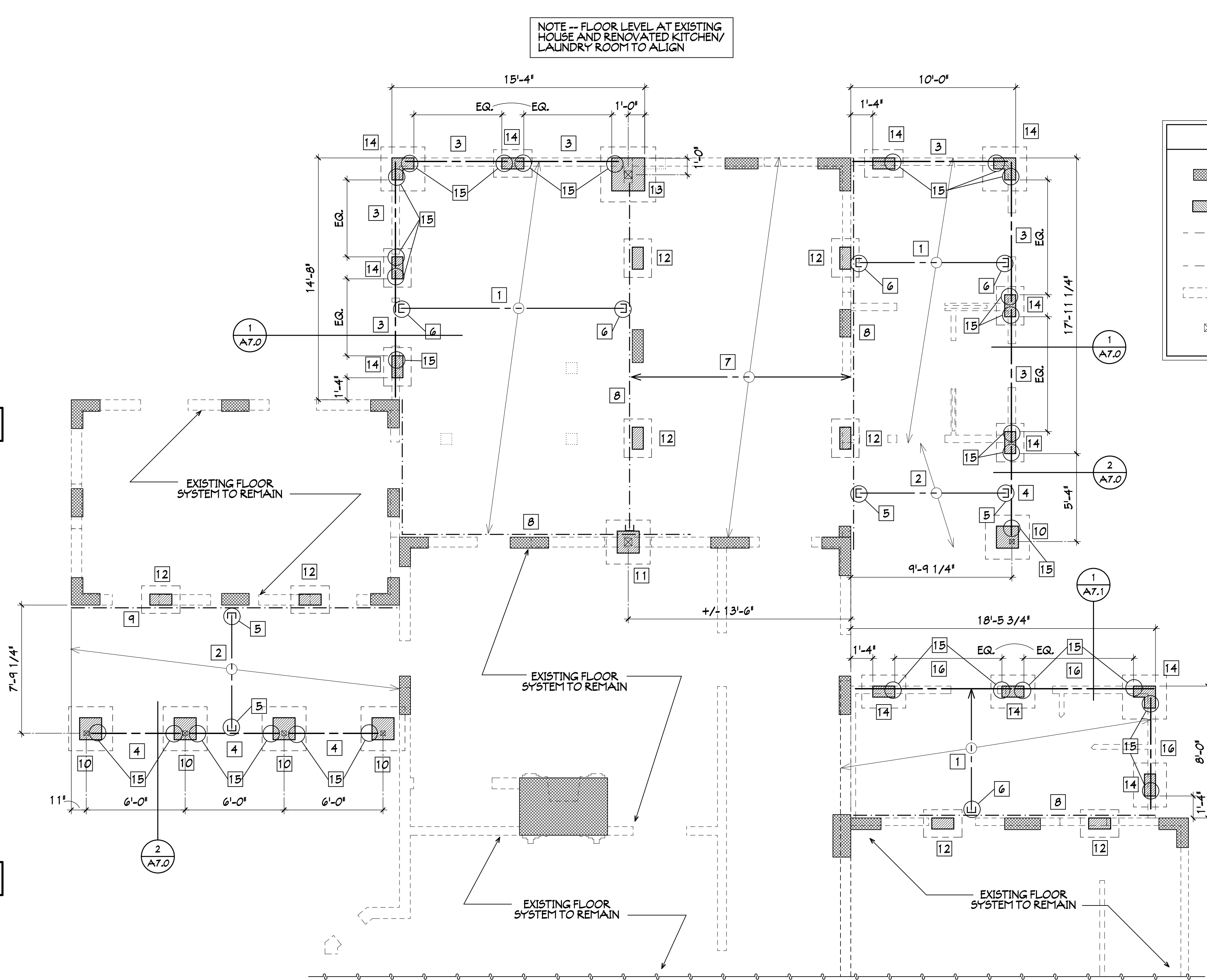


3 NEW 8 X 16 CMU PIER DTL. 1"=1'-0"



4 8 X 16 CMU INFILL PIER 1"=1'-0"

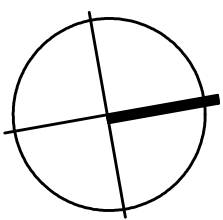
FOUNDATION PLAN



FOUNDATION LEGEND	
	EXISTING BRICK PIER TO REMAIN
	NEW CONC. BLOCK PIER/FND. WALL
	NEW FOOTING
	WALLS ABOVE
	POST ABOVE

FOUNDATION NOTES	
1 2 X 10 F.J. AT 16' O.C.	10 NEW P.T. 4 X 4 POST W/ ABU44 POST BASE ON 16" CMU PIER BELOW PER 1/A3
2 P.T. 2 X 8 F.J. AT 16' O.C.	11 NEW P.T. 6 X 6 POST W/ ABU66 POST BASE ON 16" CMU PIER BELOW PER 1/A3
3 (2) 2 X 10 BEAM	12 NEW 8 X 16 CMU PIER UNDER EXISTING PERIMETER BEAM ABOVE PER 4/A3
4 (2) P.T. 2 X 8 BEAM	13 NEW P.T. 6 X 6 POST W/ ABU66 POST BASE ON 24" SQ. CMU PIER 51M. TO 2/A3 BUT W/ 3/8" SQ. 12" DEEP FTG.
5 HU28 JOIST HANGER	14 NEW 8 X 16 CMU PIER PER 3/A3. AT CORNERS PROVIDE 'L' SHAPED PIER.
6 HU210 JOIST HANGER	15 ATTACH BEAM TO CMU PIER W/ ONE (1) MSTAM24 STRAP TIE (TYP.)
7 ADD NEW 2 X 10 FJ TO SIDE OF EXISTING FLOOR JOISTS. VERIFY SPACING IN FIELD TO NOT EXCEED 16' O.C.	16 (3) 2 X 10 BEAM
8 NEW 2 X 10 NAILER ATTACHED TO EXISTING WALL FRAMING WITH TWO (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD	
9 NEW P.T. 2 X 8 NAILER ATTACHED TO EXISTING WALL FRAMING WITH TWO (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD	

1/4"=1'-0"



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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200901
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24

MIRANDA ARCHITECTS
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FL REG. NO. 147000006

RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

FOUNDATION PLAN	REVISIONS		DATE
	NO.	DESCRIPTION	
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
	11		
	12		
	13		
	14		
	15		
	16		

A3.0

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JOB NO. -- M200901
DRAWN BY -- JLM
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DATE -- 10-28-24

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MIRANDA ARCHITECTS

RENOVATION TO THE

MAESTRE / LORE RESIDENCE

11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR PLAN	REVISIONS	DATE

A4.0

FLOOR PLAN LEGEND

EXISTING WALLS

NEW FRAMED WALLS

A

WINDOW SYMBOL

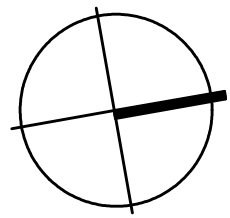
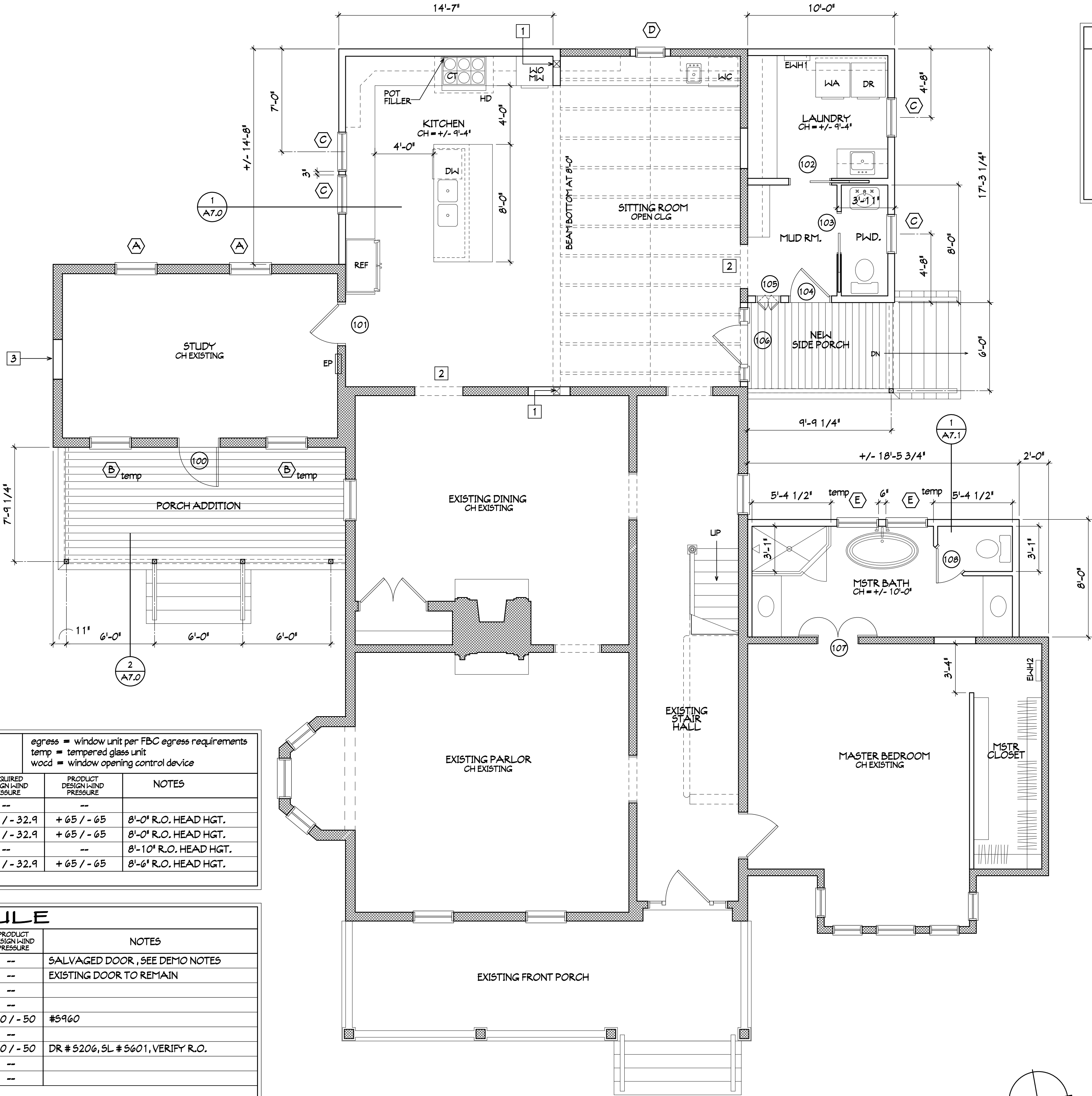
101

DOOR SYMBOL

1

A5

SECTION/DETAIL



RENOVATION NOTES

- 1
- NEW 6 X 6 POST PER FOUNDATION AND FRAMING PLANS.
- 2
- CASED OPENING 2'-8" X 8'-0"
- 3
- NEW INFILL IN EXISTING WINDOW OPENING, WOOD SIDING ON 1/2" ZIP-WALL PLYND, SHTG. ON 2 X STUDS TO MATCH WALL FRAMING AT 16" O.C.

WINDOW SCHEDULE

MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
A	EXISTING	VERIFY	VERIFY	DBL. HUNG	(EXISTING)	--	--
B	LUDHG2 2836	2'-10 1/4'	6'-8"	DBL. HUNG	MARVIN	+ 24.6 / - 32.9	+ 65 / - 65
C	LUDHG2 2624	2'-8 1/4'	4'-8"	DBL. HUNG	MARVIN	+ 24.6 / - 32.9	+ 65 / - 65
D	--	2'-2"	2'-10"	FIXED	A.S.B.O.	--	--
E	LUDHG2 2834	2'-10 1/4'	6'-4"	DBL. HUNG	MARVIN	+ 24.6 / - 32.9	+ 65 / - 65

egress = window unit per FBC egress requirements
temp = tempered glass unit
wood = window opening control device

REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS

DOOR SCHEDULE

SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
100	2'-8" X 7'-0" (VERIFY)	SWING	(EXISTING)	--	SALVAGED DOOR, SEE DEMO NOTES
101	2'-8" X 7'-0" (VERIFY)	SWING	(EXISTING)	--	EXISTING DOOR TO REMAIN
102	2'-8" X 6'-8"	4P/POCKET	A.S.B.O.	--	--
103	2'-8" X 6'-8"	4P/POCKET	A.S.B.O.	--	--
104	2'-8" X 6'-8"	4P/SWING	THERMATRU	+ 24.6 / - 32.9	+ 50 / - 50 #5960
105	R.O. 1'-9" X 2'-6"	DOG DOOR	A.S.B.O.	--	--
106	2'-8" DR + (2) 12" SL X 6'-8"	GLS/SWING	THERMATRU	+ 24.6 / - 32.9	+ 50 / - 50 DR #5206, SL #5601, VERIFY R.O.
107	(2) 1'-4" X 6'-8"	2P/SWING	A.S.B.O.	--	--
108	2'-4" X 6'-8"	4P/SWING	A.S.B.O.	--	--

FIRST FLOOR PLAN

1/4"=1'-0"

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FLOOR PLAN LEGEND

EXISTING WALLS

NEW FRAMED WALLS

A

WINDOW SYMBOL

101

DOOR SYMBOL

1
A5

SECTION/DETAIL

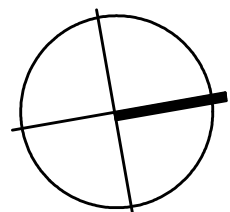
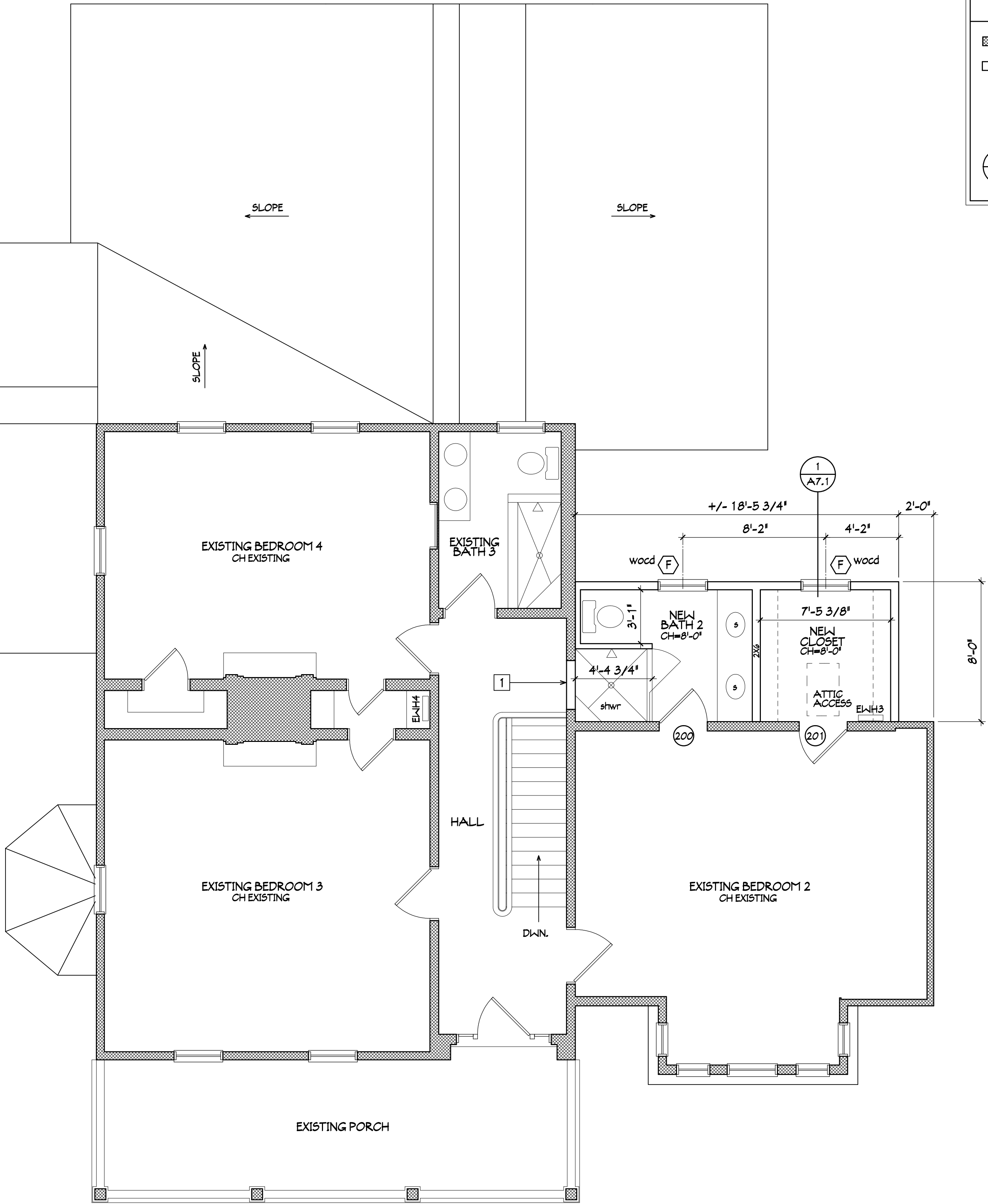
RENOVATION NOTES

1

NEW 2 X 4 INFILL WALL IN EXISTING WINDOW CASED OPENING.

WINDOW SCHEDULE						egress = window unit per FBC egress requirements temp = tempered glass unit wocd = window opening control device		
	MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES
F	UDHG2 2624	2'-8 1/4"	4'-8"	DBL HUNG	MARVIN	+ 24.6 / - 32.9	+ 65 / - 65	6'-10" R.O. HEAD HGT.
REFER TO EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS								

DOOR SCHEDULE						
SIZE	TYPE	MFR.	REQUIRED DESIGN WIND PRESSURE	PRODUCT DESIGN WIND PRESSURE	NOTES	
200	2'-8" X 6'-8"	4P/SWING	--	--		
201	2'-8" X 6'-8"	4P/SWING	--	--		



SECOND FLOOR PLAN

1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200401
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24

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FL REG. NO. 14700006



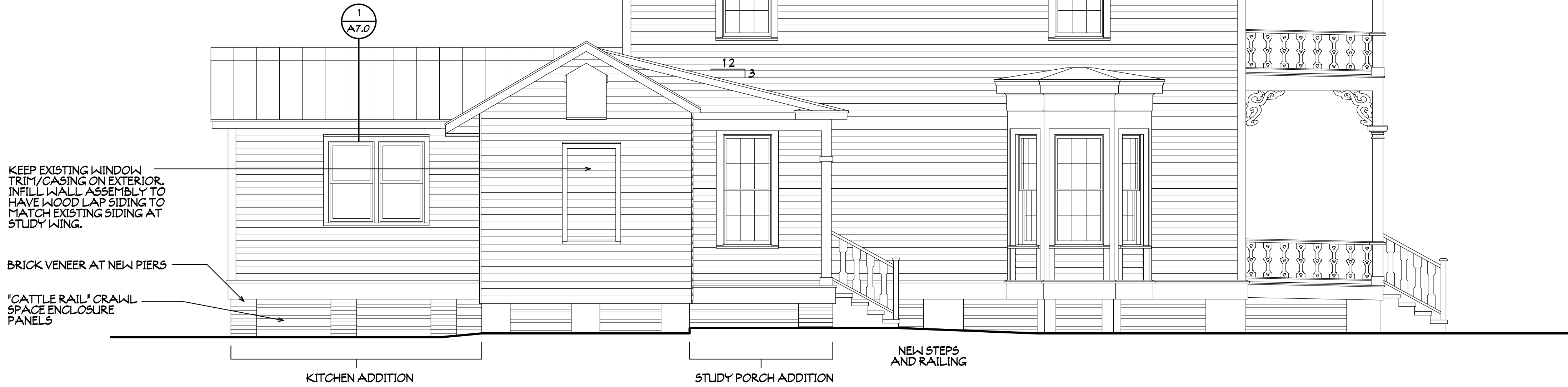
RENOVATION TO THE
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2ND FLOOR PLAN	REVISIONS	DATE

A4.1

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A5 MAESTRE LORE RENOVATION ELEV'S	JOB NO. -- P1200901	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 10-29-24
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SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

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RENOVATION TO THE
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SOUTH/EAST ELEVATIONS	REVISIONS	DATE

A5.0

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WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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AS MAESTRE LORE RENOVATION ELEV'S	JOB NO. -- M200901	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 10-28-24
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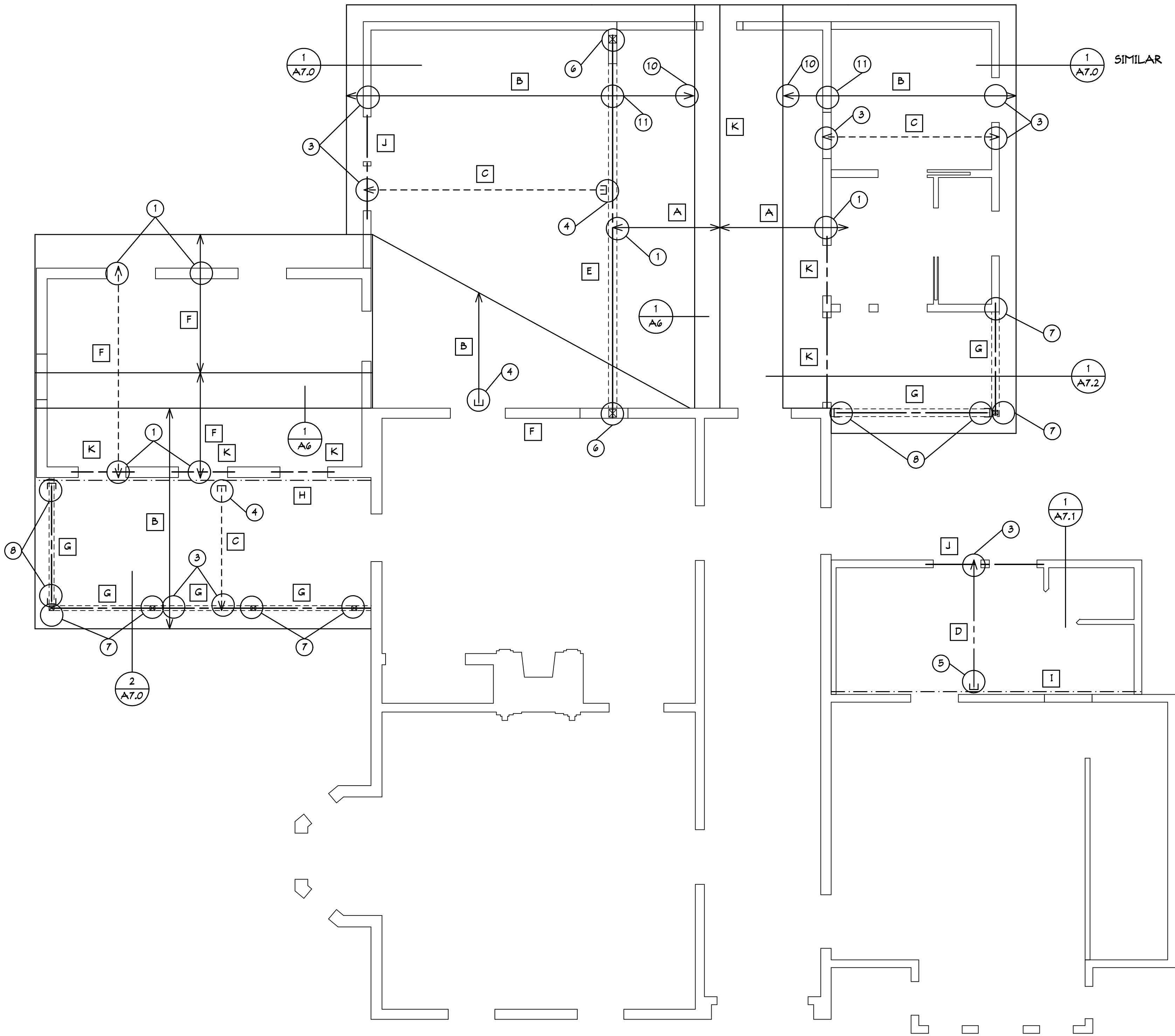
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WEST/NORTH ELEVATIONS	REVISIONS	DATE

A5.1

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FRAMING LEGEND	
	ROOF RAFTERS (RR)
	CEILING JOISTS (CJ)
	FLOOR JOISTS (FJ)
	BEAMS (B*) AND HEADERS (HDR)
	WALLS BELOW
	WALLS ABOVE
	ROOF LINES
	HANGERS
	CONNECTOR PER SCHEDULE
	BEAM/RR PER SCHEDULE

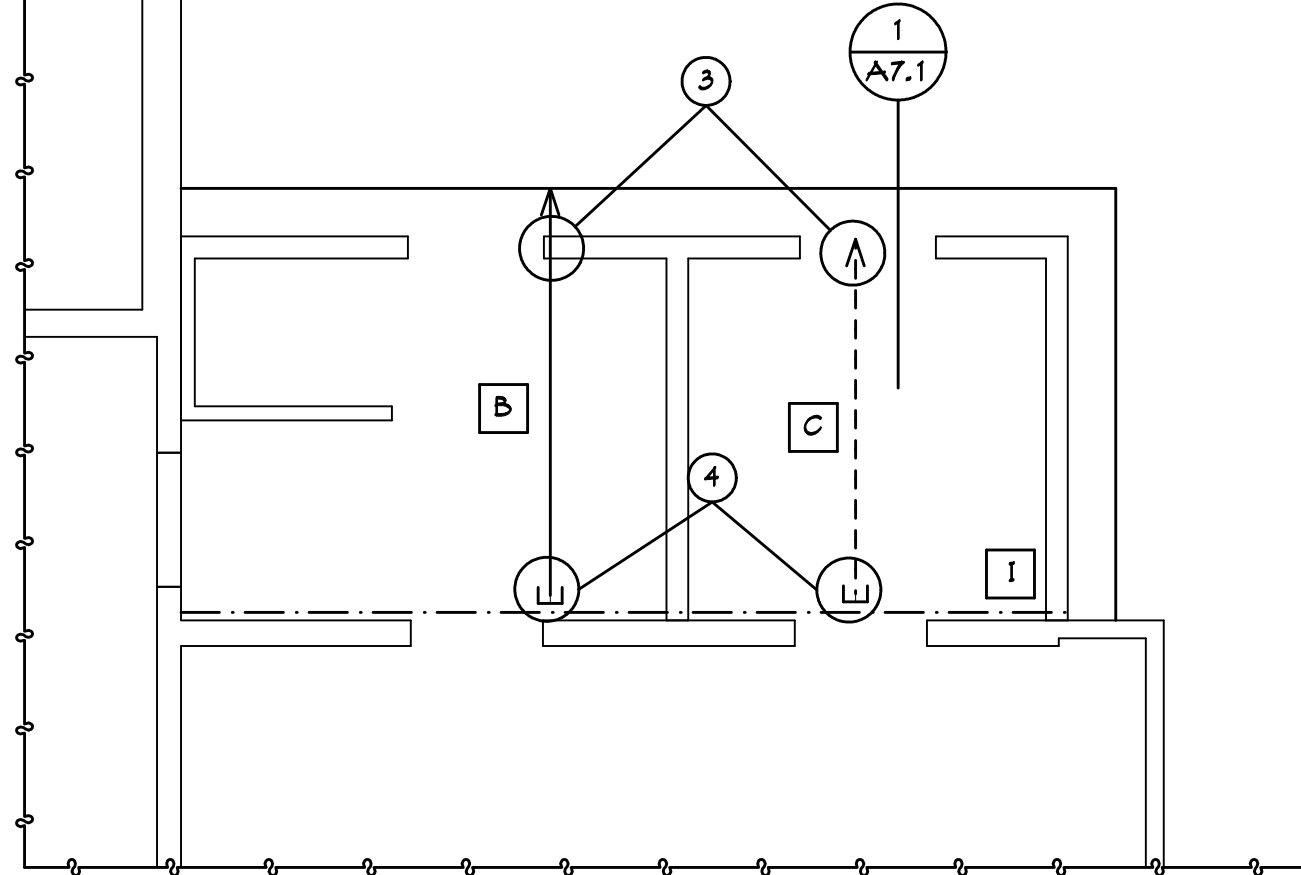
LOW ROOF AND 2ND FLOOR FRAMING PLAN

1/4"=1'-0"

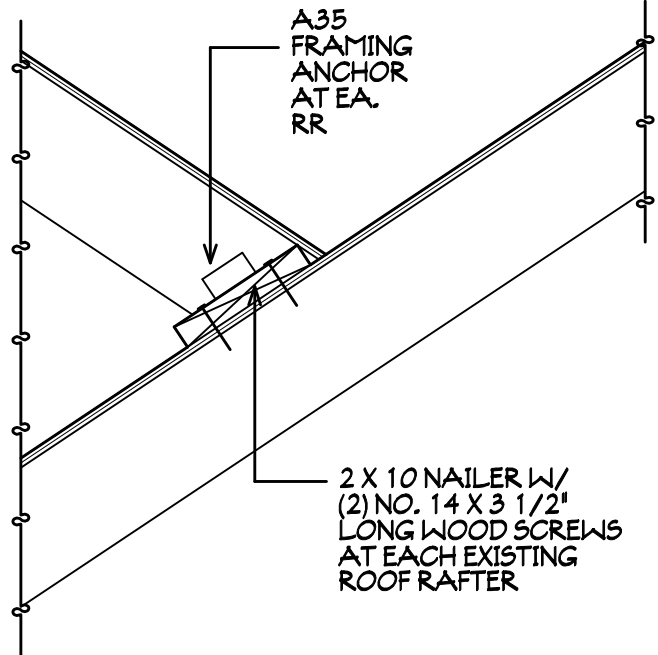
BEAM/FJ/RR/CJ SCHEDULE	
A	EXISTING RAFTERS/CEILING JOISTS TO REMAIN.
B	NEW 2 X 8 RR AT 16" O.C.
C	NEW 2 X 8 CJ AT 16" O.C.
D	NEW 2 X 10 FJ AT 16" O.C.
E	NEW (3) 1 3/4" X 16" LVL BEAM IN CEILING BOTTOM AT 8'-0"
F	EXISTING RR/CJ TO REMAIN
G	NEW (2) 2 X 8 BEAM
H	NEW 2 X 8 NAILER W/ (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
I	NEW 2 X 10 NAILER W/ (2) SDWC 15600 WOOD SCREWS AT EACH EXISTING WALL STUD
J	NEW (3) 2 X 10 HEADER
K	NEW (2) 2 X 12 HEADER

CONNECTOR SCHEDULE	
CONNECTION TYPE	MODEL/NOTES
1 EXISTING RR/CJ TO TOP OF WALL OR BEAM	ONE (1) SDWC 15600 WOOD SCREW
2 EXISTING RR/CJ TO NEW BEAM	HU28 JOIST HANGER
3 NEW RR/CJ/FJ TO TOP OF WALL/B*EAM	ONE (1) SDWC 15600 WOOD SCREW
4 NEW RR/CJ TO NAILER OR BEAM	HU28 JOIST HANGER
5 NEW FJ TO NAILER	HU210 JOIST HANGER
6 NEW BEAM TO 6 X 6 POST BELOW	(2) ST6224 STRAP TIES
7 NEW BEAM TO 4 X 4 POST OR STUDS BELOW	(2) LSTA21 STRAP TIES
8 NEW BEAM TO POST OR NAILER	HUC28-2 JOIST HANGER
9 NEW BEAM TO NEW BEAM	(2) TS22 TWIST STRAPS
10 NEW RR TO NEW NAILER	A35 FRAMING ANCHOR
11 NEW RR TO TOP OF KNEE WALL	ONE (1) SDWC 15600 WOOD SCREW
CJ = CEILING JOIST FJ = FLOOR JOIST RR = ROOF RAFTER SDWC = STRONG DRIVE WOOD SCREW	

PARTIAL HIGH ROOF FRAMING 1/4"=1'-0"



1 TYP. RR OVERFRAMING DTL.



STRUCTURAL FRAMING NOTES	
1 - STUD WALL FRAMING	ALL EXTERIOR WALLS SHALL BE 2 X 6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2 - STUD WALL BLOCKING	PROVIDE ONE (1) ROW 2 X HORIZONTAL BLOCKING (SAME DEPTH AS STUD WALL) AT MID-HEIGHT OF ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS. IN ADDITION, PROVIDE BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.
3 - JOIST/RAFTER BRIDGING	PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST OR ROOF RAFTERS.
4 - PLYWOOD ROOF SHEATHING	USE 8 d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS UNLESS OTHERWISE NOTED. OTHERWISE NOTED.
5 - PLYWOOD WALL SHEATHING	USE 10 d COMMON NAILS AT 3" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED. OTHERWISE NOTED.
6 - WINDOW/DOOR HEADERS	ATTACH HEADER TO MIN. TWO (2) JACK STUDS W/ ST 2115 STRAP TIES.
7 - BUILT-UP BEAMS/HEADERS	BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MINIMUM 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS 16 d NAILS AT MAX. 16" O.C. LOCATE ROWS WITHIN 2" OF TOP EDGE AND BOTTOM EDGE OF BEAM.
8 - MINIMUM HEADER SIZES	UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE : EXTERIOR WALL --- (3) 2 X 8'S
9 - CONNECTORS/HANGERS	G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.

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ALMASTRE LORE RENOVATION FRAMING	JOB NO. -- M200901	DRAWN BY -- JULY	CHKD BY -- JULY	DATE -- 10-28-24
----------------------------------	--------------------	------------------	-----------------	------------------

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RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

FRAMING PLANS	REVISIONS		DATE	
	NO.	DESCRIPTION	DATE	BY

A6.0

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A7 MAESTRE/LORE RENOVATION SECTIONS	PROJECT # M202001
DRAWN BY -- JLT	CHKD BY -- JLT
DATE -- 10-28-24	

MIRANDA ARCHITECTS

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FERNANDINA BEACH, FL 32034
904.261.9067

MIRANDA ARCHITECTS

RENOVATION TO THE

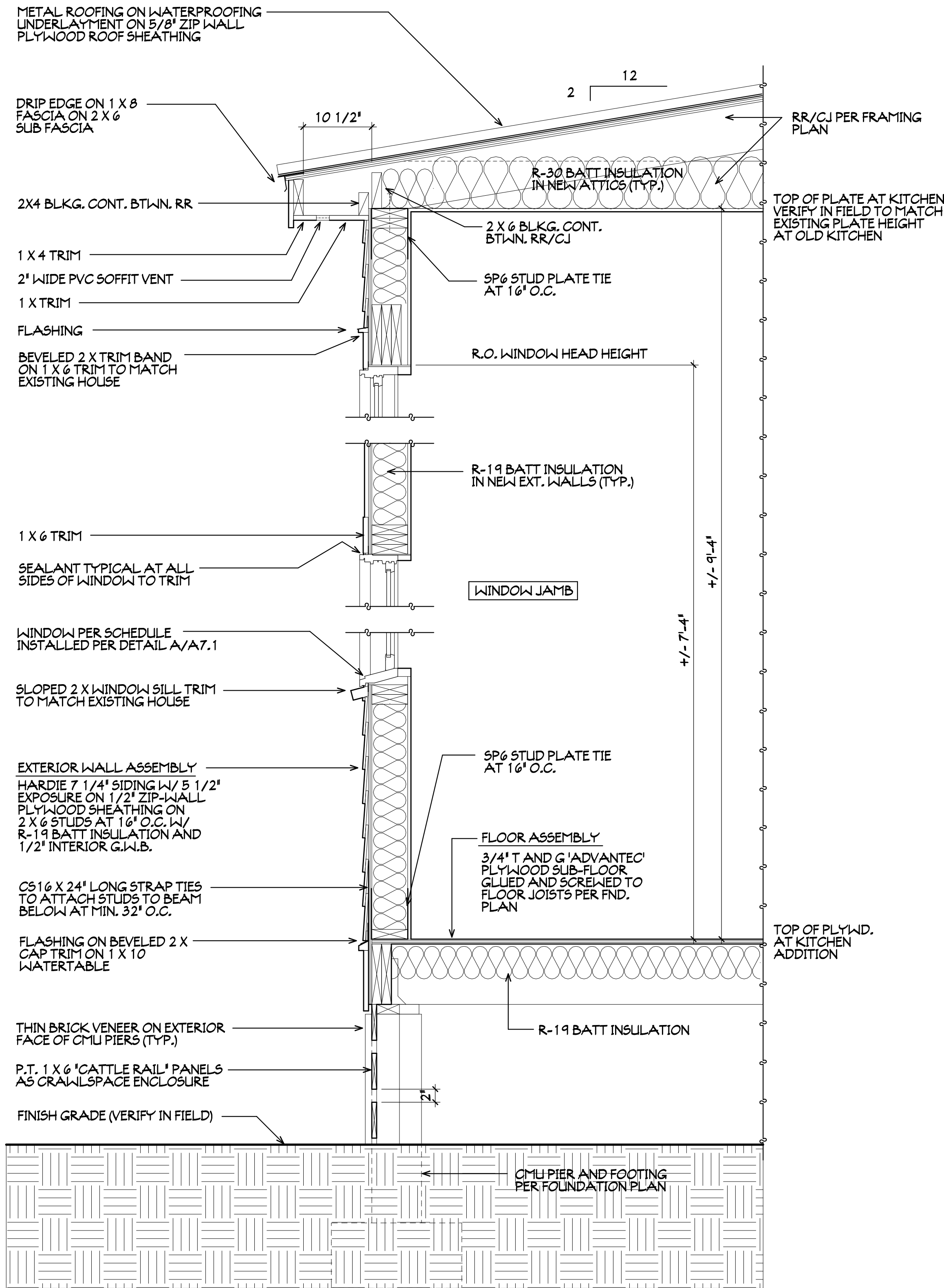
MAESTRE/LORE RESIDENCE

11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS	REVISIONS	DATE

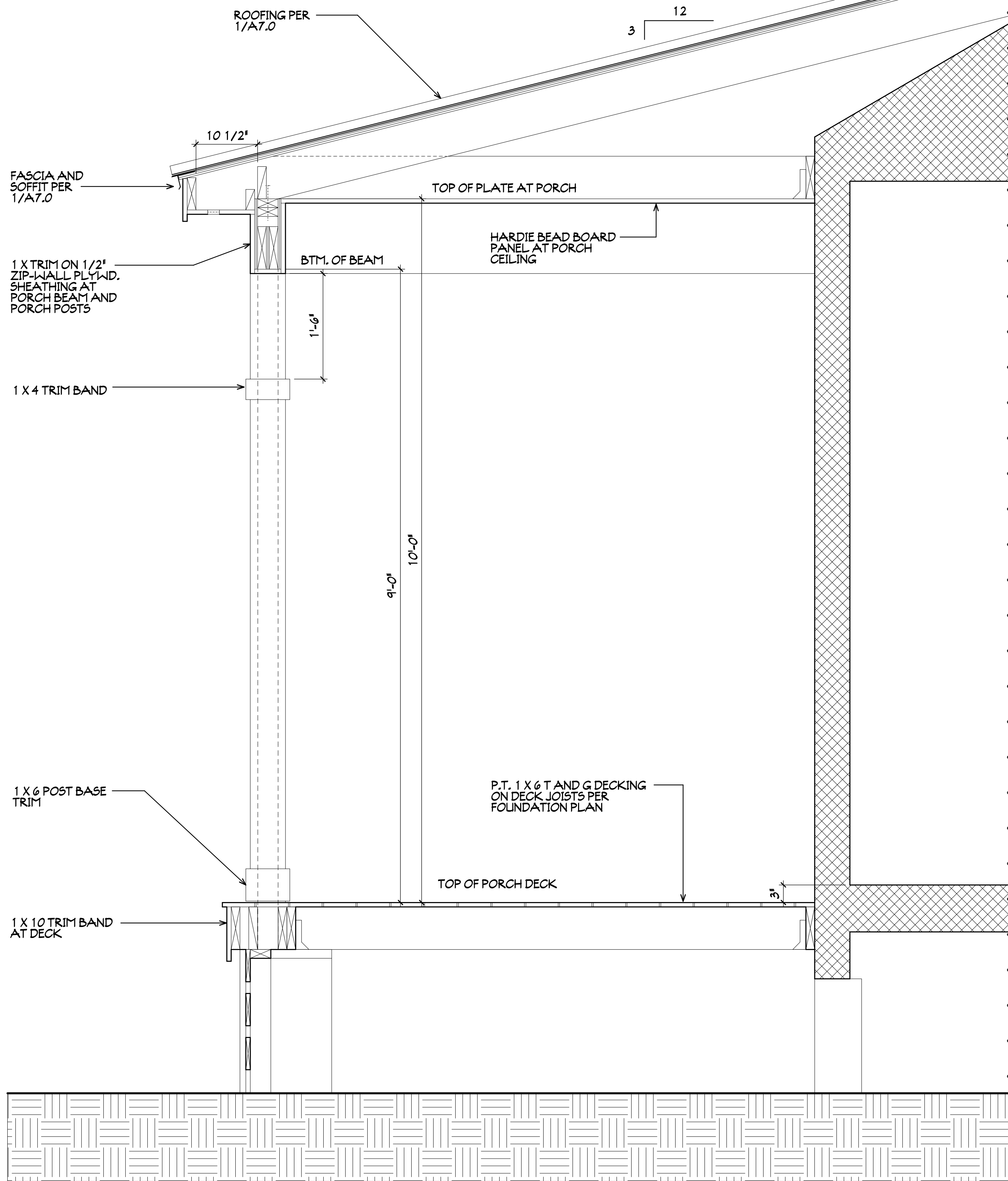
A7.0

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1 SECTION AT KITCHEN ADDITION

1"=1'-0"

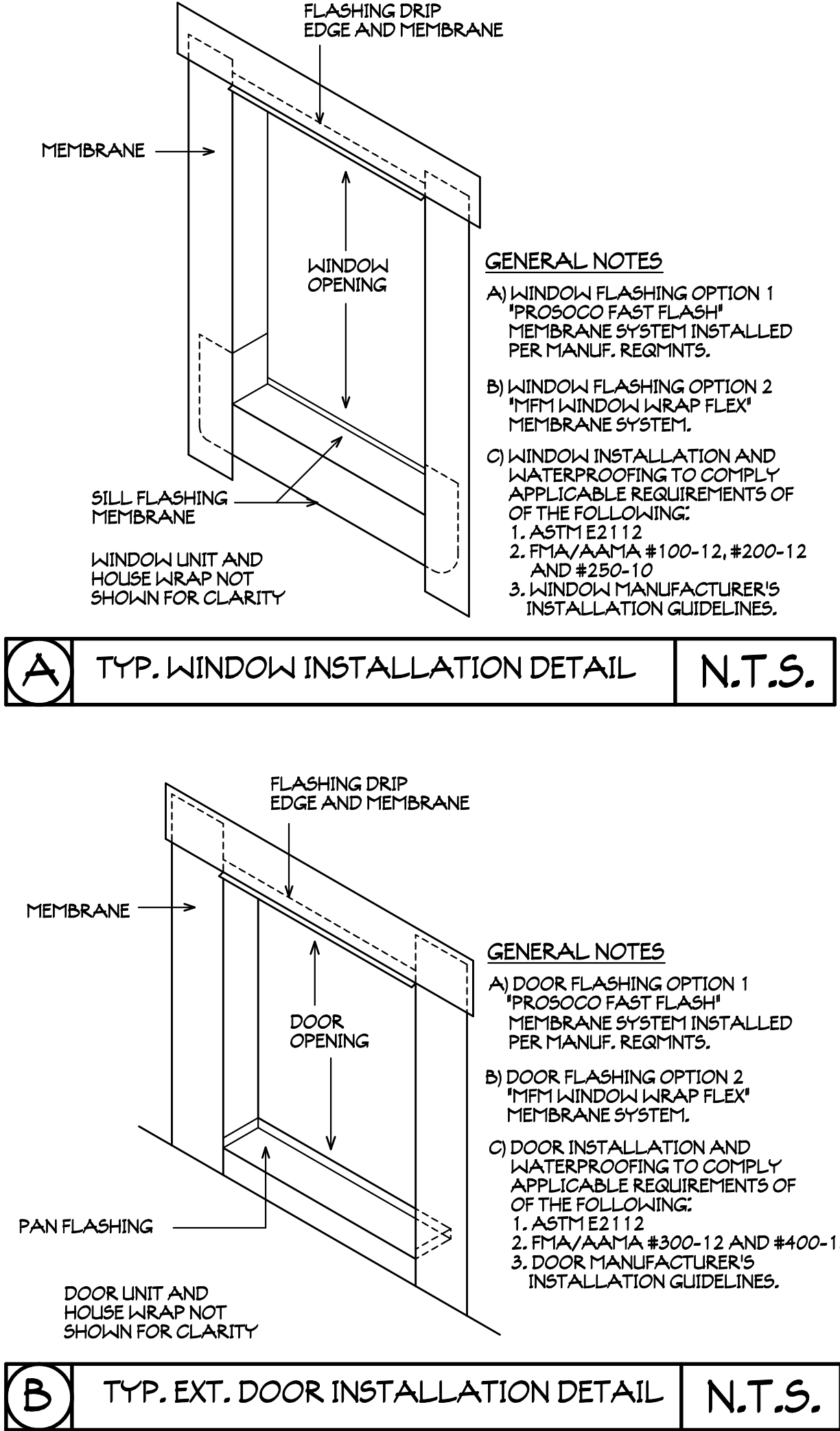
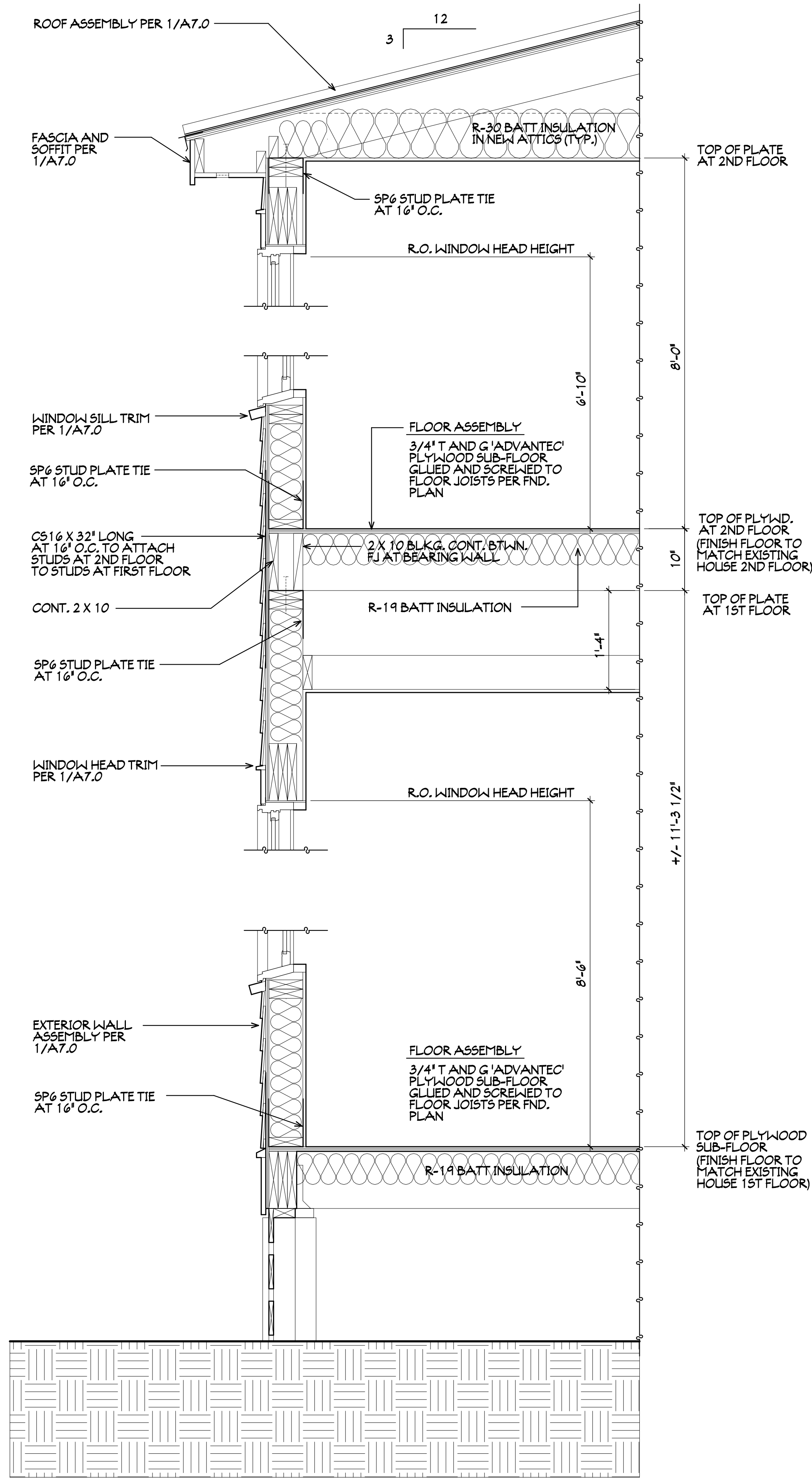


2 SECTION AT PORCH ADDITION

1"=1'-0"

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MATERIAL SPECIFICATIONS

DIVISION 3 --- CONCRETE

SECTION 3A: CONCRETE WORK

101 Concrete: Redi-Mix 3,000 PSI concrete per ASTM C-94.

102 Cement: Portland Cement, Type 1, per ASTM C-150.

103 Aggregates: per ASTM C-33.
A. Fine Aggregate: Clean, sharp, natural sand, free from loam, clay, lumps, or other deleterious substances.
B. Coarse Aggregate: Clean, un-coated, processed aggregate containing no clay, mud, loam, or foreign matter, as follows:
1) Crushed stone, processed from natural rock or stone.
2) Washed gravel, natural or crushed. Use of pit or bank gravel not permitted.
3) Pea gravel aggregate per ASTM C-404, size No. 8.
4) Lightweight aggregates per ASTM C-330.

104 Water: Clean, drinkable, free of oils, acids, and organic matter.

DIVISION 4 --- MASONRY

SECTION 4A: UNIT MASONRY

101 Concrete Masonry Units (CMU): All masonry bearing walls shown on drawings shall be light-weight units in lieu of normal weight units; conforming to ASTM C90, Grade B1. Use with aggregate conforming to ASTM C331.

102 Masonry mortar for CMU: Type S; approximately 3:1:1 Portland cement: ASTM C 150, lime: ASTM C 270, sand: ASTM C 144. Grout per ASTM C-476.

103 Horizontal masonry wire reinforcing:
A. CMU Walls --- truss or ladder type, joint reinforcing, composed of welded wire units fabricated from cold-drawn steel wire per ASTM A-82. Width to be 1 1/2" - 2" less than wall thickness. All reinforcing shall be minimum 9 gauge welded steel wire, hot-dipped galvanized after fabrication, with 1.5 oz. zinc coating per ASTM A153-B2.

104 Reinforcement bars: Deformed bars of following grades complying with ASTM A-615, unless otherwise noted (UON). Grade 60 bars, UON. Where #2 bars shown use plain, round, carbon steel bars, ASTM A-675, Grade 80. Shop-fabricate reinforcing bars which shown to be bent or hooked.

DIVISION 5 --- METALS

SECTION 5A: FASTENERS, NAILS AND BOLTS

101 Connectors and anchors: All joist hangers, hurricane ties, plywood clips, framing anchors, holdowns, straps, tie, column caps/bases, etc. in configuration meet specific purposes as indicated on drawings, to be by Simpson Strong Tie Co. NOTE --- ALL CONNECTORS IN CONTACT WITH ACQ LUMBER TO BE STAINLESS STEEL.

102 Nails and fasteners: Hot-dipped galvanized fasteners.

103 Expansion bolts: "Kwik Bolts" II by Hilti Inc. or equal with minimum 4" embedment length in concrete tie beams.

104 Bolts, nuts and washers: All anchor bolts to be hot-dipped galvanized in sizes per drawings. Attach anchor bolts to sill plates with minimum 2" square X 1/8" thick, hot-dipped galvanized washers. All bolts per ASTM A-325.

DIVISION 6 --- WOODS AND PLASTICS

SECTION 6A: ROUGH CARPENTRY

101 Studs: SPF Fb 1200 rating (for single member use), 2 X 6 at exterior walls, 2 X 4 at interior walls, spaced at 16" o.c. UON.

102 Joists and Rafters: #2KD SYP Fb 1300 UON.

103 Plywood sub-floor: 23/32" T and G, AdvanTech flooring panels by J.M. Huber Corp.

104 Plywood roof sheathing: 5/8" thick, Zip System Sheathing and Tape, 40/20 Structural I.

105 Exterior wall sheathing: 1/2" thick, Zip System Sheathing and Tape, 32/16 Structural I.

106 Preservative pressure treated wood: All wood in direct contact with concrete, masonry or ground shall be preservative treated (PT). Treat cants, nailers, blocking, and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing. Treat sills, sleepers, furring, blocking and similar items in direct contact with masonry or concrete. Brush treat end cuts of all PT lumber.
A. Above Ground: ACQ (Alkaline Copper Quaternary) lumber w/ .25 PCF treatment formula.
B. Ground Contact: ACQ lumber w/ .40 PCF treatment formula.

107 Fasteners and anchorages: All metal fasteners exposed to weather and/or in contact with PT lumber shall be hot-dipped galvanized OR stainless steel.

SECTION 6D: PRE-FABRICATED STRUCTURAL WOOD (LVL)

101 Laminated Veneer Lumber (LVL)
A. Manufacturer: LP-Engineered Wood Products
B. Gang-Lam LVL 2650 Fb-19E

DIVISION 7 --- THERMAL AND MOISTURE PROTECTION

SECTION 7A: EXTERIOR TRIM AND SIDING (HARDIE)

101 Materials:
A. Siding: HardiePanel Smooth Lap Siding 5/16" thick, smooth finish.
B. Trim: Pine 3/4" thick.
E. Porch Ceilings: Hardie Beaded Porch Panel.
D. Fasteners: O.O.89" shank X 0.221 head X 2" corrosion resistant siding nail.

AT MAESTRE/LORE RENOVATION SECTIONS	PROJECT # M200901	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 10-28-24
-------------------------------------	-------------------	-----------------	----------------	------------------

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. AH0007

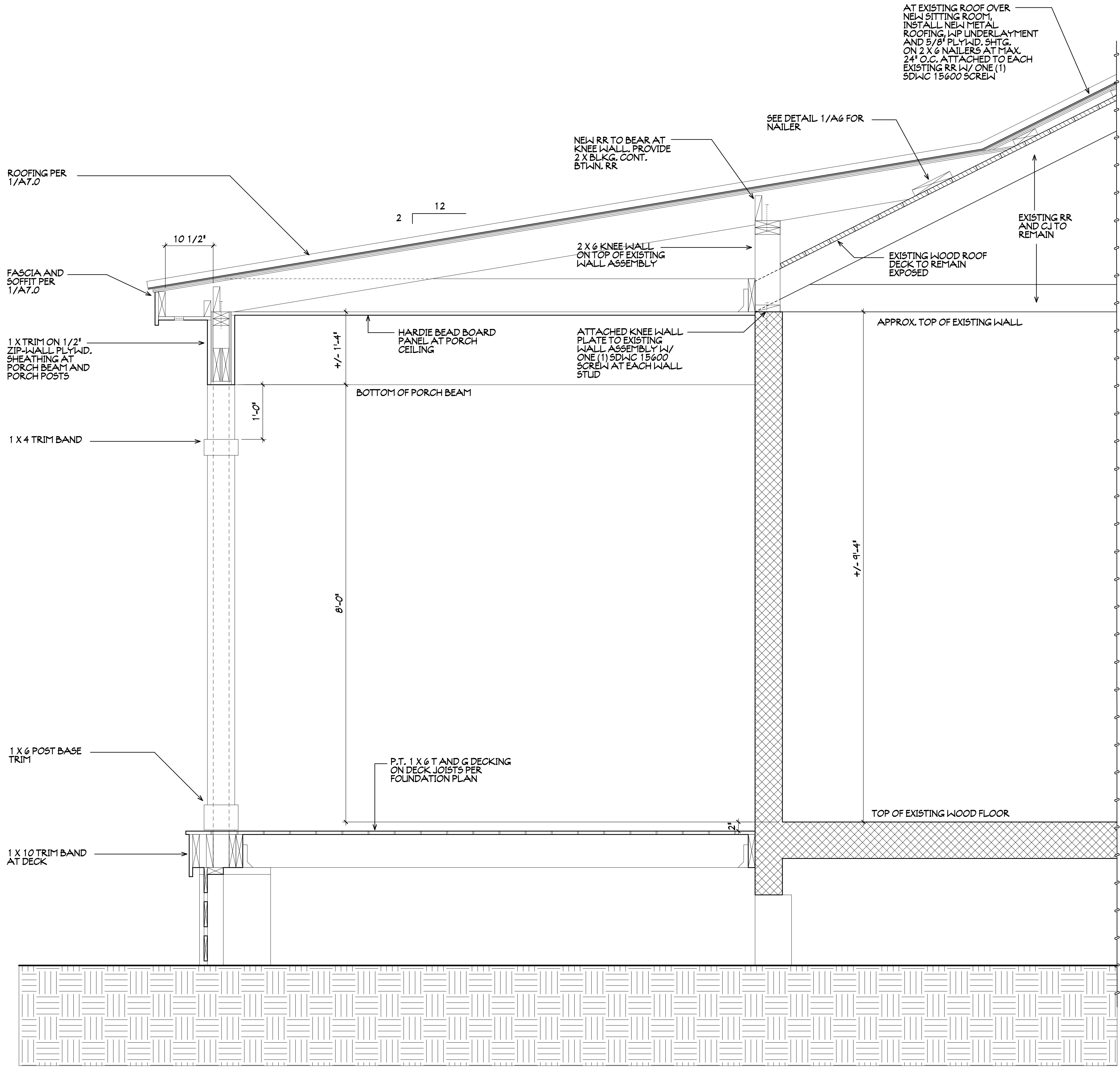
MIRANDA ARCHITECTS

RENOVATION TO THE
MAESTRE/LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS	REVISIONS	DATE

A7.1

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1 SECTION AT SIDE PORCH ADDITION AT SITTING ROOM

1"=1'-0"

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A7 MAESTRE/LORE RENOVATION SECTIONS	PROJECT # M200901	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 10-28-24

MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL REG. NO. A00087



MIRANDA ARCHITECTS

RENOVATION TO THE
MAESTRE/LORE RESIDENCE
111 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

SECTIONS AND DETAILS		REVISIONS	DATE

A7.2

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200401
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
TEL 904.261.4886
FL REG. NO. 000066



RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

1ST FLOOR ELECTRICAL PLAN	REVISIONS	DATE

E1.0

EMERGENCY GENERATOR SUB-PANEL

PROVIDE SUB-PANEL FOR FUTURE EMERGENCY GENERATOR TO SERVICE:

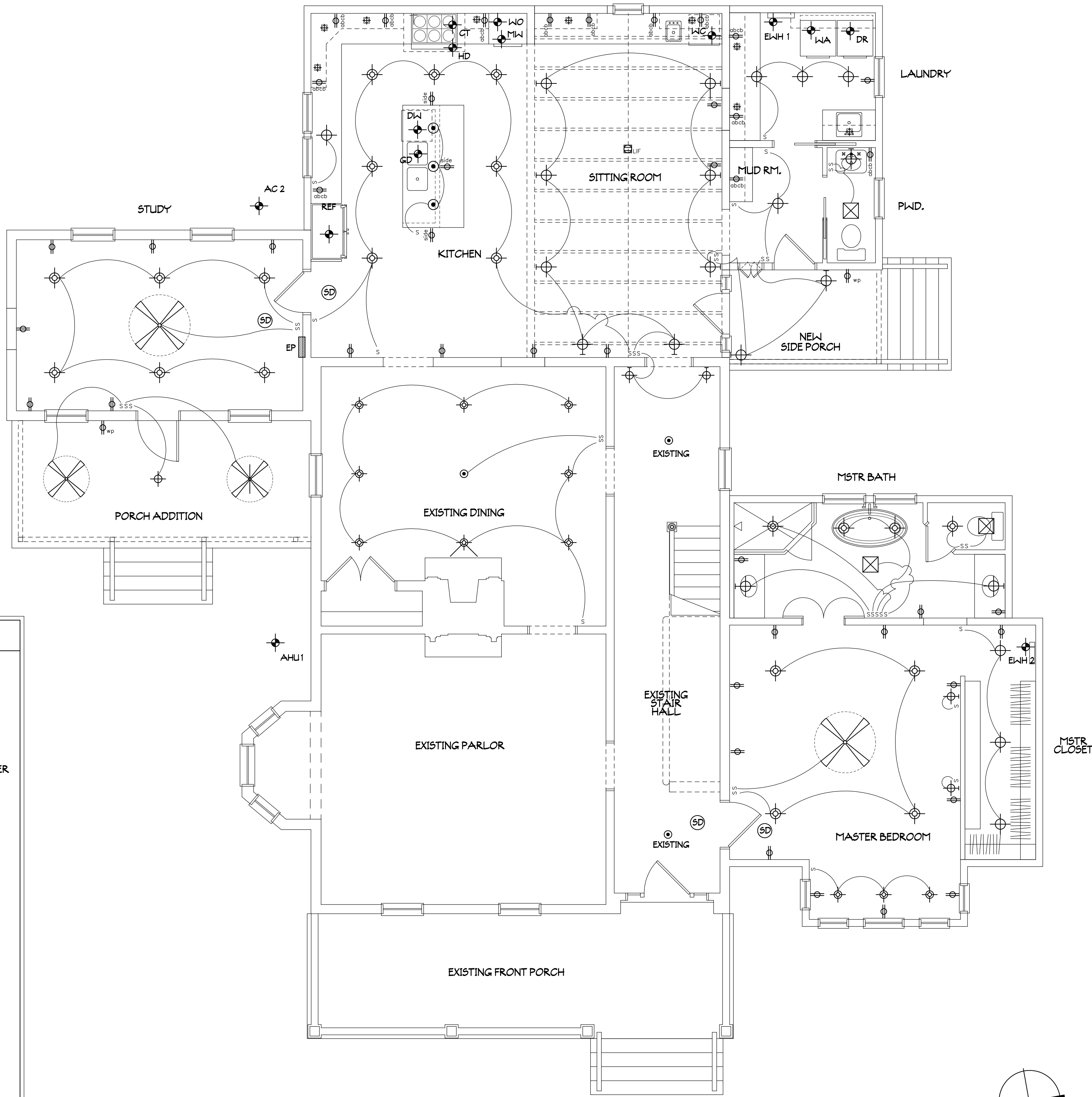
AHU 1
MASTER SUITE
KITCHEN
PANTRY

ON-DEMAND ELECT. WATER HEATERS

EW#	MODEL #	SERVICE AREA	LOCATION
EW# 1	ECOSMART ECO36	KIT. SINK, DW, BAR SINK, LNDRY SINK, WA, PWD. LAV.	LAUNDRY
EW# 2	ECOSMART ECO27	TWO (2) MASTER BATH LAVS, SHOWER, TUB	MASTER CLOSET
EW# 3	ECOSMART ECO27	TWO (2) BATH #2 LAVS, SHOWER	BR 2 CLOSET
EW# 4	ECOSMART ECO27	TWO (2) BATH 3 LAVS, SHOWER	BR 4 CLOSET

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET	AC	AIR CONDENSOR
	DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET (GFCI)	AHU	AIR HANDLING UNIT
	DUPLEX RECEPTACLE WALL OUTLET -- SIDE OF CABINET (GFCI)	CT	COOKTOP
	DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)	DR	DRYER
	QUAD RECEPTACLE WALL OUTLET	DW	DISHWASHER
	FLOOR OUTLET -- LOCATE IN FIELD W/ OWNER	EP	ELECTRICAL PANEL
	PHONE JACK	GD	GARBAGE DISPOSAL
	T.V. CABLE JACK	EW#	ON DEMAND ELEC WATER HEATER
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS	HD	HOOD
	RECESSED DOWNLIGHT	MW	MICROWAVE OVEN
	SURFACE MOUNTED FIXTURE	REF	REFRIGERATOR
	WALL MOUNTED FIXTURE	WA	WASHER
	UNDER CABINET LIGHT	WC	WINE COOLER
	SINGLE POLE LIGHT SWITCH	WO	DOUBLE WALL OVEN
	EXHAUST FAN		
	CEILING FAN		
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR		
	ELECTRICAL PANEL		



FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

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A2 MAESTRE LORE RENOVATION PLANS
JOB NO. -- M200401
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 10-28-24

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
TEL 904.261.4886
FL REG. NO. 000066



RENOVATION TO THE
MAESTRE / LORE RESIDENCE
11 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2ND FLOOR ELECTRICAL PLAN	REVISIONS	DATE

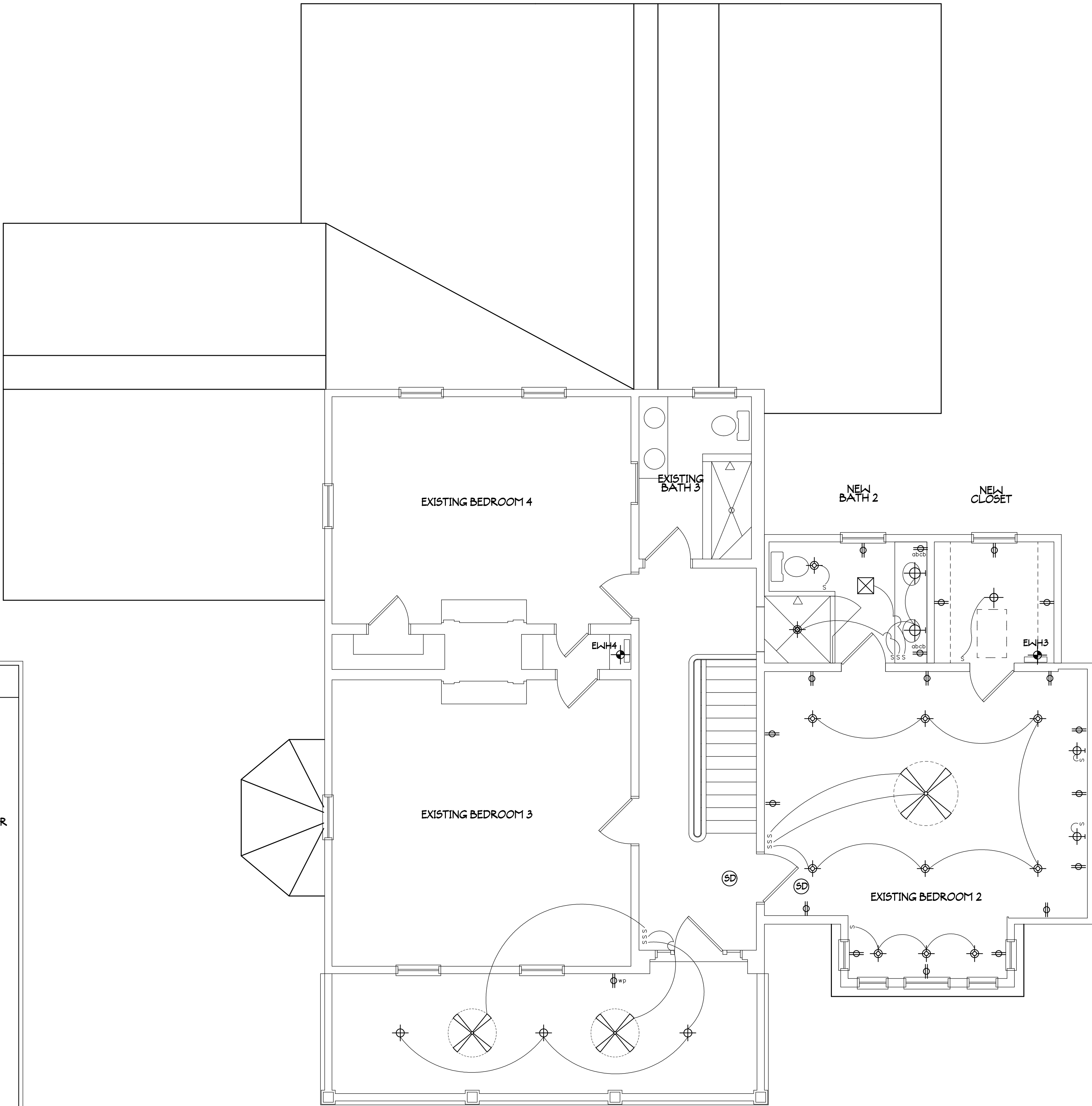
E1.1

ON-DEMAND ELECT. WATER HEATERS

EW#	MODEL #	SERVICE AREA	LOCATION
EW# 1	ECOSMART ECO36	KIT. SINK, DW, BAR SINK, LNDRY SINK, WA, PWD. LAV.	LAUNDRY
EW# 2	ECOSMART ECO27	TWO (2) MASTER BATH LAVS, SHOWER, TUB	MASTER CLOSET
EW# 3	ECOSMART ECO27	TWO (2) BATH #2 LAVS, SHOWER	BR 2 CLOSET
EW# 4	ECOSMART ECO27	TWO (2) BATH 3 LAVS, SHOWER	BR 4 CLOSET

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET	AC	AIR CONDENSOR
	DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET (GFCI)	AHU	AIR HANDLING UNIT
	DUPLEX RECEPTACLE WALL OUTLET -- SIDE OF CABINET (GFCI)	CT	COOKTOP
	DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)	DR	DRYER
	QUAD RECEPTACLE WALL OUTLET	DW	DISHWASHER
	FLOOR OUTLET -- LOCATE IN FIELD W/ OWNER	EP	ELECTRICAL PANEL
	PHONE JACK	GD	GARBAGE DISPOSAL
	T.V. CABLE JACK	EW#	ON DEMAND ELEC WATER HEATER
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS	HD	HOOD
	RECESSED DOWNLIGHT	MW	MICROWAVE OVEN
	SURFACE MOUNTED FIXTURE	REF	REFRIGERATOR
	WALL MOUNTED FIXTURE	WA	WASHER
	UNDER CABINET LIGHT	WC	WINE COOLER
	SINGLE POLE LIGHT SWITCH	WO	DOUBLE WALL OVEN
	EXHAUST FAN		
	CEILING FAN		
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR		
	ELECTRICAL PANEL		



SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"

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MAP OF BOUNDARY SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887 AND ENLARGED REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS; LOT SEVEN (7), BLOCK THIRTY-SEVEN (37)



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 10°00'00" W on the Westerly right of way line of South 7TH Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C0237G Dated 08-02-2017.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed. Surveyed Accuracy: 1 foot in 16231 feet Commercial / High risk Linear Accuracy: 1 foot in 10000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii

PREPARED FOR:
RUTH MAESTRAE
PAUL ANTHONY LORE

FOR THE BENEFIT OF:
FIRST THIRD BANK NATIONAL ASSOC.
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD AND SMITH PA

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
C = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CONC. FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
L.P. = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
SM = SEWER MANHOLE
SMH = STORM MANHOLE
T = TELEPHONE PEDESTAL
W-F = WOOD FENCE
W-P = WOOD POWER POLE
WM = WATER METER
W = WELL

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

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 20'
DATE: 06-24-20
DRN BY: AFG
CKD BY: AFG
JOB NO: GLS-2083
F.B. NO: ALAN201
PAGE NO: 38



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough
Tallahassee, Florida 32399-0250
Director's Office Telecopier Number (FAX)
(904) 488-1480 (904) 488-3353

August 21, 1992

Harold and Phyllis Lake
Post Office Box 1474
Fernandina Beach, Florida 32034

Re: Thompson House, 11 South Seventh Street, Fernandina
Beach

Dear Mr. and Mrs. Lake:

In response to your recent inquiry, this is to confirm that the above referenced property is designated as a property contributing to the significance of the Fernandina Beach Historic District as listed in the National Register of Historic Places.

According to the information in our files, this two-story, Greek Revival style residence was designed by John Hedges and built in 1872 for William N. Thompson, a Florida State Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family.

I hope that this information will be helpful. Please do not hesitate to write or call me at (904) 487-2333 if we can be of further assistance.

Sincerely,

William N. Thurston
Historic Preservationist
Supervisor

WNT:bm

8-15-92

BFA

Florida Dept. of State
Div. of Historical Resources
RA Gray Building
Tallahassee, FL 32399-0050

Re: Thompson House
11 South Seventh St.
Fernandina Beach, FL

Dear Sir -

I am writing to ask for some type of documentation to prove the historical significance of the above home.

I assume that it was designated as a contributing structure in the Fernandina Beach Historic District Extension, which was listed in the National Register of Historic Places on March 20, 1987.

Thank you for your help.

Sincerely
Harold & Phyllis Lake

P.O. Box 1474
Fernandina Bch, FL 32034



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00439**

Recorder # **422**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **Thompson House**

Multiple Listing (DHR only)

Other Names **>> Lulu's Bar and Grill**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;22;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>> Wood frame

Other Structural System(s)

Foundation Type(s)

>> Piers

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>> Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Cross gable

Other Roof Secondary Structure(s) **square bay**

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **north ridge**

HISTORICAL STRUCTURE FORM

8NA00439

DESCRIPTION (continued)

Window Descriptions 6/6, 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Restaurant;;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

NO

Potential Contributor to NR District?

YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00439

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/23/2007Form Comments: _____

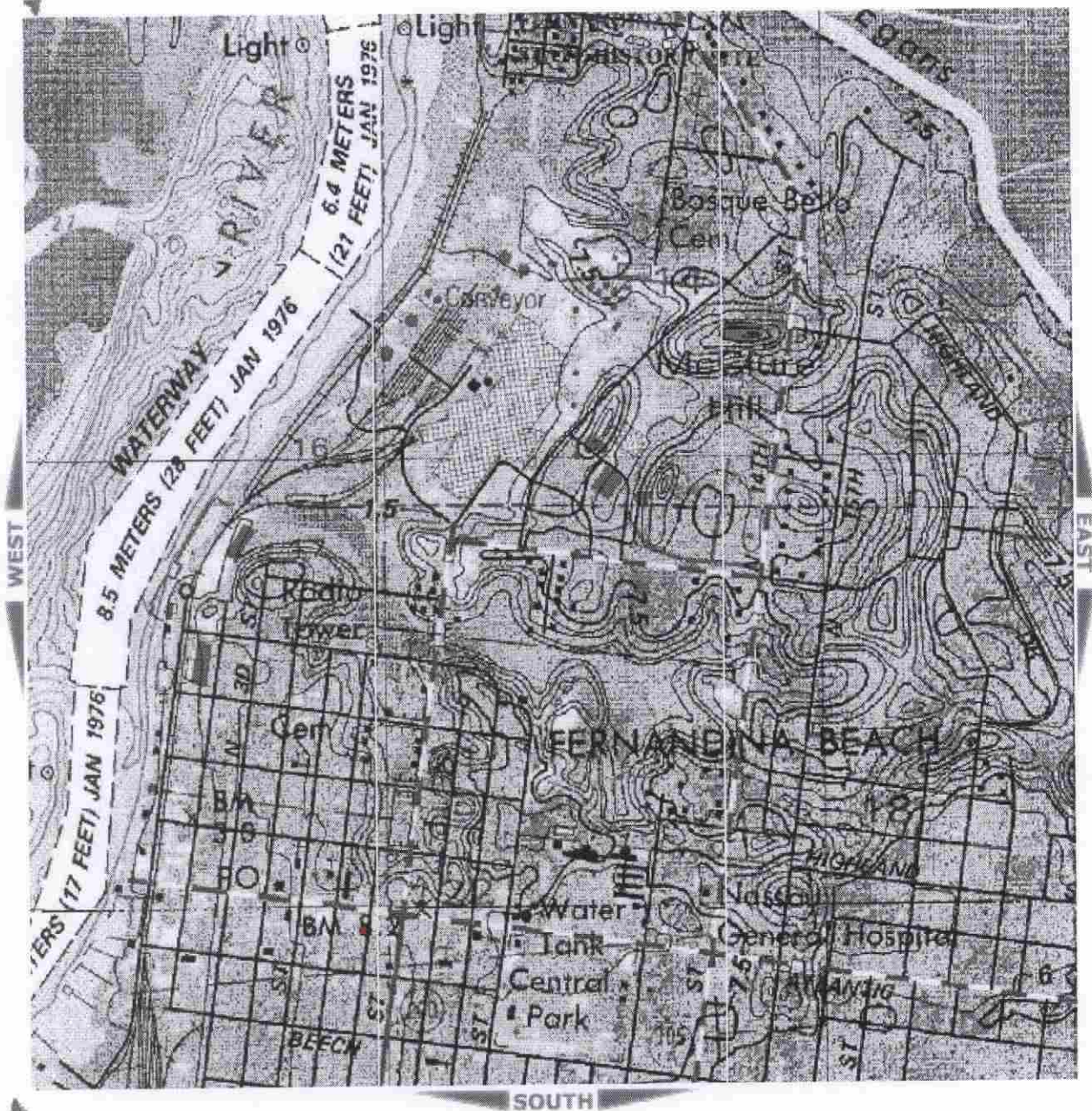
REQUIRED PAPER ATTACHMENTS

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

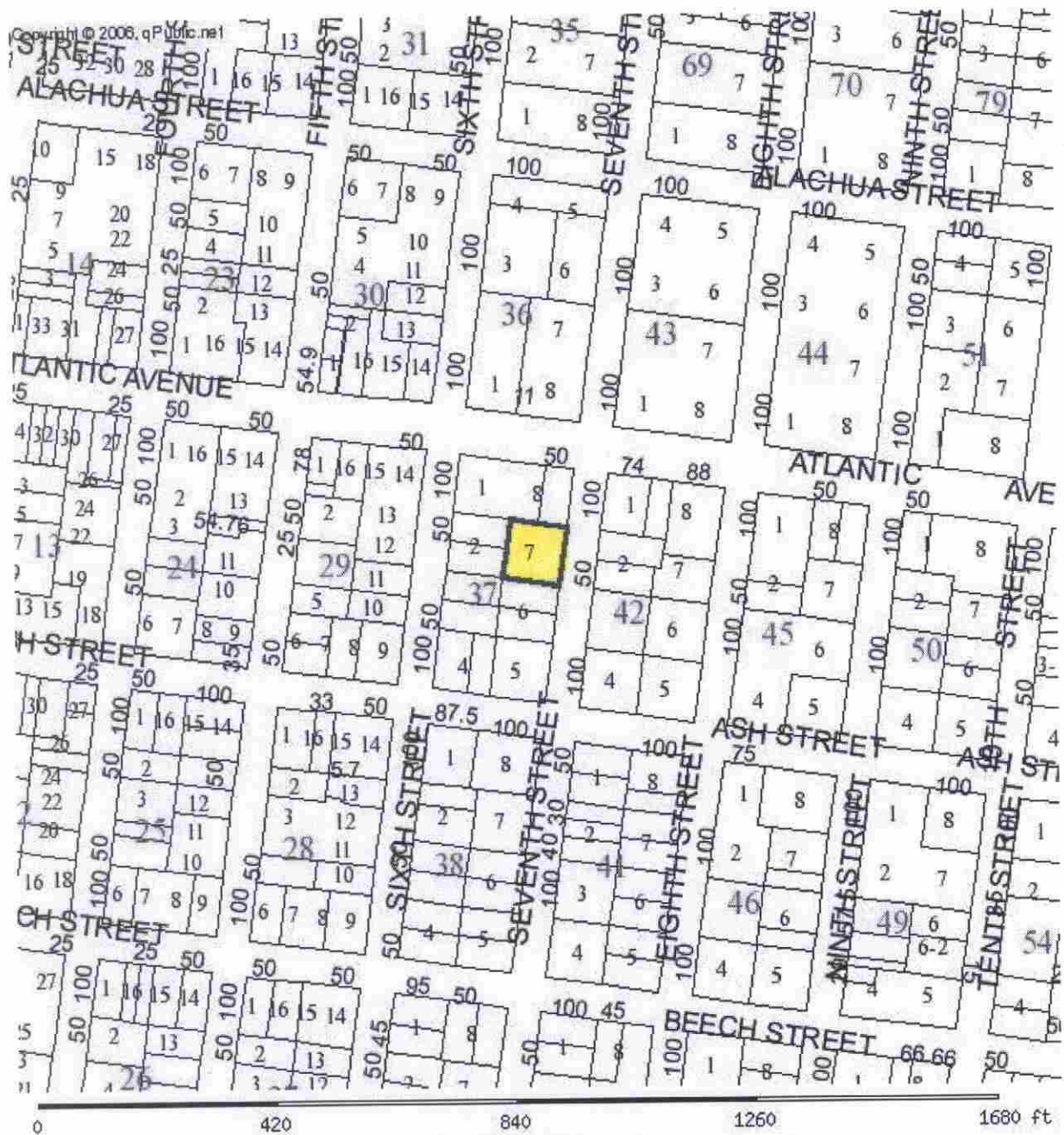
NA00439-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Restaurant;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Lulu's Bar and Grill



NA 439



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0070
GIS CALCULATED ACREAGE	0.23
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	BLACKWELDER LYNETTE B TRUSTEE
Mailing Address	LYNETTE B BLACKWELDER TRUST PO BOX 1204; FERNANDINA BEACH, FL 32035
Situs/Physical Address	11 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	500,000

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 439*

SITE NAME: Thompson House
ADDRESS OF SITE: 11 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 7
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1872

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 165

ARCHITECT: John Hedges

BUILDER:

STYLE AND/OR PERIOD: Greek Revival

PLAN TYPE: L-shape

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 3-bay, access E, 1st bay;
square columns; pedimented, gable roof; lacy brackets

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: N:end,interior:ridge#center:ridge,other gable

WINDOW TYPE: DHS, 6/6, wood; bay, 2-story, sq., grouped(3) #
DHS, 4/4, wood # DHS, 1/1, wood; octagonal, 1-story, bay
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1872, it is a two-story frame Greek Revival residential building. It is noteworthy for its sidelights and transom around entrance, and its two-story pedimented porch. It has been significantly altered by addition of lacey ornamentation on the porch. It was originally the residence of William N. Thompson, a Florida Senator and railroad man. It is one of three homes built adjacent to each other for members of the Thompson family. Its subsequent owners included Miss Olive Galphin, Thompson's granddaughter. The architect was John Hedges.

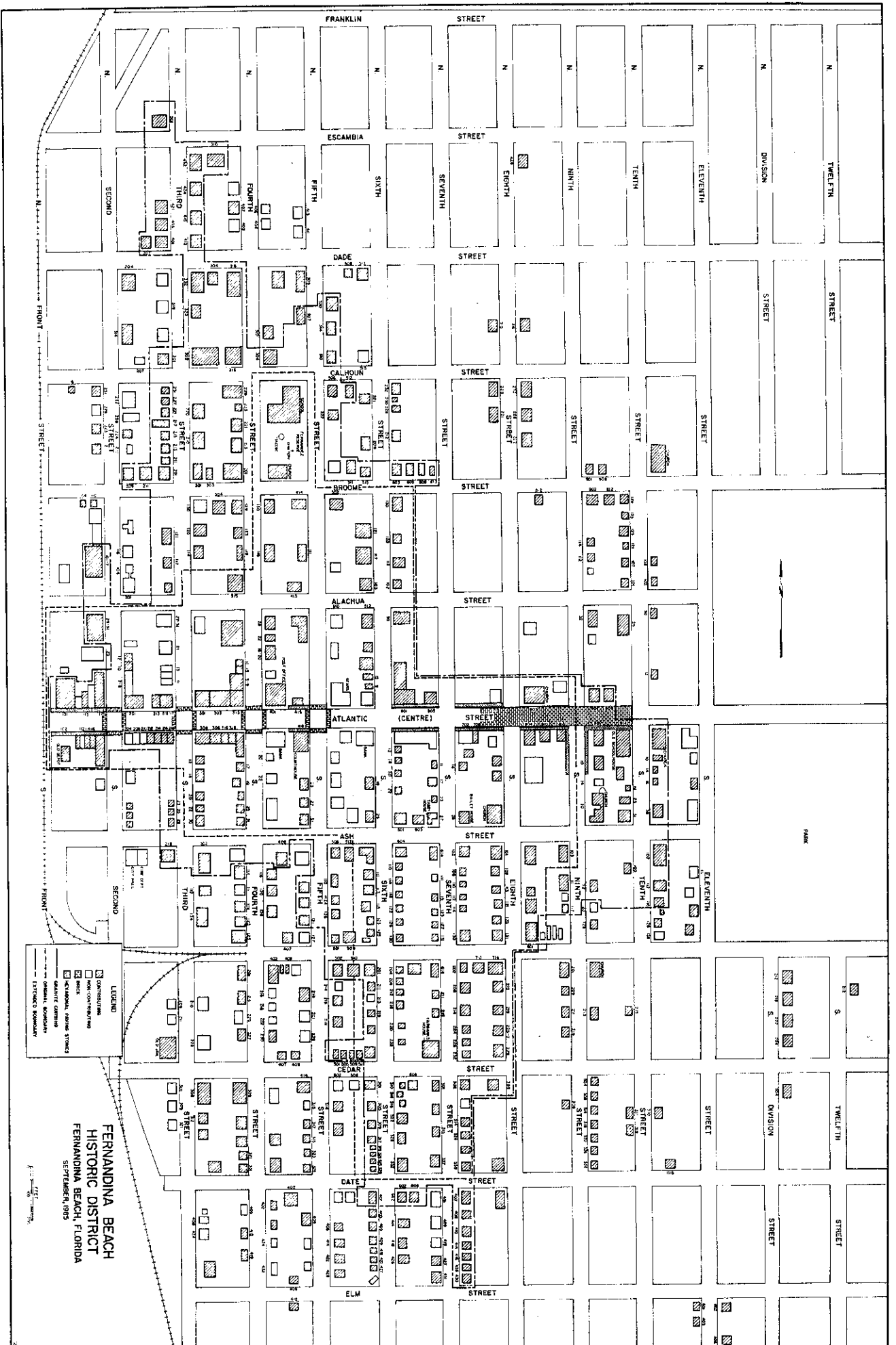
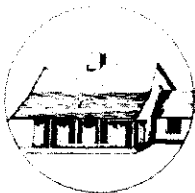


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00439**
 Field Date 2-12-2018
 Form Date 2-12-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 11 S 7th Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0070 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1872 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): Hedges, John Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original, William N. Thompson, Senator & railroad man

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1, 2/2 & 6/6 Dhs, bay

Distinguishing Architectural Features (exterior or interior ornaments) Greek Revival elements; pedimented gable w 2 story porch; side & transom; jig saw cut decorations & arched vent; classical molding; 2 story bay window

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w round arches; simple pilasters; side and transom lights

Porch Descriptions (types, locations, roof types, etc.) Entry/E, incised pedimented gable, 2 story, open, full facade, square supports w decorative molding & jig saw cut brackets/railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.
 Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

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



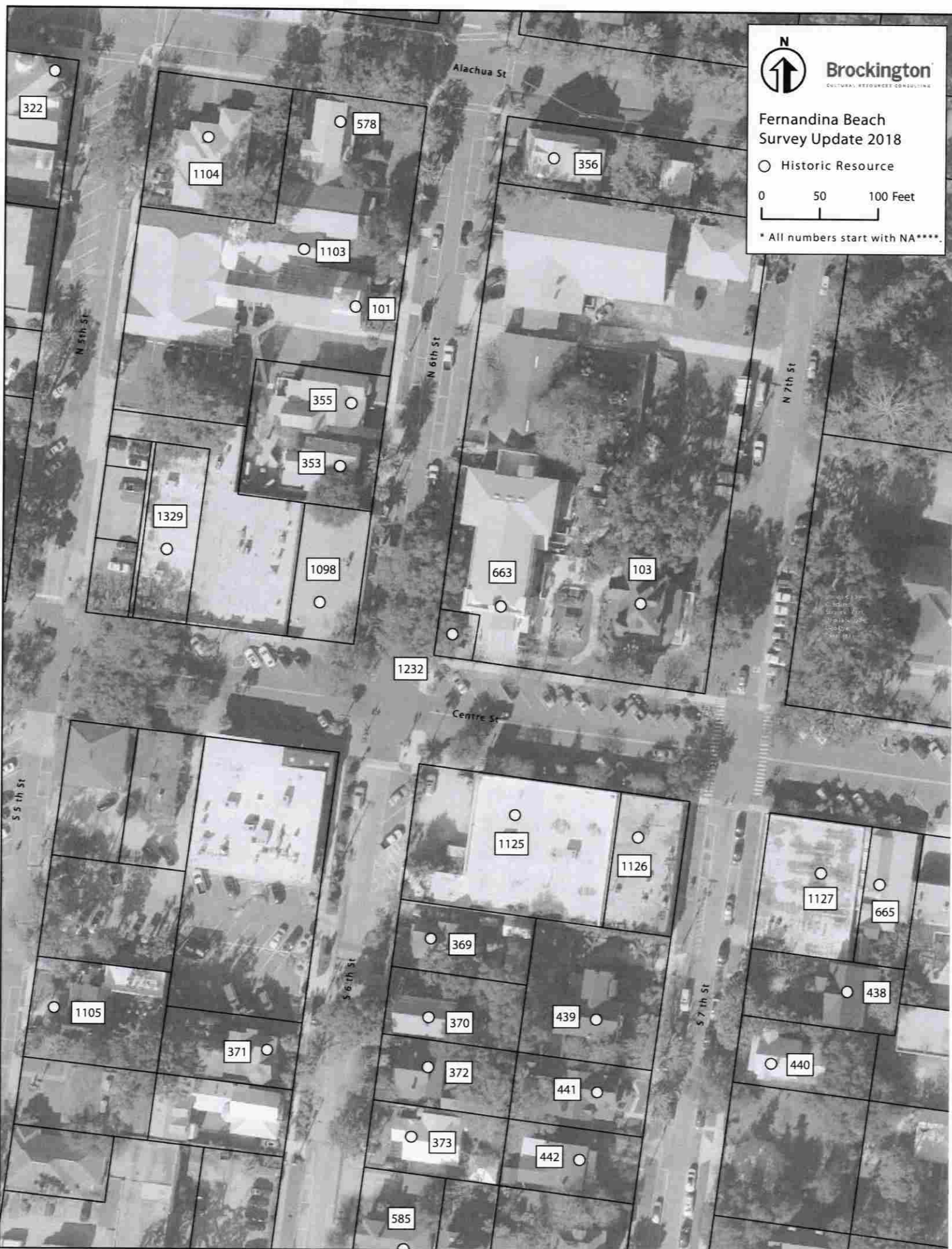
Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





FOR SALE
100X100 LOT ZONED C1
SHRIMP RESTAURANT
\$850,000
OWNER FINANCING AVAILABLE
REASONING PROVIDED
904-521-6247

LuLu's
BBA & GRILL
261-7123
...Lulu's Tropical Cuisine...



THOMPSON HOUSE

11 S 7th

Thompson House







CERTIFICATE OF APPROVAL (COA) HDC2024-0007 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 03/27/2024
Work Class: Residential	District: Default	Exp Date: 04/26/2024
Status: Approved	Square Feet: 0.00	Completed: 05/17/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to contract additions in rear of the principal structure.		Expire Date: 05/19/2025

Parcel: 00-00-31-1800-0037-0070 Main	Address: 11 S 7Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Applicant Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042614586 Mobile: 9047533099	Owner Ruth Maestre 11 S 7th ST Fernandina Beach, FL 32034
---	---

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001673-2024		Sylvie McCann	05/17/2024

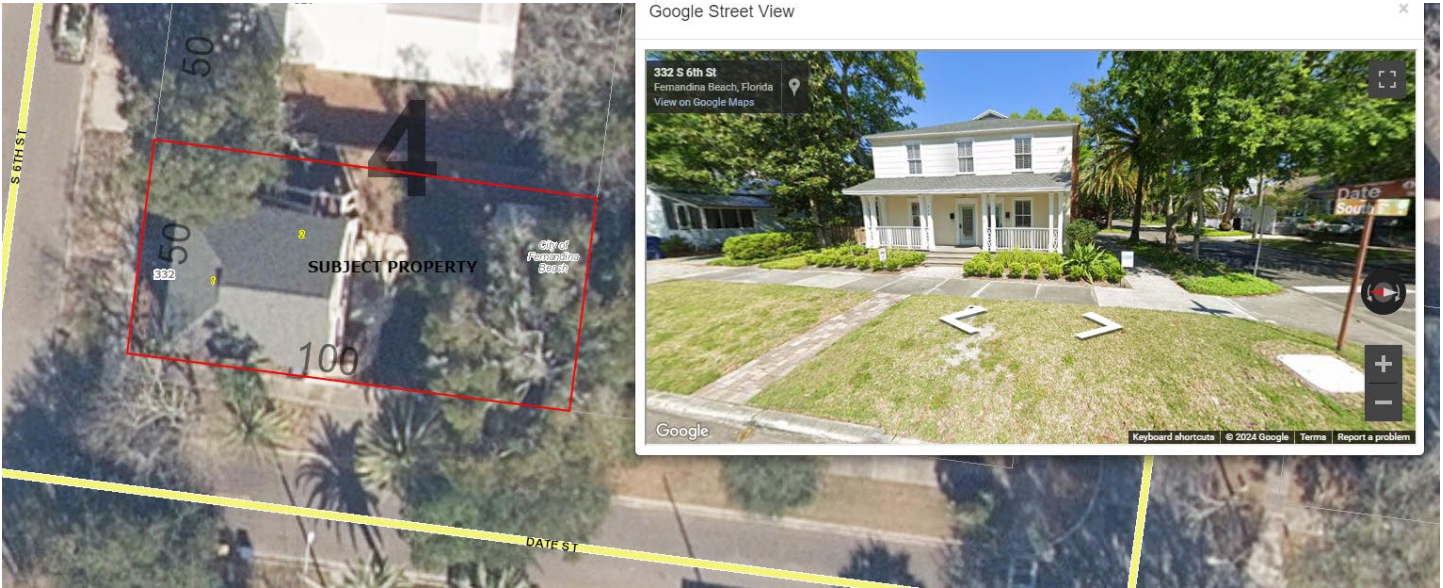
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031605	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00031605		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0030
December 19, 2024

Owner/Applicant:	Michael Stauffer, agent for Lamont Thurston (Trust)
Property Address:	332 S. 6 th Street
Parcel ID #	00-00-31-1800-0127-0042
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	NA00412
Year Built:	1930
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to 1) Construct new two car garage with an ADU on the 2 nd floor 2) Construct new deck off the ADU AND 3) Add driveway and walkways as needed. (Quasi-Judicial)

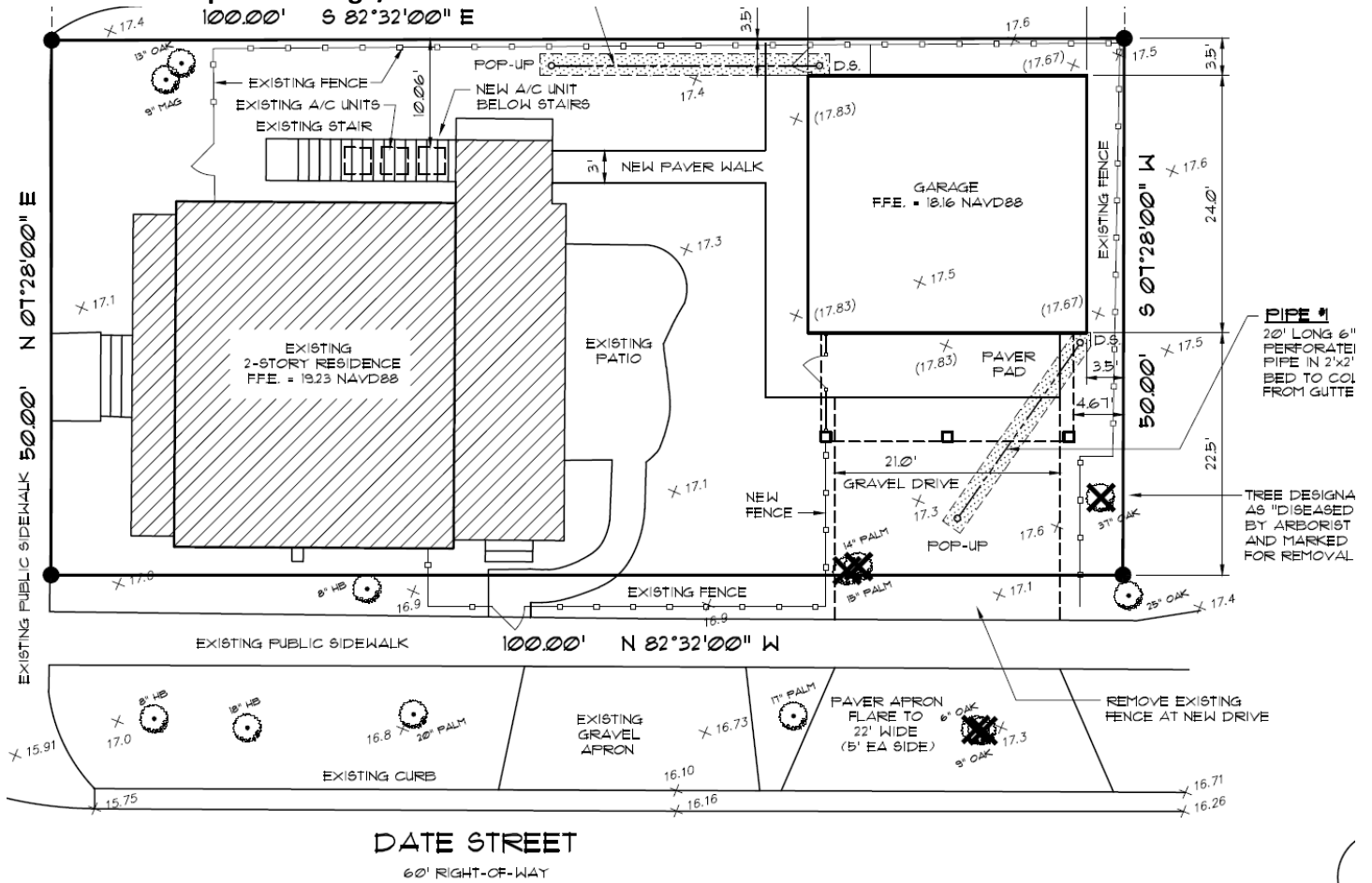
All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking **Final** Approval to “construct a new two car garage with an accessory dwelling unit on the 2nd floor as well as a new deck off the ADU. They would also add a driveway, and walkways as needed. The design of the proposed project is intended to blend with the existing architecture of the house, which includes the general design and materials. Additional elements such as the canopy with brackets were added to give a coastal vibe to the building as well as add character to the design.”

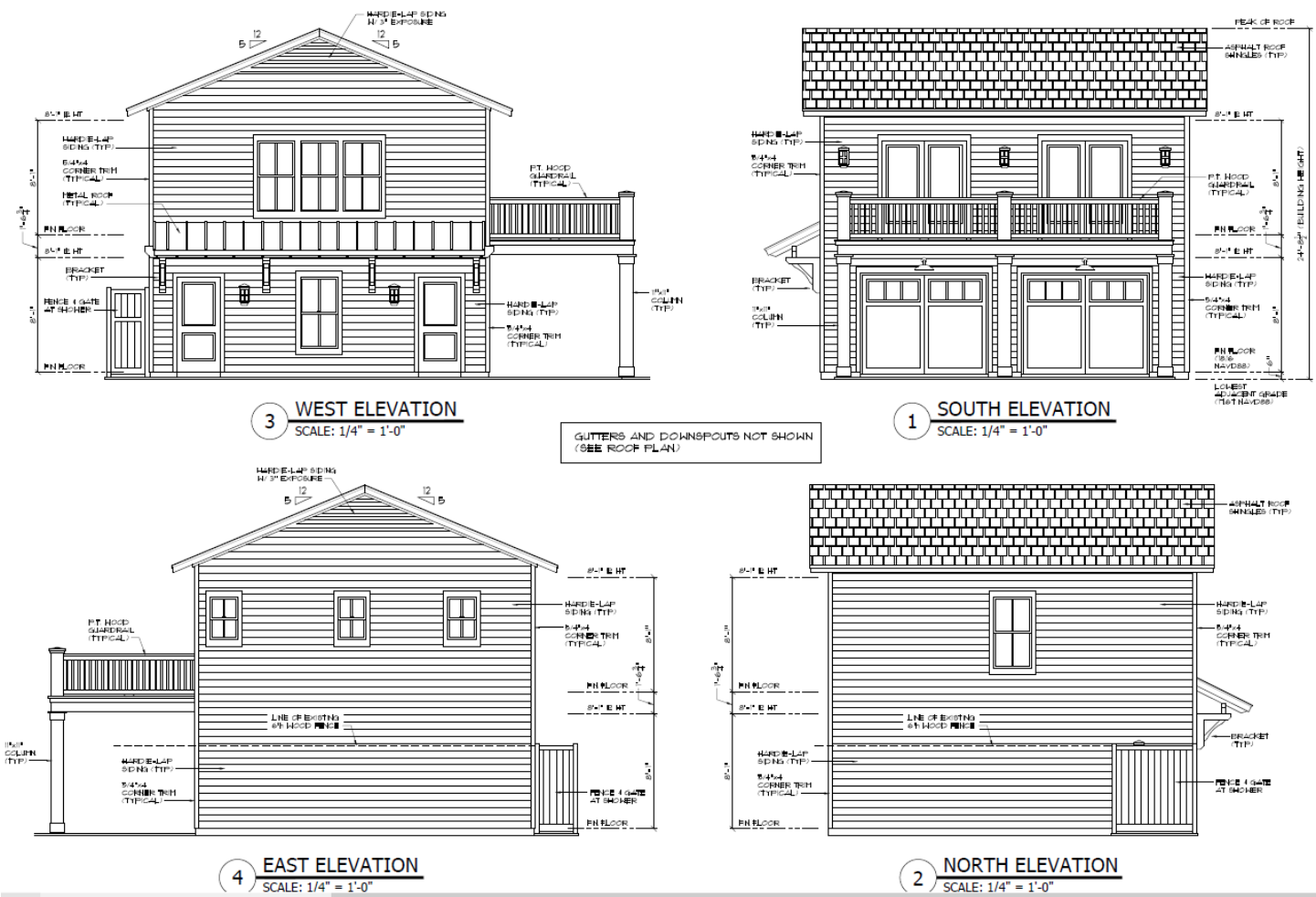
Site Plan for Proposed Garage/ ADU:



Proposed Date Street Elevation of Garage/ ADU:



Remaining Elevations:



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

Number	Secretary of the Interior’s Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐

6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i>	☒	☐	☐
7	<i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i>	☒	☐	☐
10	<i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i>	☒	☐	☐

ANALYSIS:

Staff finds that the proposed new accessory structure and hardscape plans for this structure are compatible with the Secretary of Interior Standards, the Downtown Historic District and meet the LDC requirements including, height, scale, massing, setbacks, and materials.

STAFF RECOMMENDATION:

Staff recommends: Final Approval of HDC 2024-0030

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2024-0030 with or without conditions;

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

That HDC case 2024-0030, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 FL Master Site File

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14953

Date Submitted: 11/6/2024

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

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure – Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

☒ A complete/ signed application;

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

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

☒ Scaled elevations & plans;

☒ Photographs;

☒ Any additional backup materials, as necessary;

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

☐ For window replacement, a Window Survey must be completed.

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

☒ Historic District Overlays – see LDC Section 8.01.01

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

☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02

☐ Application Process for Certificate of Approval – see LDC Section 8.03.03

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

☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01

☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at
www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition▼

APPROVAL TYPE*

Board Approval: Final▼

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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

11/5/2024

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

332 S 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0127-0042

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Lamont

Last Name*

Thurston (Trust)

Mailing Address*

4012 Brookside Rd

City*

Toledo

State*

OH

Zip Code*

43606

Telephone Number*

4195315531

E-mail Address*

heatherthurston1995@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 SADLER RD, #195

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9045406059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Construction of a new two car garage with an ADU on the 2nd Floor
Construction of a deck off the ADU
Driveway and walkways as needed

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

Design Vision Statement*

The design was intended to blend with the existing house architecture including general design and materials. Additional elements such as the canopy with brackets were added to add a coastal vibe and add character to the design.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Siding	Color 1 Blue Grey
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
From approved list	French Doors	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
From approved list	Single hung and awning windows	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Shingle to match existing on main body/metal on canopy	Grey / Silver
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Smooth trim	White
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Slab	Not visible	NA
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NA		
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Trex	Trex (or similar) synthetic decking 5/4 x 6	Grey
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
Metal	Metal fence to match existing	White
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Tremron or equal

Product Description

Olde Towne Pattern

Color

Grey

(Name/Number)

SIGNAGE**Manufacturer**

NA

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

NA

Product Description**Color**

(Name/Number)

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

Upload 11_Thurston Residence
ADU_332 S 6th St.pdf**Upload 2**2_Thurston Residence
ADU_332 S 6th
St_Survey.pdf**Upload 3**3_Thurston Residence
ADU_332 S 6th St.pdf**Upload 4**4_Thurston Residence
ADU_332 S 6th St.pdf**Upload 5**5_Thurston Residence
ADU_332 S 6th St.pdf**Upload 6**6_Thurston Residence
ADU_332 S 6th St.pdf**Upload 7**7_Thurston Residence
ADU_332 S 6th St.pdf**Upload 8**[Choose File](#)

No fi...sen

Certification*

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

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

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Michael

Applicant Last Name*

Stauffer

Today's Date*

11/6/2024



DEPARTMENT OF PLANNING & CONSERVATION

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

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

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 24-206423

Parcel No.: 00-00-31-1800-0127-0042

This **WARRANTY DEED**, made the **10th day of July, 2024**, by **David C. Plyler and Catherine F. Plyler, husband and wife** (whether one or more, the "Grantor"), to **Lamont C. Thurston, Trustee of The Lamont C. Thurston Revocable Trust dated November 16, 2023 with the power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this Warranty Deed**, whose post office address is 4012 Brookside Road, Toledo, OH 43606 (whether one or more, the "Grantee"):

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

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, formerly named Fernandina, County of Nassau and State of Florida and being further described according to the official map or plat of said City as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901 as the South one-half of Lot 4 in Block 127.

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

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of:

Claudia K. Hale

Witness #1 Signature

Print Name: Claudia K. Hale

Witness #1 Address:

372 Dutchmans Rd
Port Haywood, Va 23138

Raymond F. Krendzelowski

Witness #2 Signature

Print Name: RAYMOND F. KENDZELAWSKI

Witness #2 Address:

10012 FOREST GROVE DR.
GLoucester, VA. 23061

Catherine Plyler Attorney In Fact

David C. Plyler by Catherine Plyler
his Attorney-In-Fact

C Plyler
Catherine F. Plyler

Address:

P. O. Box 577
Port Haywood, VA 23138

STATE OF Virginia
COUNTY OF Gloucester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of July, 2024, by Catherine F. Plyler, individually and as Attorney-In-Fact for David C. Plyler.

Amy Lou Denison

Signature of Notary Public

Print, Type/Stamp Name of Notary

AMY LOU DENISON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT 31, 2024
COMMISSION # 7214162

Personally Known: _____ OR Produced Identification: VADL

Type of Identification

Produced: VADL



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I / WE Lamont & Heather Thurston
(print name of property owner(s))

hereby authorize: Mike Stauffer
(print name of agent)

to represent me/us in processing an application for: ADU construction/design & associated
(type of application)

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

LAMONT THURSTON
(Print name of owner)

Heather Thurston
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to [or affirmed] and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day
of November, 2024 by Kristina Brandstatter.

Kristina Brandstatter Kristina Brandstatter 7/16/2026
Notary Public Printed Name My Commission Expires

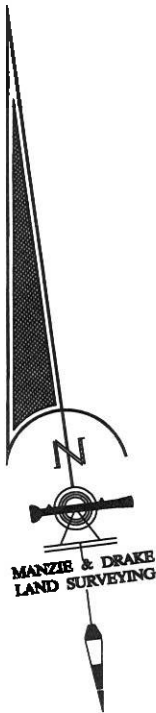
Personally Known X OR Produced Identification ID Produced: _____



Kristina Brandstatter
Notary Public, State of Ohio
My Commission Expires
7/16/2026

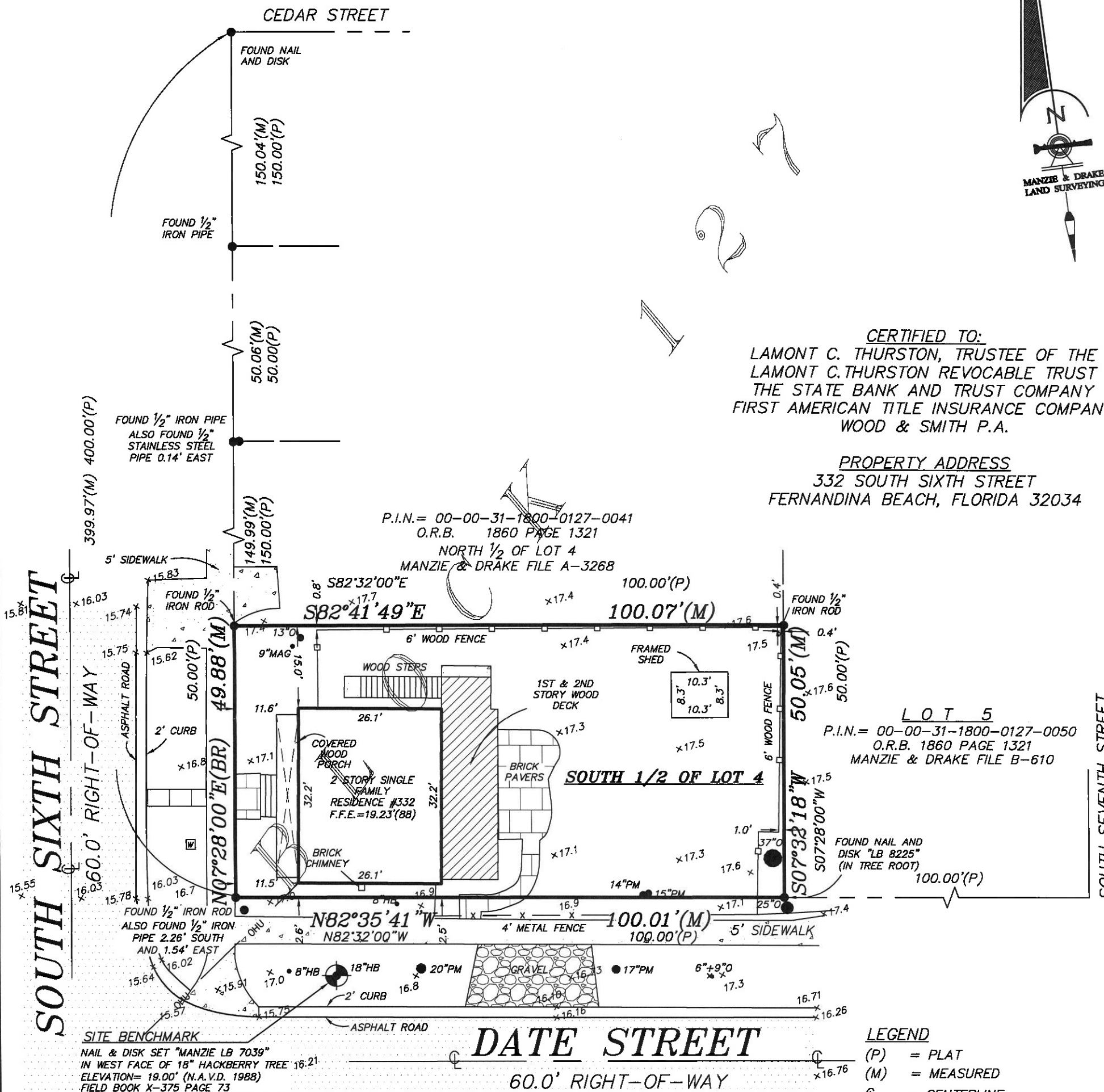
MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), COUNTY OF NASSAU, STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS: THE SOUTH ONE-HALF OF LOT FOUR (4), BLOCK 127, CITY OF FERNANDINA BEACH.



CERTIFIED TO:
LAMONT C. THURSTON, TRUSTEE OF THE
LAMONT C. THURSTON REVOCABLE TRUST
THE STATE BANK AND TRUST COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH P.A.

PROPERTY ADDRESS
332 SOUTH SIXTH STREET
FERNANDINA BEACH, FLORIDA 32034



SURVEY NOTES:

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

LEGEND

- (P) = PLAT
(M) = MEASURED
C = CENTERLINE
W = WATER METER
[Pattern] = CONCRETE FLATWORK
[Pattern] = COVERED AREA
F.F.E. = FINISHED FLOOR ELEVATION
-OHU- = OVERHEAD UTILITY WIRES
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 12

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

TREE LEGEND

- O = OAK TREE
PM = PALM TREE
MAG = MAGNOLIA TREE
HKY = HICKORY TREE
HB = HACKBERRY TREE

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 22044 DATE: 07/01/2024 CADD: G.SPIKES
F.B. NO: X-375 PAGE NO: 73-74 CREW: J.MILLER FILE NO: A-6008

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

7/5/24

THE THURSTON RESIDENCE

A DETACHED ACCESSORY DWELLING UNIT

THE SOUTH 1/2 OF LOT 4, BLOCK 127
CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA
332 SOUTH 6th STREET
FERNANDINA BEACH, FL 32034
PARCEL ID: 00-00-31-1800-0127-0024



PROJECT SCOPE:

PROJECT INCLUDES THE CONSTRUCTION OF A 2-STORY DETACHED ACCESSORY DWELLING UNIT WITH GARAGE. NEW PAVER WALKWAYS, A DRIVE WAY AND ADJUSTMENTS TO THE EXISTING FENCE ARE INCLUDED. NO WORK IS BEING PERFORMED ON THE EXISTING HOUSE.

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

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

SQUARE FOOTAGE TABULATION

FIRST FLOOR LIVING	28
SECOND FLOOR LIVING	539
TOTAL LIVING	567
GARAGE	596
DECK ABOVE	239
TOTAL COVERED	1,402
UNCOVERED DECK	239

DWELLING UNIT THERMAL ENVELOPE VOLUME

5,970 CUBIC FEET

(VERIFY W/ ATTACHED ENERGY CALCULATIONS)

INDEX OF DRAWINGS

CS	COVER SHEET
SP	SITE PLAN
A1.1	SLAB PLAN
A2.1	FLOOR PLANS & SCHEDULES
A3.1	EXTERIOR ELEVATIONS, ROOF PLAN & TRIM / GUARDRAIL DETAILS
A4.1	WALL SECTIONS, BUILDING SECTION & STAIR DETAILS
A5.1	FLASHING DETAILS
E1.1	ELECTRICAL PLANS

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

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ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
VIRGIN ISLANDS
FLORIDA
1775 S. KANLER ROAD, #105
FERNANDINA BEACH, FLORIDA 32034
904-540-0059
FL REGISTERED ARCHITECT #A1908

Seal:
MICHAEL STAUFFER, AIA
FL LICENSE #A1908

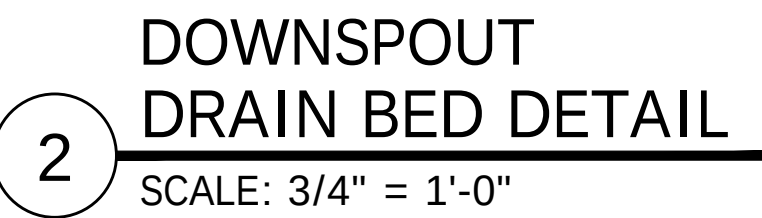
DRAFTING SERVICES PROVIDED BY:
KLAYBOR & ASSOCIATES
1999 WELLS ROAD
ORANGE PARK, FL 32073
904-272-5339
www.klaybor.com

THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST, FERNANDINA BEACH, FL 32034

Plan #: K1887
Job #: 24-1060

SHEET NUMBER

CS



STORMWATER CALCULATIONS (NEW CONSTRUCTION ONLY)		LOT COVERAGE: LOT 5,000 SQ FT	
RETENTION REQUIRED: 1" OVER TOTAL IMPERVIOUS: TOTAL IMPERVIOUS (981 x 144 = 141264 SQ IN) 141264 x 1" = 141264 CUBIC INCHES 141264 CUBIC INCHES / 1,728 = (81.75) 82 CUBIC FEET		COVERAGE BY BUILDINGS EXISTING RESIDENCE 1,336 SQ FT NEW CONSTRUCTION 614 SQ FT TOTAL 1,960 SQ FT TOTAL COVERAGE BY BUILDINGS: 1,960 / 5,000 = 39.2%	
RETENTION PROVIDED: PIPE #1: 20' x 184 CU FT / FT = 36 CUBIC FEET PIPE #2: 25' x 184 CU FT / FT = 46 CUBIC FEET TOTAL: 82 CUBIC FEET (EQUALS 82 CUBIC FEET REQ'D)		TOTAL IMPERVIOUS TOTAL BUILDINGS 1,960 SQ FT EXISTING PATIO AND WALKS 300 SQ FT EXISTING A/C PADS 13 SQ FT NEW PAVEMENT WALKS 350 SQ FT NEW A/C PAD 1 SQ FT TOTAL IMPERVIOUS 2,630 SQ FT TOTAL IMPERVIOUS RATIO: 2,630 / 5,000 = 52.6%	



SP	SHEET NUMBER		Job #:		24-1060		Plan #:		K1887		
	THURSTON RES - ACCESSORY DWELLING UNIT		Scale:		1/4" = 1'-0"		Date:		11/5/2024		
							Drawn by:		JBF		
							REVISED:		10/10/2024		
Seal:											
ARCHITECTURE PROVIDED BY:											
MICHAEL STAUFFER, ARCHITECT											
FLORIDA											
6501 REDUCCY PL, #105											
ST THOMAS, FL 32034											
904-540-6959											
FL REGISTERED ARCHITECT AN13008											
USM											
332 SOUTH SIXTH ST, FERNANDINA BEACH, FL 32034											
THURSTON RES - ACCESSORY DWELLING UNIT											
KLAYBOR & ASSOCIATES											
1999 WELLS ROAD											
ORANGE PARK, FL 32073											
904-272-5339											
www.klaybor.com											
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FL Lic#00001813308											
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REPRODUCED WITHOUT THE EXPRESSED,											
MICHAEL STAUFFER, ARCHITECT AND											
MICHAEL STAUFFER, ARCHITECT LLC.											
THESE DRAWINGS AND THE CONCEPTS OF											

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

ARCHITECTURE PROVIDED BY:

MICHAEL STAUFFER, ARCHITECT

FLORIDA
1417 SADLER ROAD, #195
FERNANDINA BEACH, FLORIDA 32034
904-540-6059
FL REGISTERED ARCHITECT ART13808

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

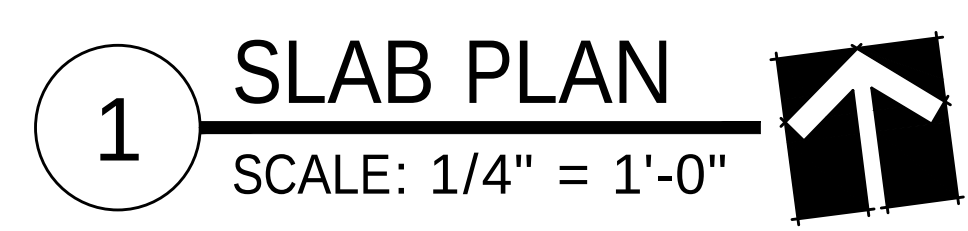
Seal:

Drawn by:	JBF		
Date:	11/5/2024		
Scale:	1/4" = 1'-0"		

THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST FERNANDINA BEACH FL 32034

SHEET NUMBER

A1.1



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

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

WINDOW SCHEDULE						
	MODEL	WIDTH	HEIGHT	TYPE	LOCATION	REMARKS
(A)	2250	2'-8"	5'-0"	SINGLE HUNG	HEAD @ 6'-8" AFF	
(B)	2030	2'-0"	3'-0"	SINGLE HUNG	HEAD @ 6'-8" AFF	
SIZES SHOWN ARE FOR DESIGN. VERIFY ACTUAL SIZES WITH PRODUCT SPECIFICATIONS.						
WINDOWS WILL BE SELECTED FROM THE APPROVED HDC WINDOW LIST (PENDING AVAILABILITY)						

FIRST FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	3'-0" x 6'-8"	EXTERIOR	SWING		
101	2'-8" x 6'-8"	EXTERIOR	SWING		20 MINUTE FIRE-RATED W/ CLOSER
102	3'-0" x 6'-8"	EXTERIOR	SWING		
103	9'-0" x 7'-0"	GARAGE	OVERHEAD		STYLE T.B.D.
104	9'-0" x 7'-0"	GARAGE	OVERHEAD		STYLE T.B.D.

SECOND FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
200	6'-0" x 6'-8"	EXTERIOR FRENCH	GLIDER		(2) 36" PANELS
201	6'-0" x 6'-8"	EXTERIOR FRENCH	GLIDER		(2) 36" PANELS
202	2'-8" x 6'-8"	INTERIOR	SWING		
203	(2) 2'-0" x 6'-8"	INTERIOR	SWING		
204	2'-6" x 6'-8"	INTERIOR	SWING		
205	2'-8" x 6'-8"	INTERIOR	SWING		

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

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ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
VIRGIN ISLANDS
1517 SALTER ROAD, #105
ST. THOMAS, VI 00801
904-540-0055
FL REGISTERED ARCHITECT #A1908

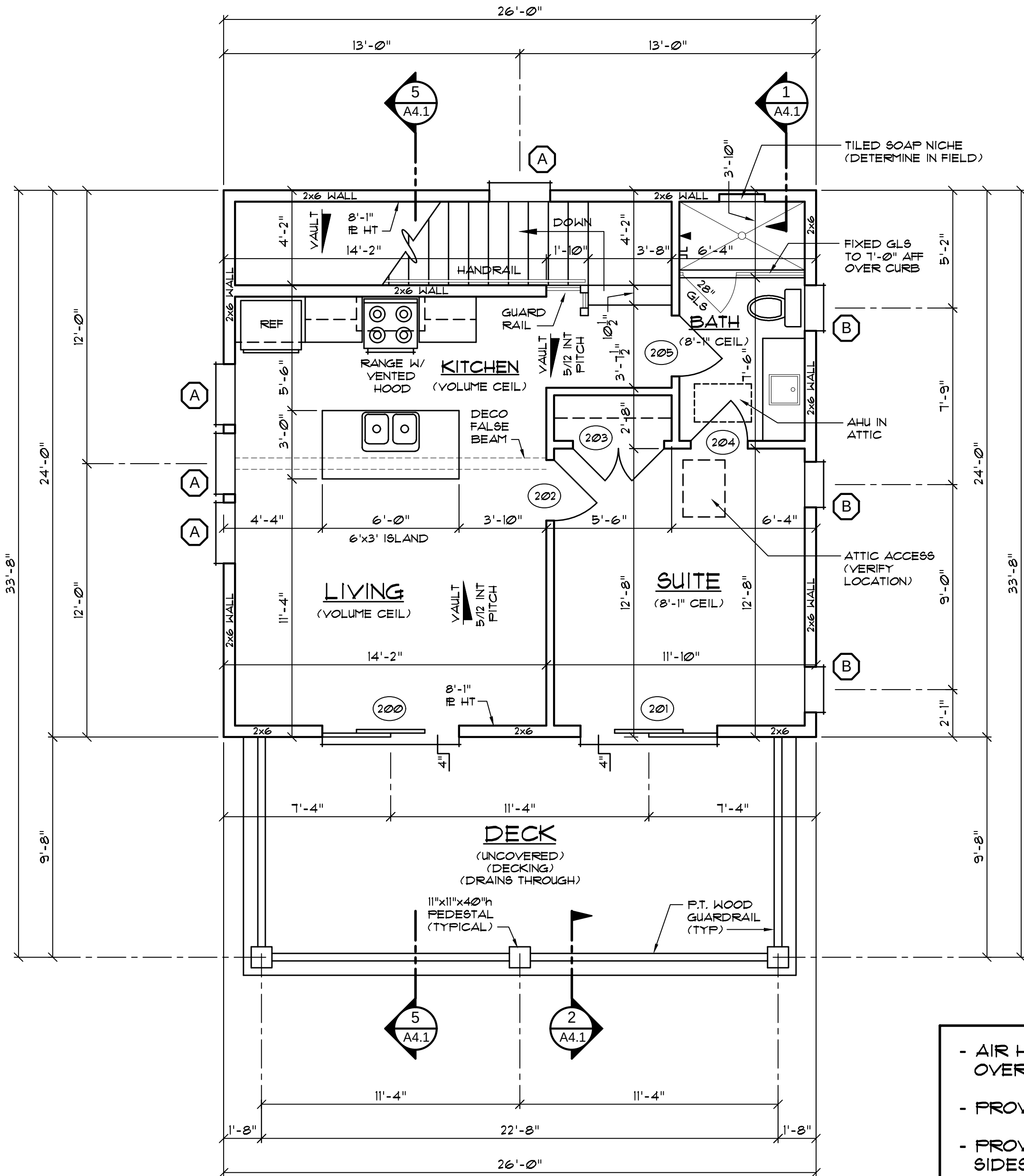
ARCHITECTURE PROVIDED BY:
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THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST, FERNANDINA BEACH, FL 32034

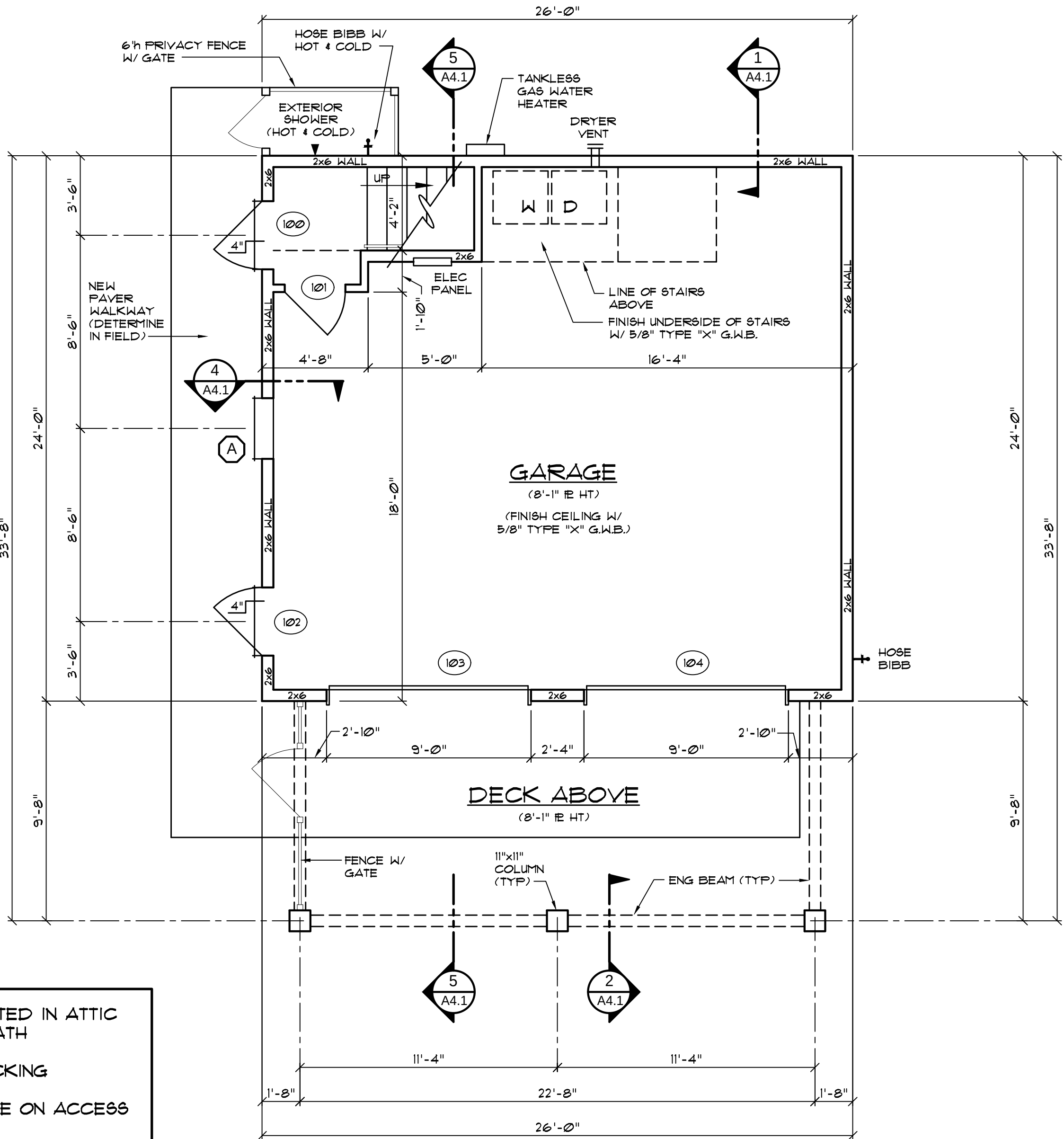
Plan #: K1887
Job #: 24-1060

SHEET NUMBER
A2.1



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

- AIR HANDLER UNIT LOCATED IN ATTIC OVER SECOND FLOOR BATH
- PROVIDE PLYWOOD DECKING
- PROVIDE 30" CLEARANCE ON ACCESS SIDES OF EQUIPMENT
- EXTERIOR A/C UNIT TO BE LOCATED BELOW EXISTING EXTERIOR STAIRS OF EXISTING HOUSE (SEE SITE PLAN)



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

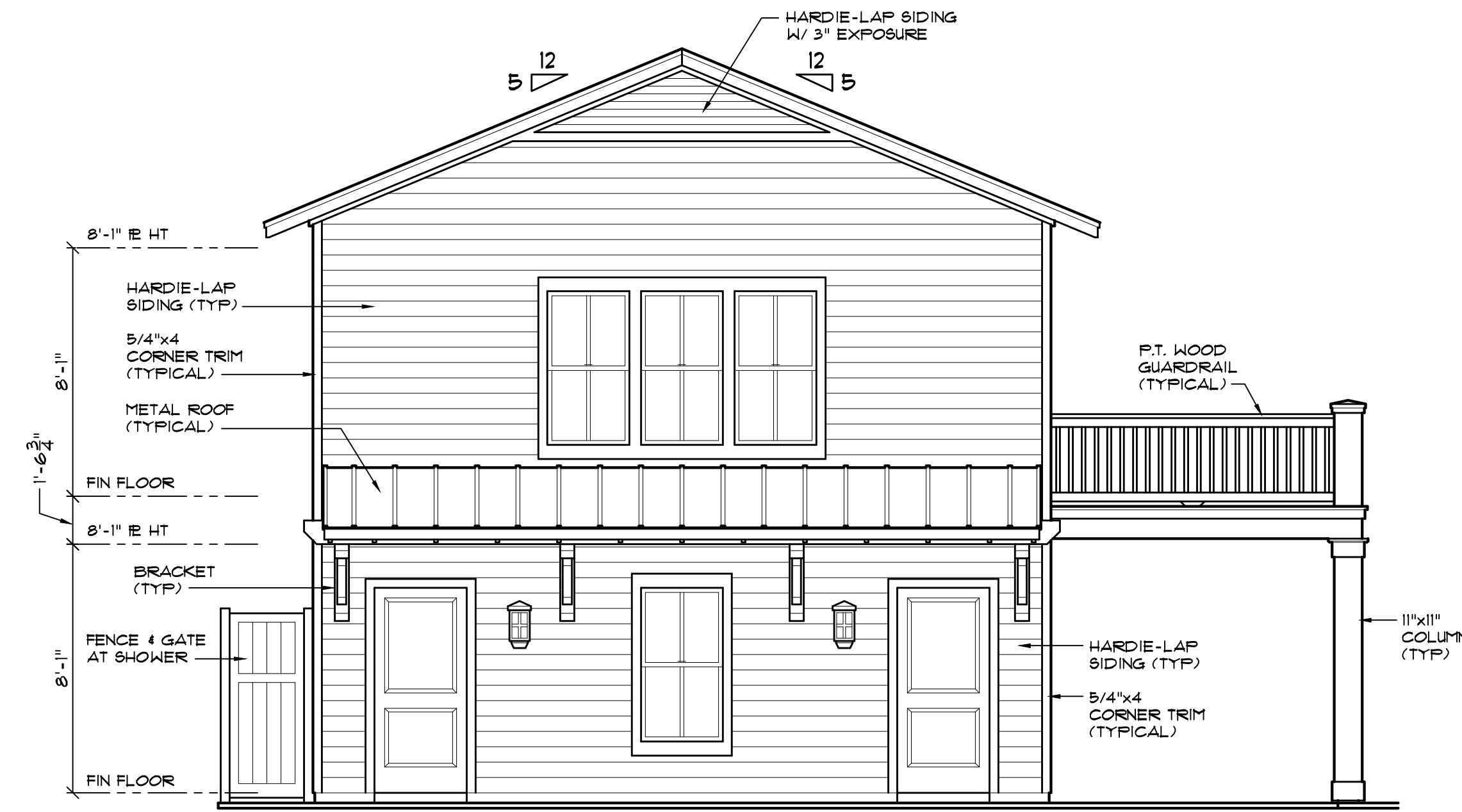
ACCESSORY DWELLING UNIT
THERMAL VOLUME
5,910 CUBIC FEET
SEE BUILDER FOR MECHANICAL VENTILATION SPECIFICATIONS

SQ. FTG. TABULATION	
FIRST FLOOR LIVING	28
SECOND FLOOR LIVING	539
TOTAL LIVING	567
GARAGE	536
DECK ABOVE	239
TOTAL COVERED	1,402
DECK (UNCOVERED)	239

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

FLOOR NOTES:

- EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.
- ATTIC ACCESS TO BE 22"x30" MINIMUM (LOCATION TO BE DETERMINED) (SEE BUILDER FOR FULL-DOWN STAIR FRAMING REQUIREMENTS).
- GARAGE-TO-HOUSE INTERIOR DOOR TO BE:
 - SOLID WOOD DOOR W/ 1 1/8" MIN THICKNESS
 - OR, SOLID OR HONEYCOMB-CORE STEEL
 - OR, 20-MINUTE FIRE-RATED(ANY DOOR CHOSEN SHALL HAVE A SELF-CLOSER)

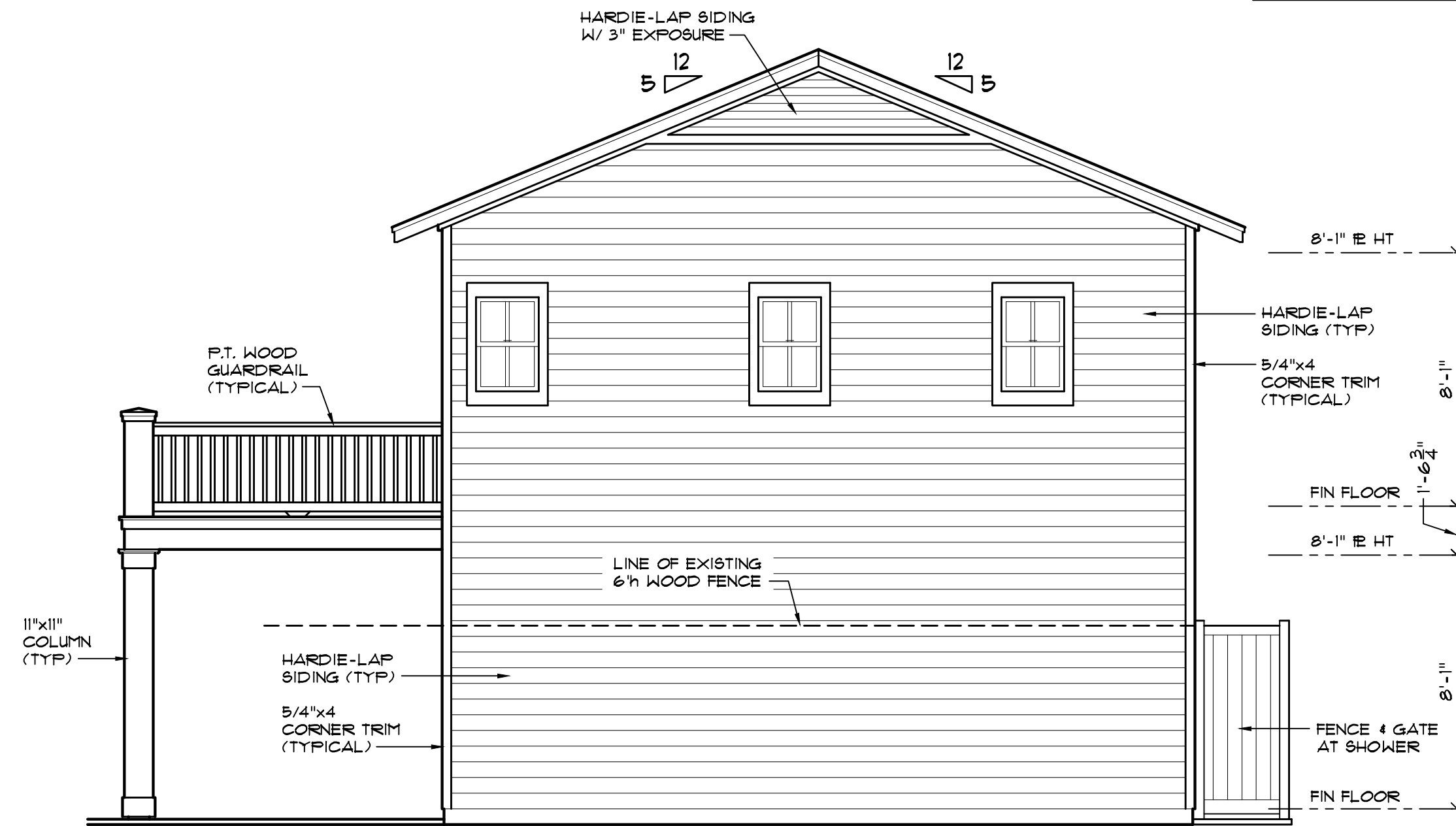


3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

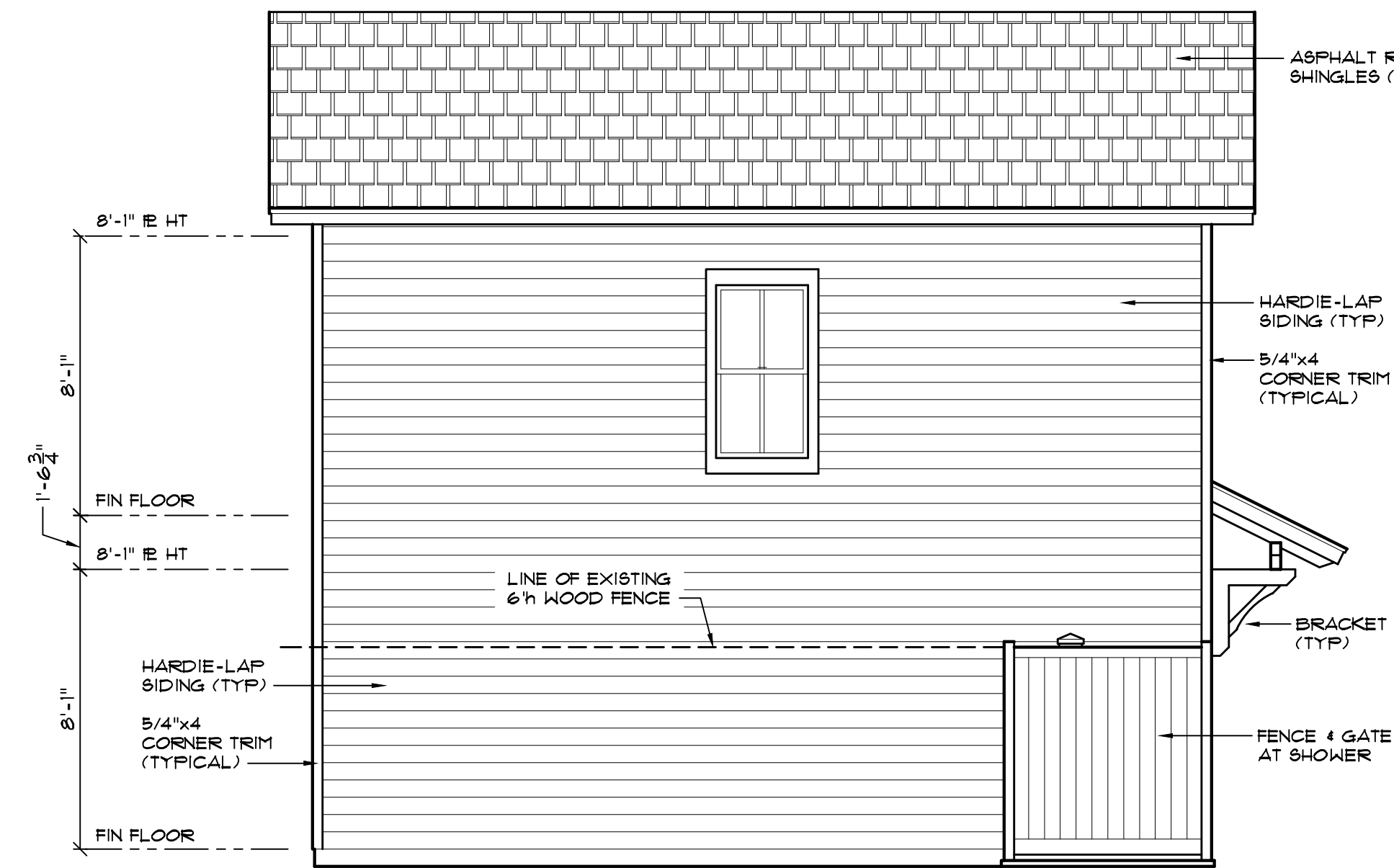
GUTTERS AND DOWNSPOUTS NOT SHOWN
(SEE ROOF PLAN)



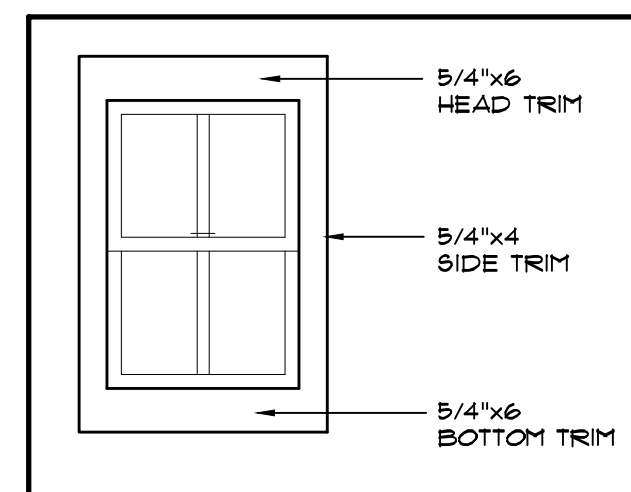
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



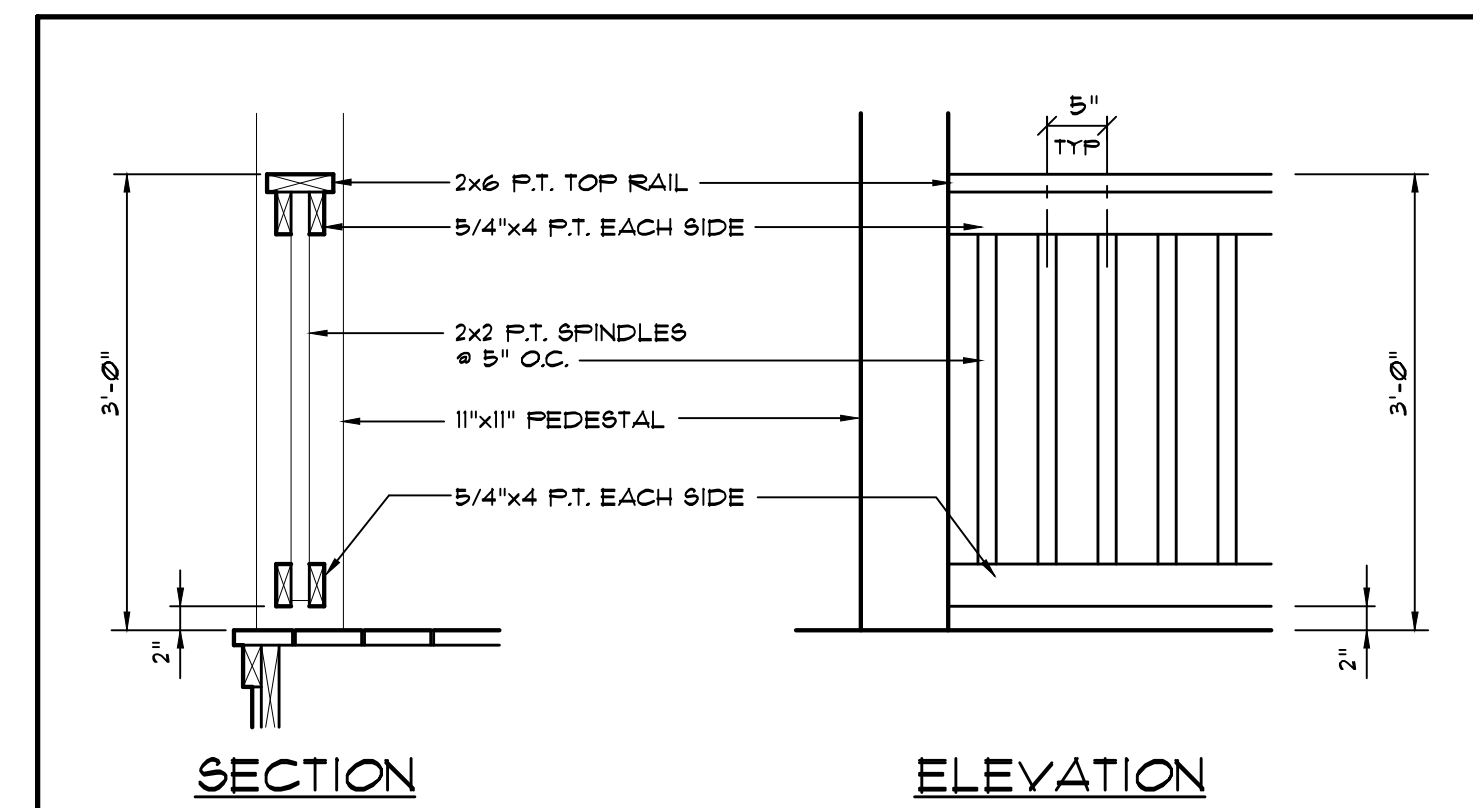
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



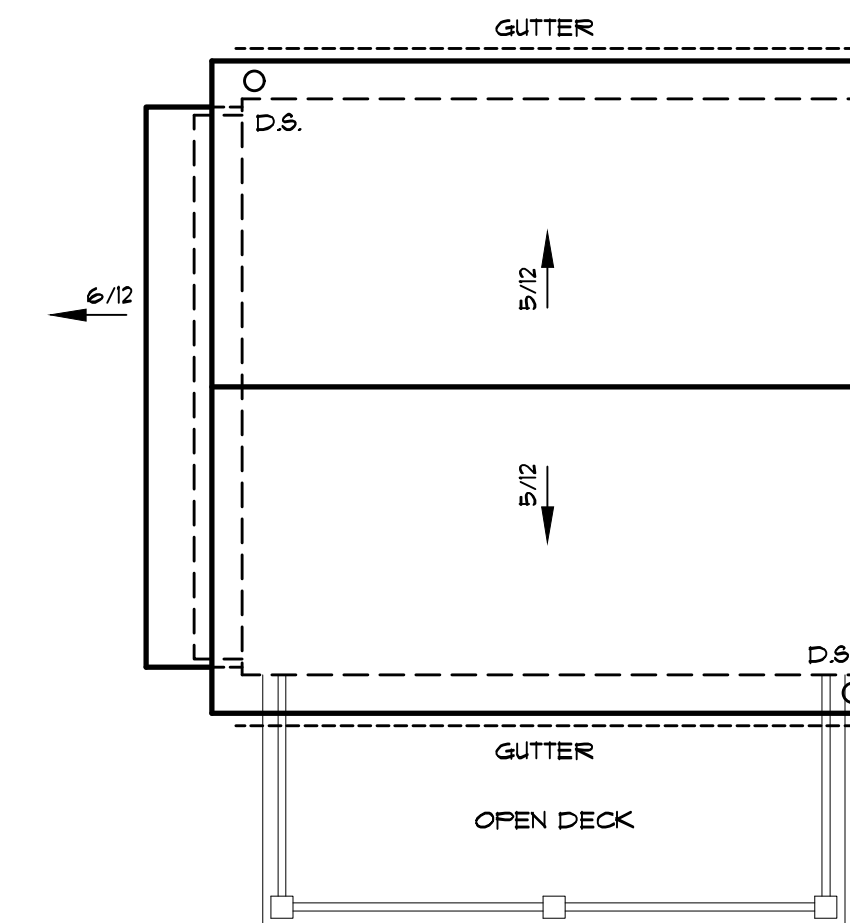
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



7 TYP DOOR/WINDOW TRIM
SCALE: 1/2" = 1'-0"



6 P.T. WOOD GUARDRAIL DETAIL
SCALE: 3/4" = 1'-0"



GUTTER NOTES:
- "D.S." DOWN-SPOUT
- PROVIDE HALF-ROUND GUTTERS AND ROUND DOWN-SPOUTS.
- DOWN-SPOUTS TO DRAIN INTO UNDERGROUND PIPES. (SEE SITE PLAN)

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

"SEALED ROOF"
W/ NO VENTILATION

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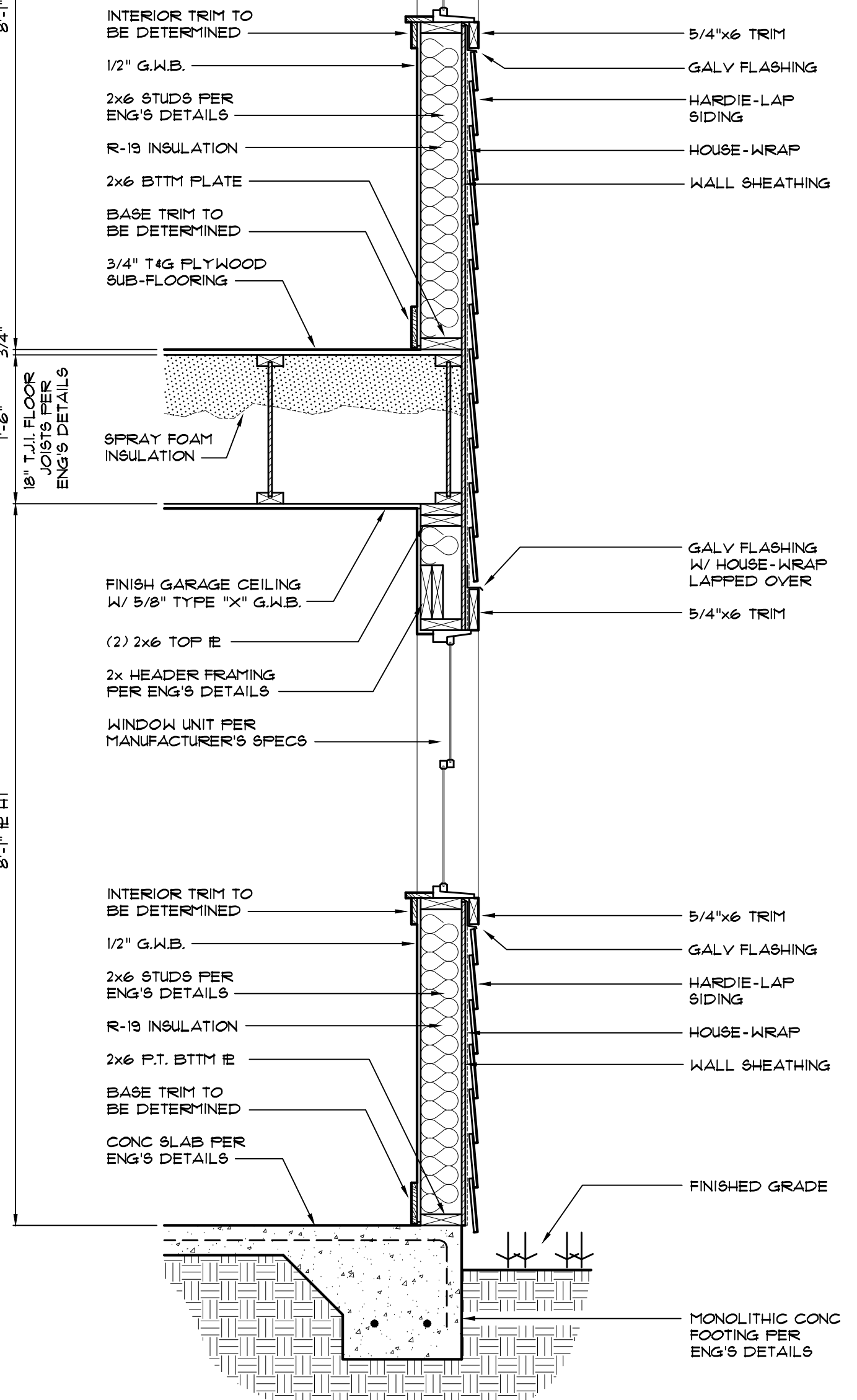
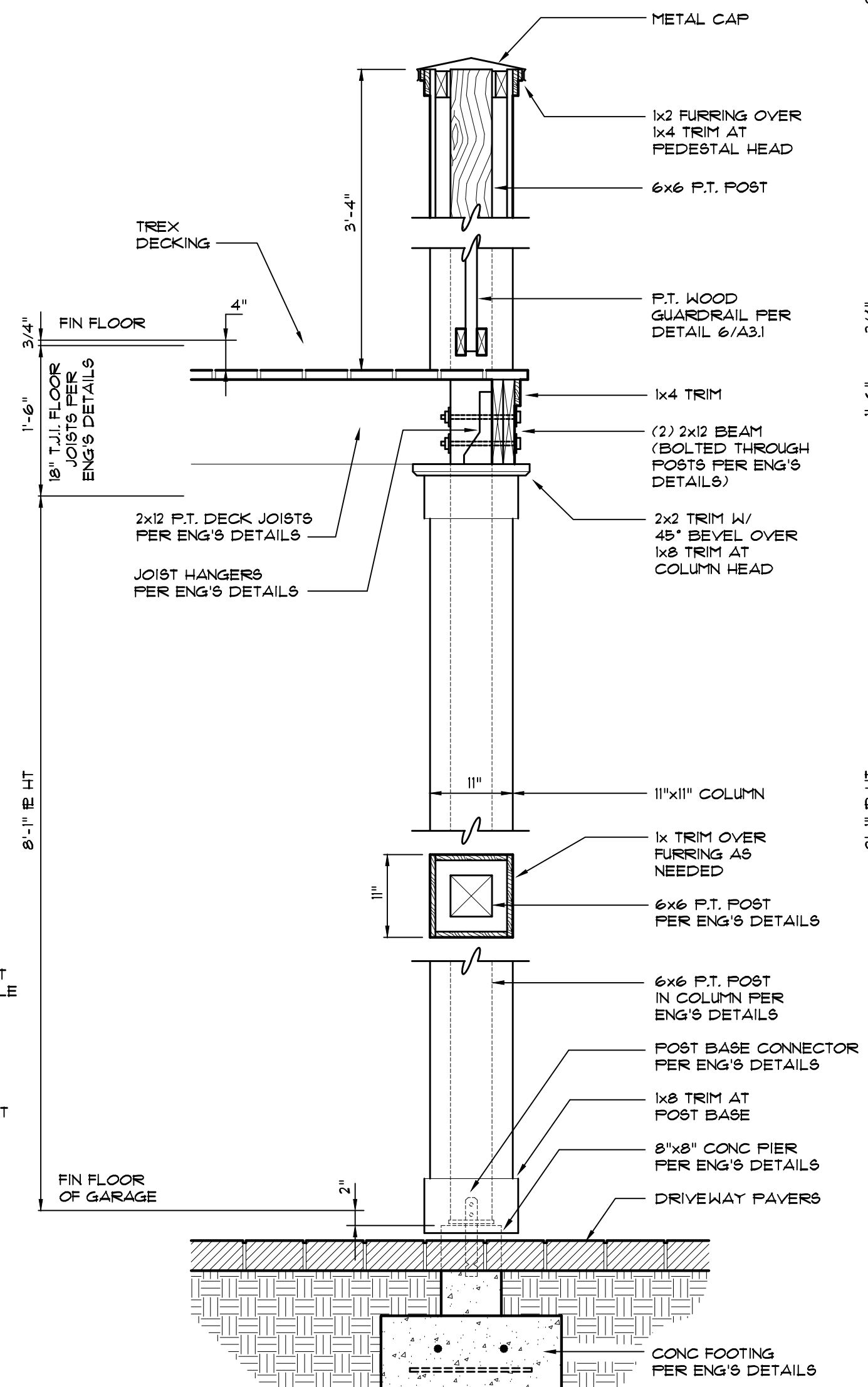
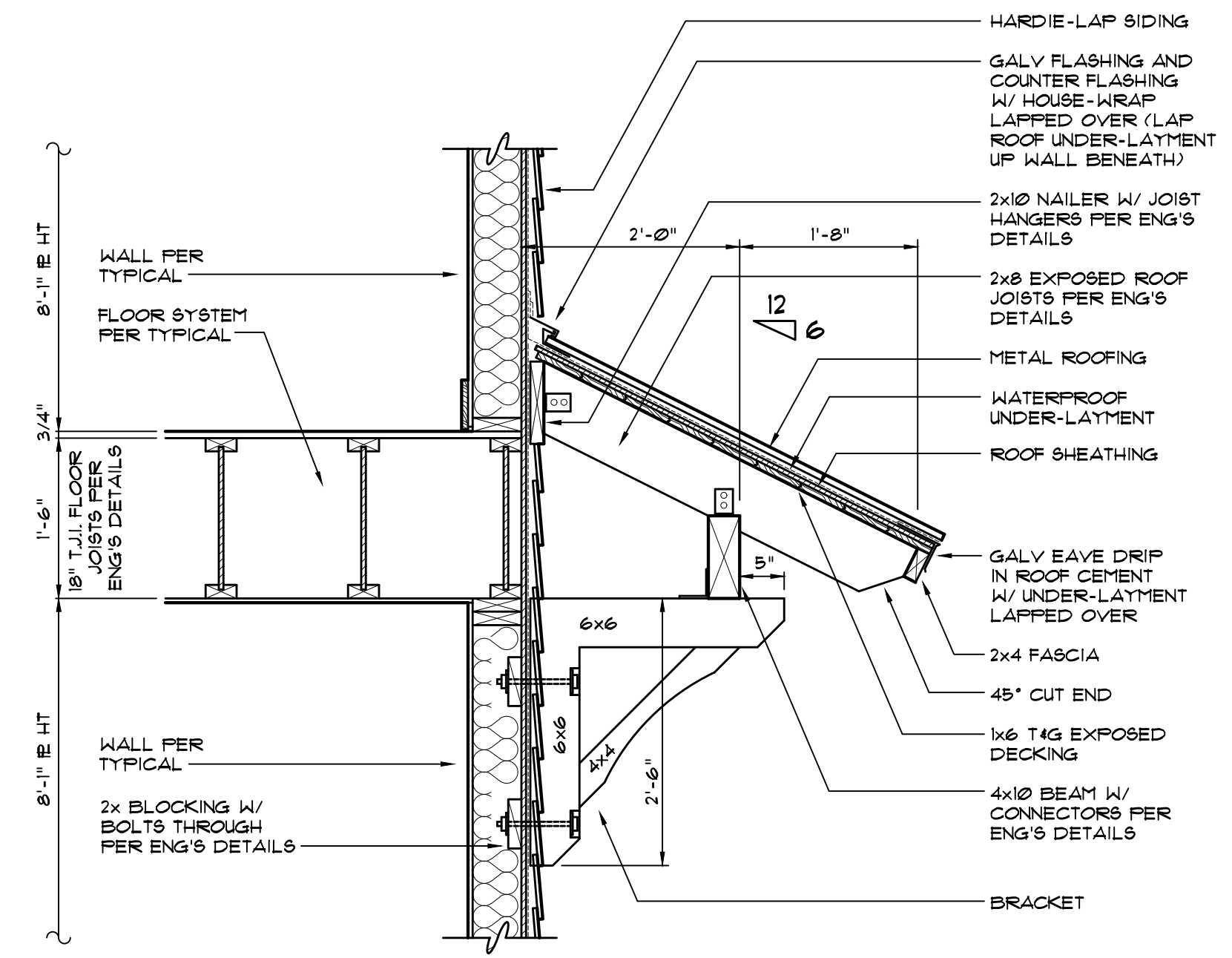
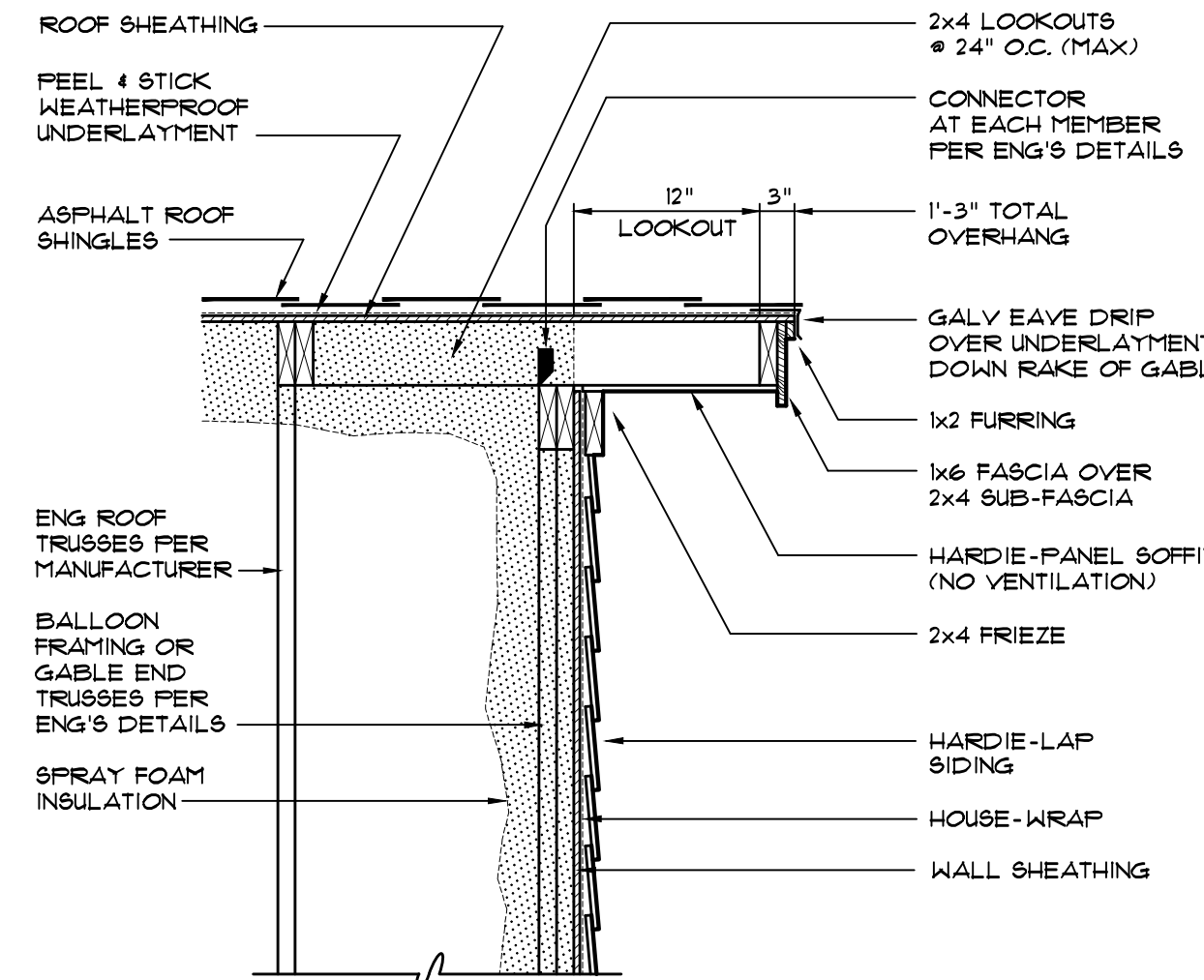
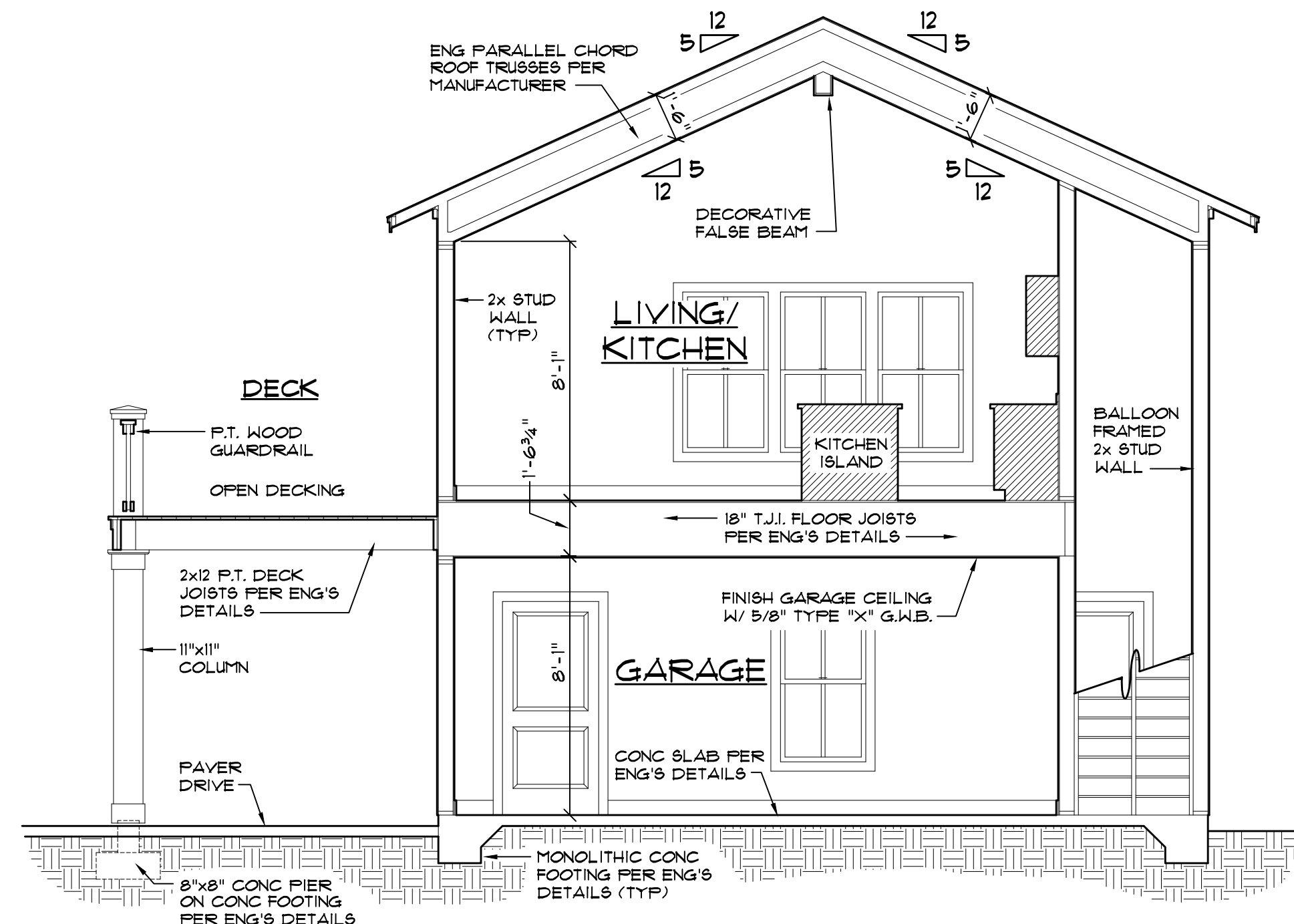
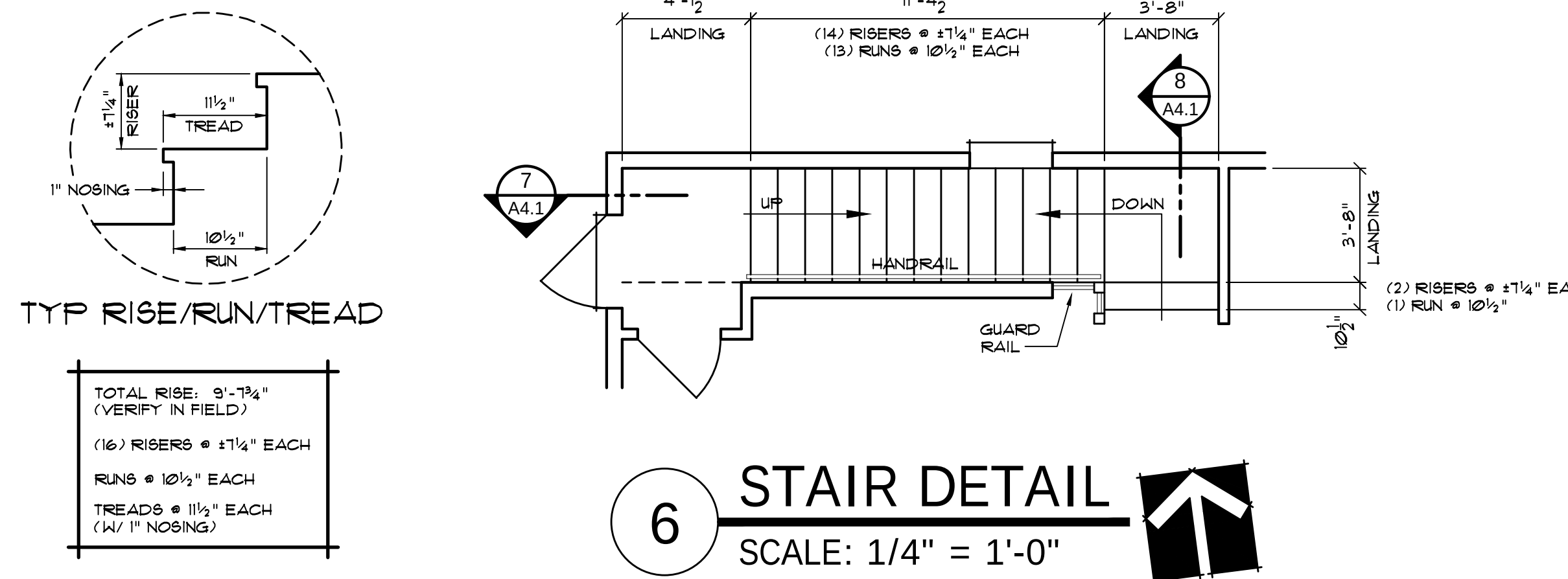
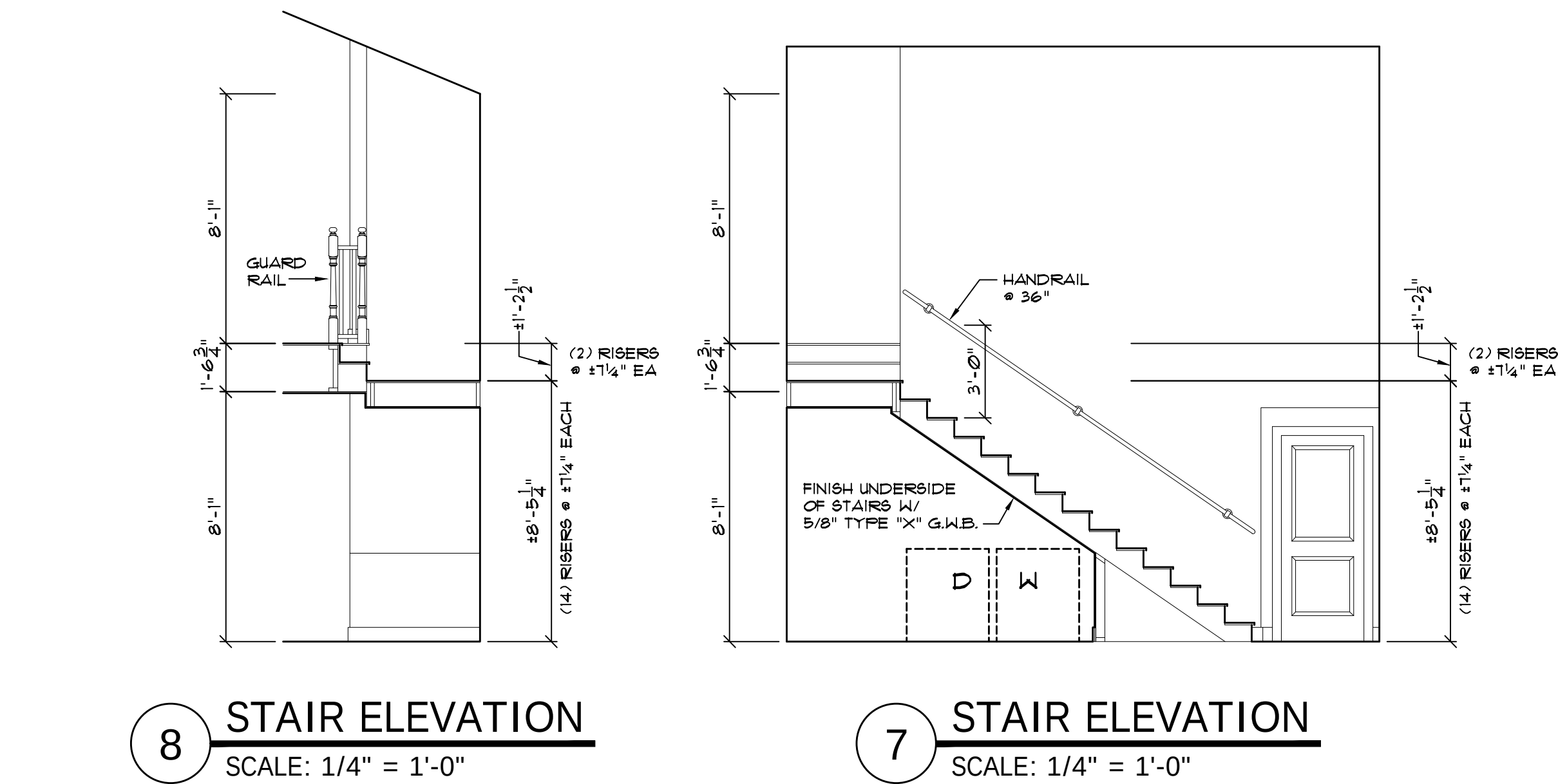
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THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST., FERNANDINA BEACH, FL 32034

Plan #: K1887
Job #: 24-1060

SHEET NUMBER

A3.1



NOTE:
ALL STRUCTURAL COMPONENTS SHOWN
MAY VARY DUE TO ENGINEERING
REQUIREMENTS. SEE ATTACHED
ENGINEERING DRAWINGS FOR ACTUAL
COMPONENTS TO BE USED.

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USVI LICENSE #758A

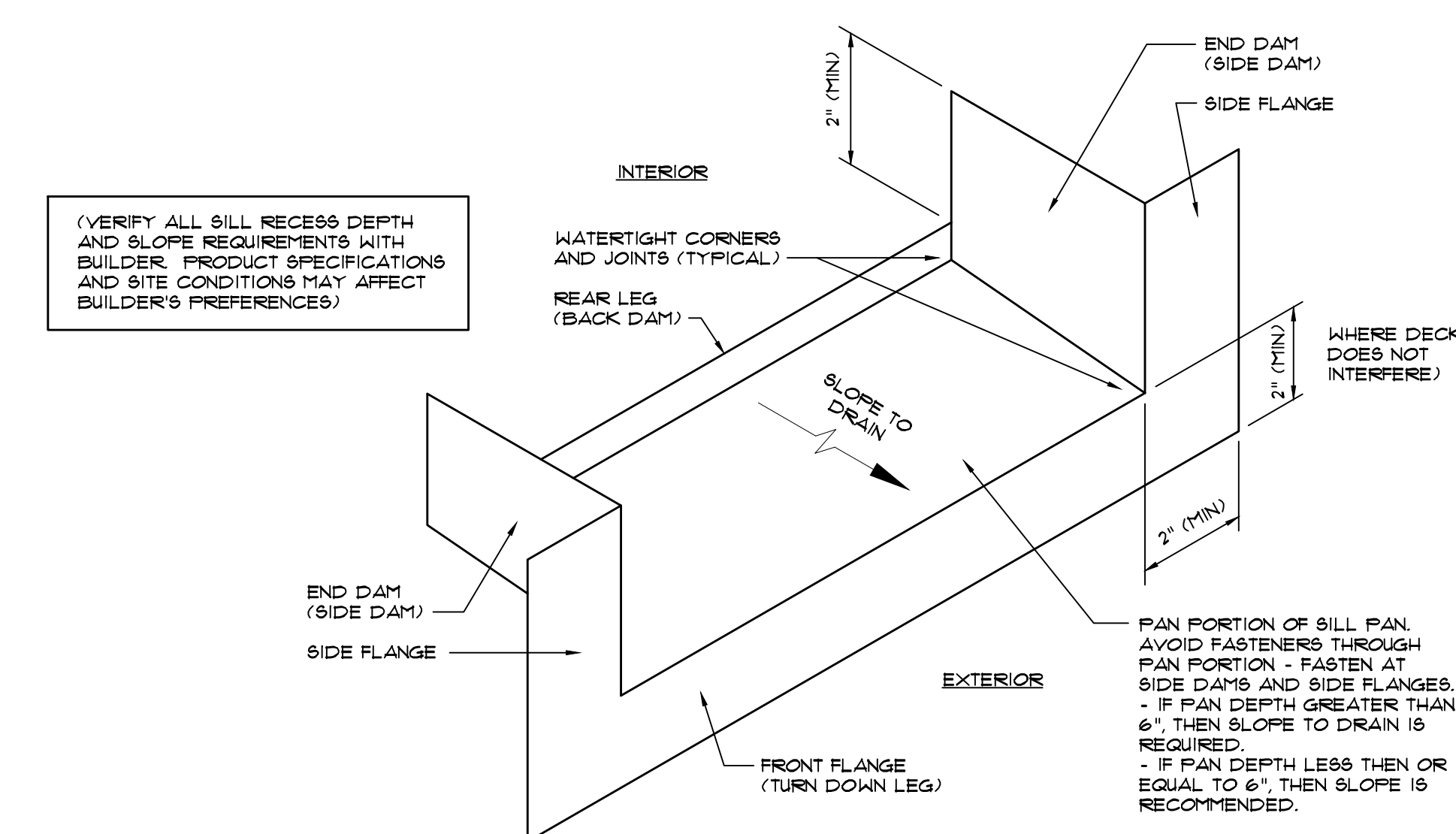
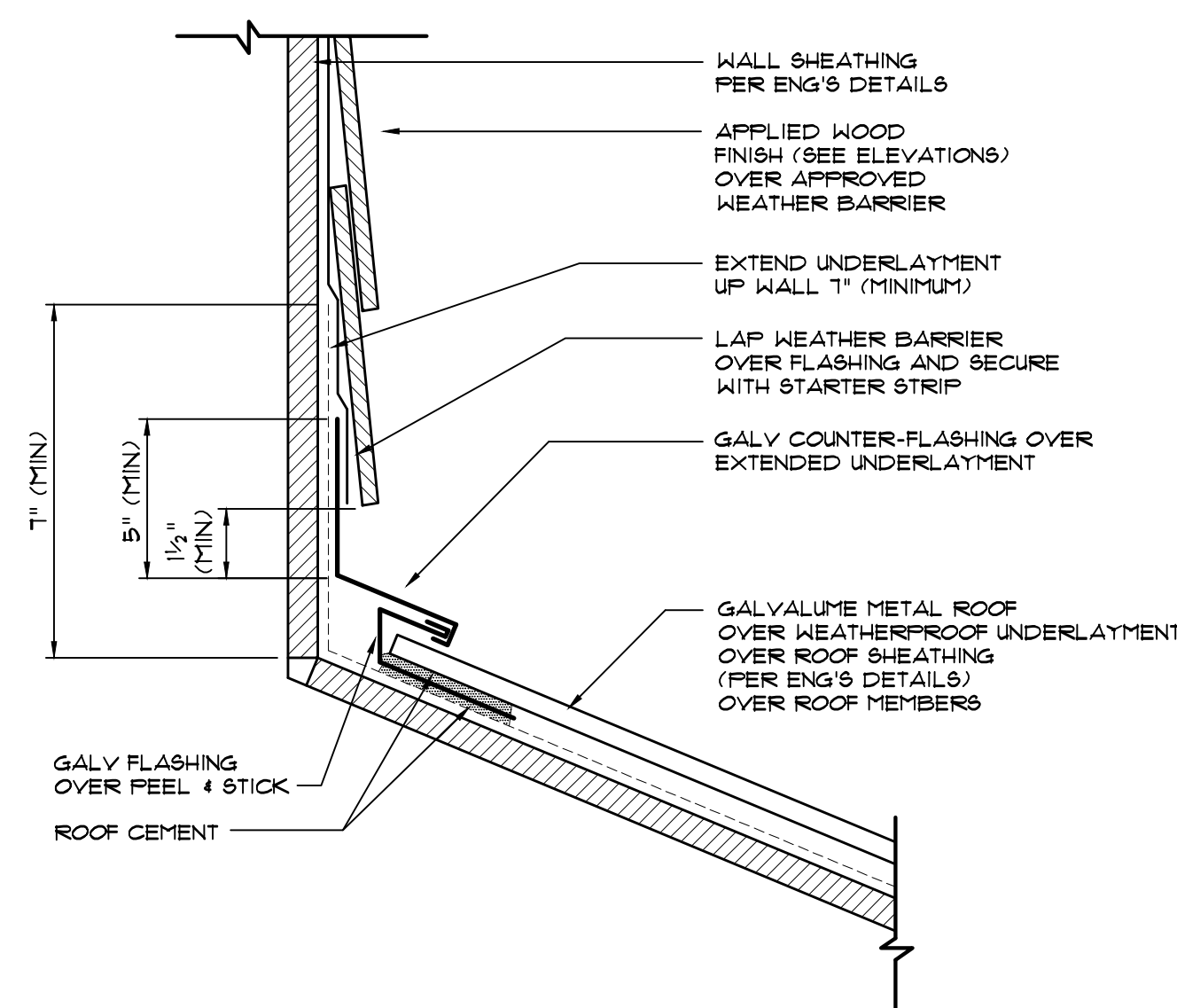
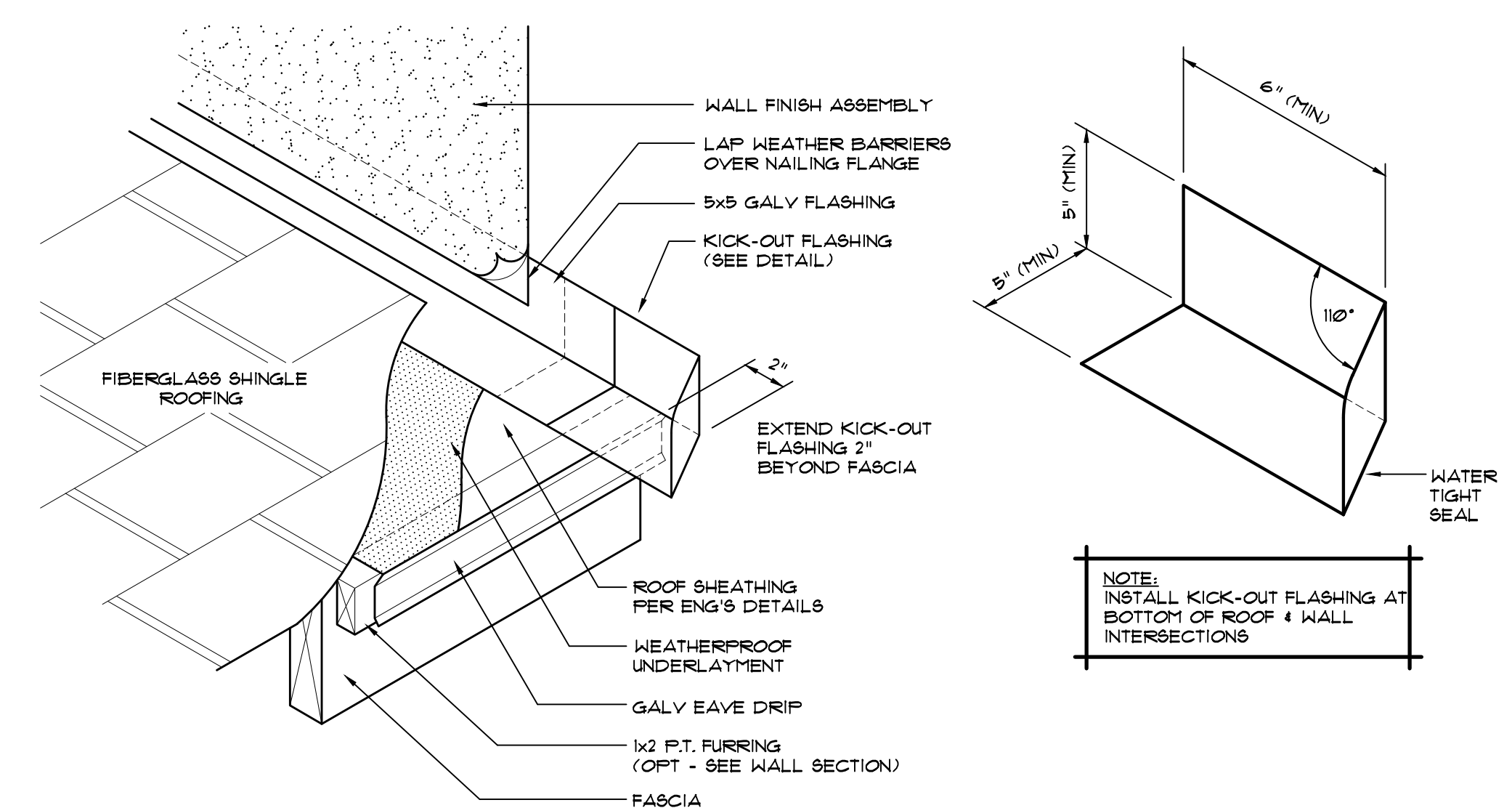
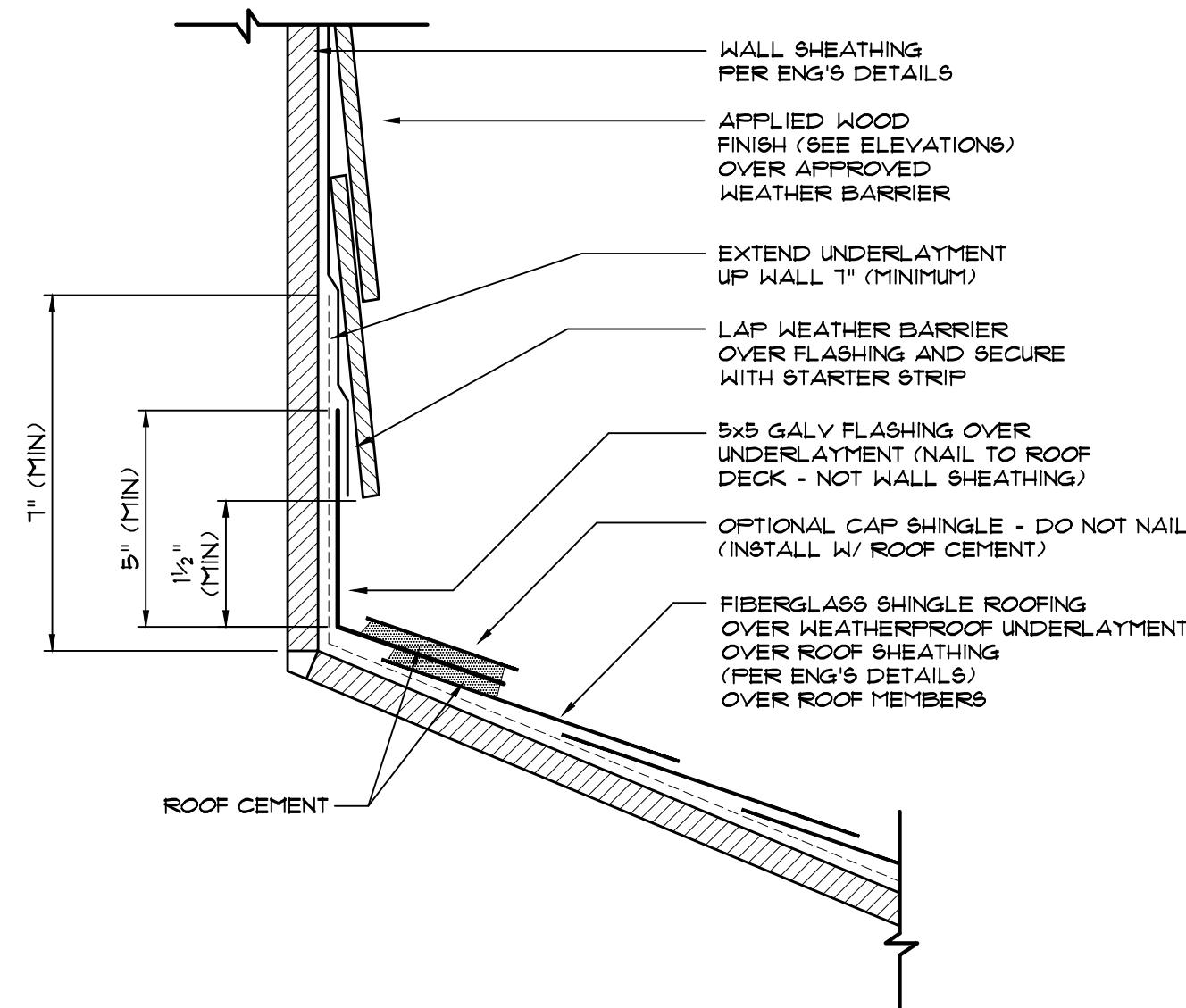
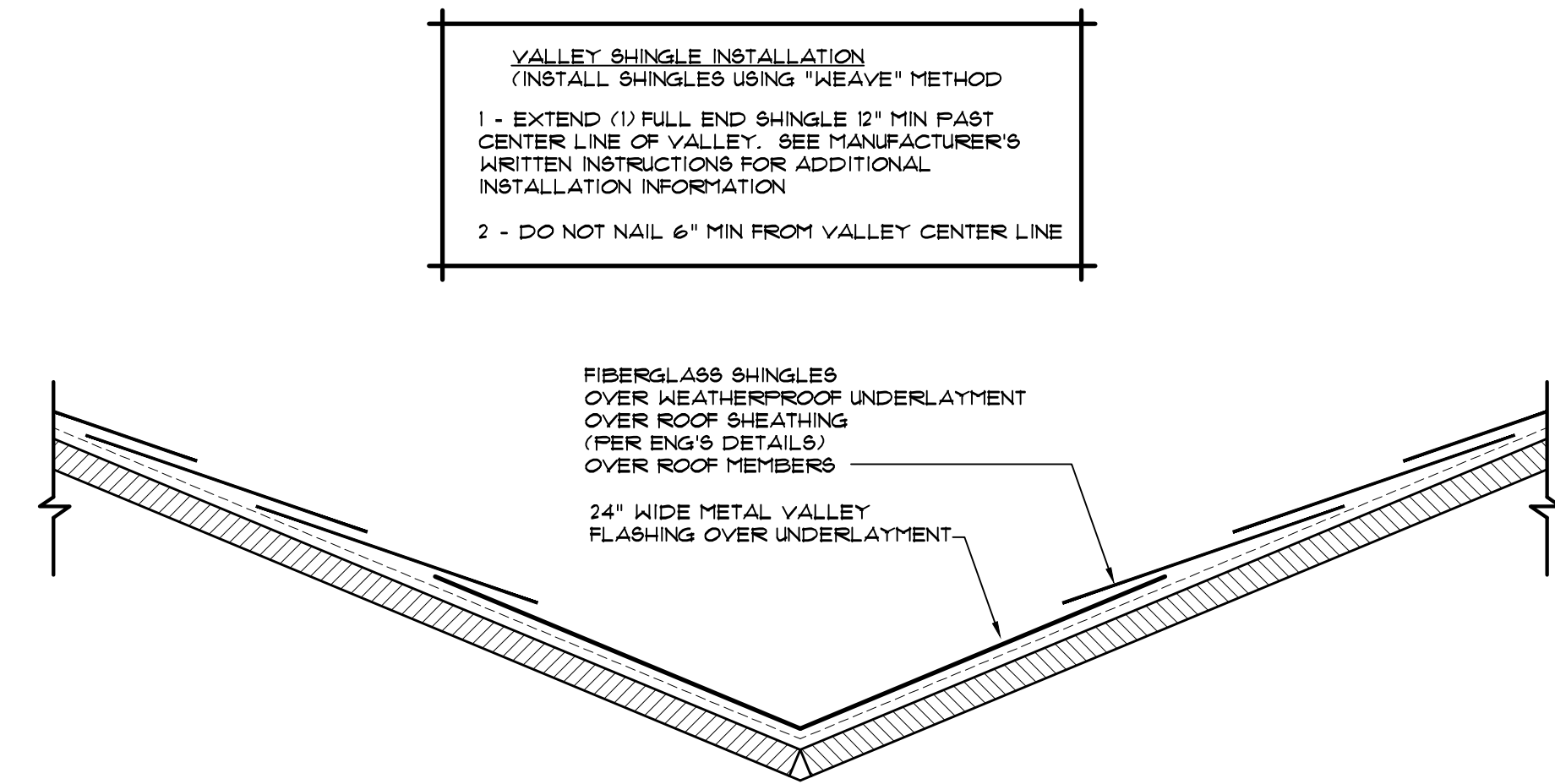
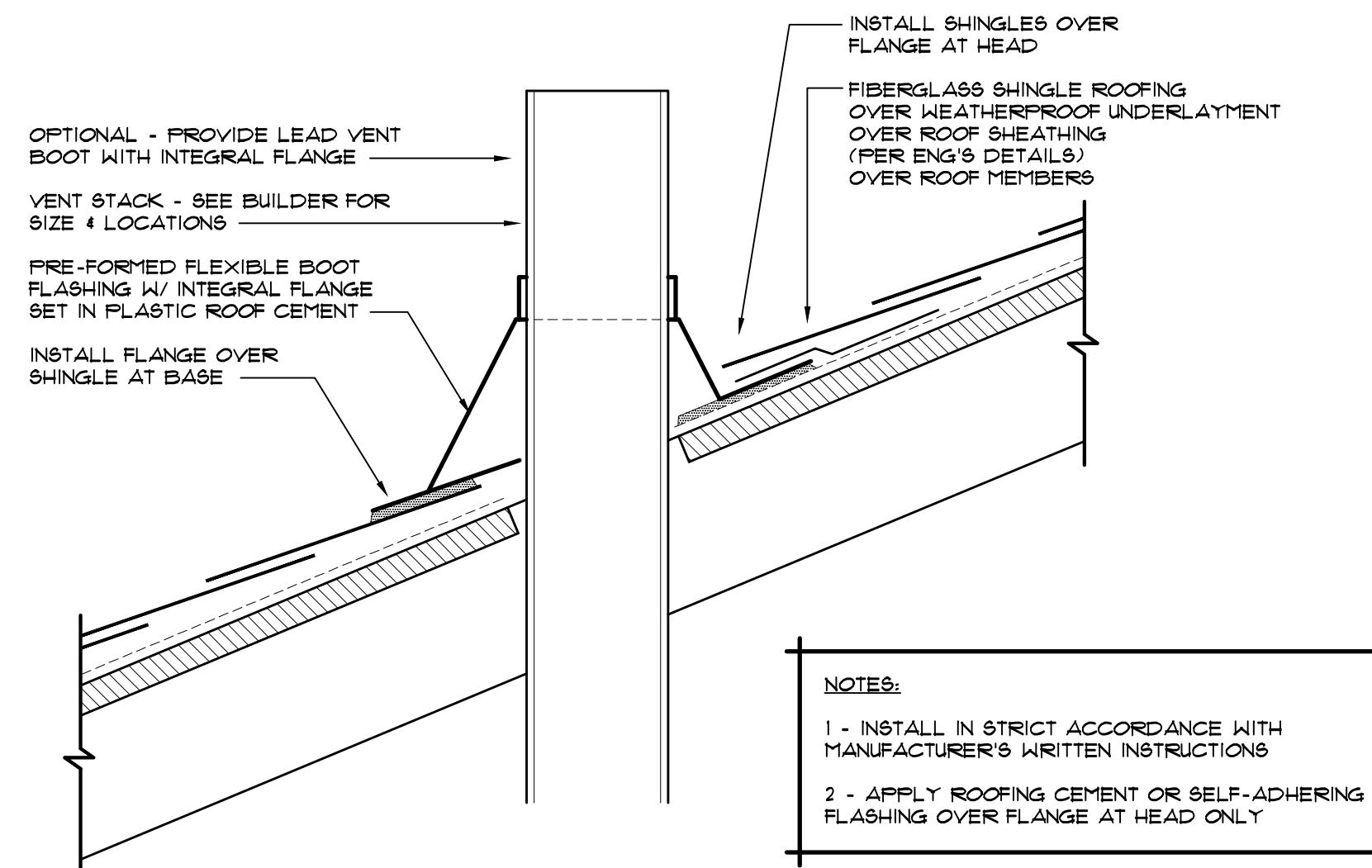
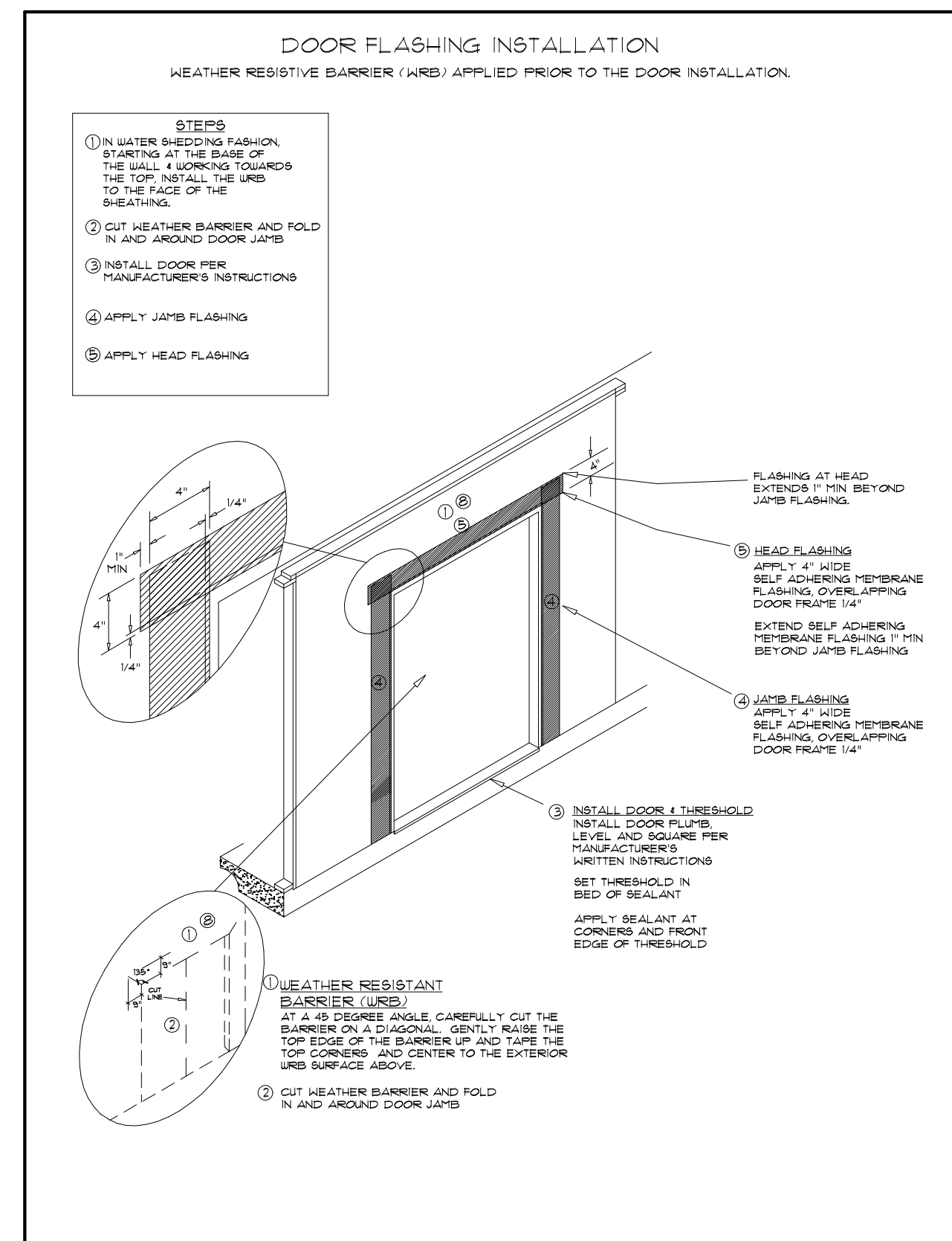
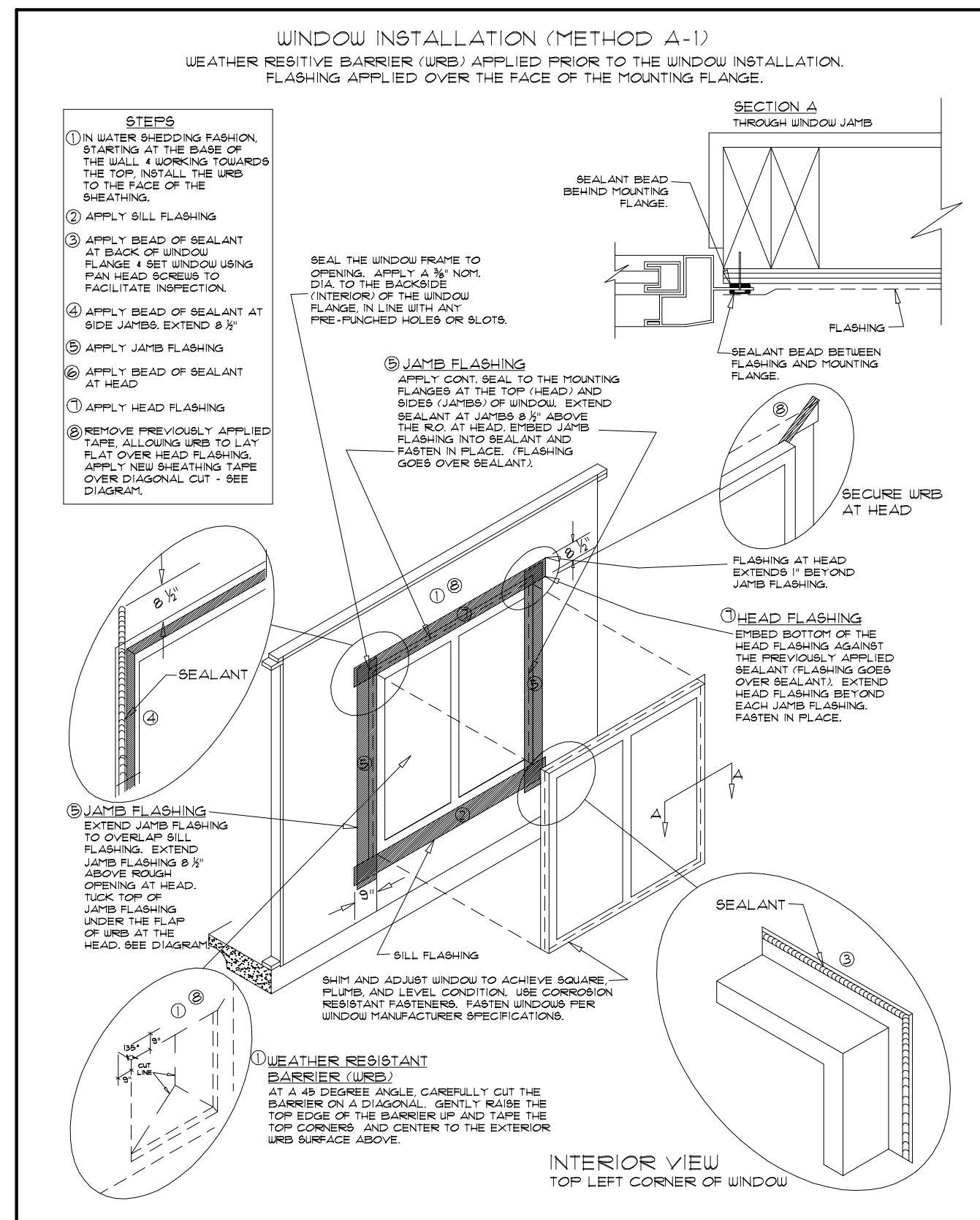
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THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST, FERNANDINA BEACH, FL 32034

Drawn by: JBF
Date: 11/15/2024
Scale: 1/4" = 1'-0"

Plan #: K1887
Job #: 24-1060

SHEET NUMBER
A4.1



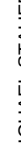
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ST THOMAS, USVI 00806
340-775-3113
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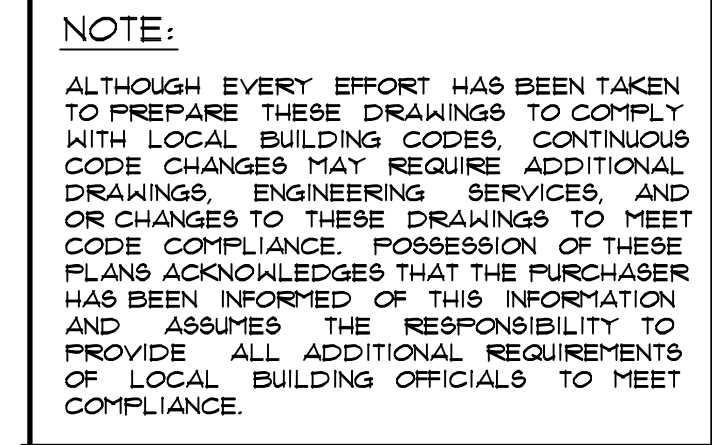
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THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST FERNANDINA BEACH FL 32034

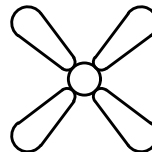
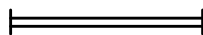
an #:	K1887
ob #:	24-1060

SHEET NUMBER

A5.1



- 1 - ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH NFPA 70 - 2020 NATIONAL ELECTRIC CODE. GENERAL CONTRACTOR TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS ARE COMPLIED WITH, INCLUDING BUT NOT LIMITED TO: OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFCI OR OTHER PROTECTIVE DEVICES, ETC.
- 2 - PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B) & (C).
- 3 - 100% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICACY LAMPS PER
FEC - ENERGY CONSERVATION R404
- 4 - LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATION. GENERAL CONTRACTOR TO PERFORM WALK-THRU OF THE HOUSE WITH THE OWNER TO CONFIRM INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- 5 - SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- 6 - SMOKE & CARBON MONOXIDE DETECTORS:
GENERAL CONTRACTOR TO VERIFY THAT DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- 7 - COORDINATION: GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- 8 - DATA/PHONE/CABLE: GENERAL CONTRACTOR TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE AND CABLE WIRES TO BE RUN. PROVIDE HOME-RUNS TO BOX FOR ALL PHONE AND CABLE WIRES. (SEE DATA COMPANY FOR LAYOUT)
- 9 - FIXTURE HEIGHTS/HEIGHTS: GENERAL CONTRACTOR TO VERIFY THE HEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS CALL OUT TO THE MANUFACTURER OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- 10 - PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

- | | | | |
|---|--|---|--|
|  | PRETIRE
4 BRACE
CEILING FAN W/
OPTIONAL LIGHT |  | 220V OUTLET |
|  | CEILING MOUNTED
L.E.D. SHOP LIGHT |  | 110V OUTLET |
|  | UNDERCAB L.E.D.
RIBBON LIGHTING |  | WEATHER PROTECTED
110V OUTLET |
|  | CEILING EXHAUST FAN |  | 110V OUTLET W/ GROUND
FAULT CIRCUIT INTERRUPT |
|  | RECESSED
LIGHT FIXTURE |  | CEILING MOUNTED
110V POWER OUTLET FOR
GARAGE DOOR OPENER |
|  | CEILING MOUNTED
LIGHT FIXTURE |  | EQUIPMENT OUTLET
(VERIFY POWER NEEDS) |
|  | CEILING MOUNTED
PENDANT FIXTURE | \$ | SWITCHES |
|  | WALL MOUNTED
LIGHT FIXTURE | \$3 | 3-WAY SWITCH |
|  | TELEVISION JACK | \$8 | DIMMER SWITCH |
| L.I.F. | LOCATE IN FIELD |  | SMOKE DETECTOR |
|  | 110V OUTLET AND
TELEVISION JACK
(HEIGHT ABOVE FLOOR
TO BE DETERMINED) |  | DISCONNECT SWITCH |
| | |  | CARBON MONOXIDE
DETECTOR & ALARM |

- AIR HANDLER UNIT LOCATED IN ATTIC OVER SECOND FLOOR BATH
- PROVIDE PLYWOOD DECKING
- PROVIDE 30" CLEARANCE ON ACCESS SIDES OF EQUIPMENT
- EXTERIOR A/C UNIT TO BE LOCATED BELOW EXISTING EXTERIOR STAIRS OF EXISTING HOUSE (SEE SITE PLAN)

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

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

THURSTON RES - ACCESSORY DWELLING UNIT
332 SOUTH SIXTH ST, FERNANDINA BEACH, FL 32034

an #:	K1887
ob #:	24-1060

SHEET NUMBER

E1.1

Thurston Residence

332 S 6th Street, Fernandina Beach



Thurston Residence

332 S 6th Street, Fernandina Beach



Thurston Residence

332 S 6th Street, Fernandina Beach



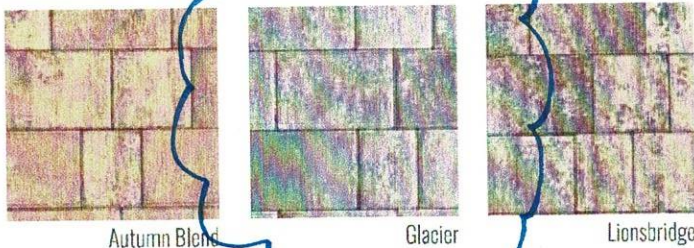
Olde Towne



OLDE TOWN 3PC (LIONSBRIDGE)

Olde Towne is the classic choice for hardscape projects where the smaller format of classic European elegance is more appealing. The smaller sizes are ideal for traditional or random patterns, while the natural cobblestone appearance gives long-lasting beauty and Old World charm to any hardscape project.

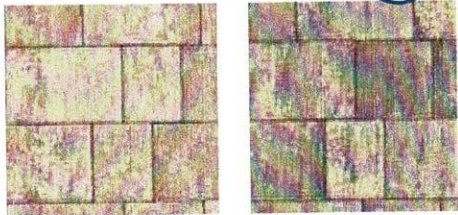
Standard Colors:



Autumn Blend

Glacier

Lionsbridge



Sand Dune

Sierra

Size Chart:



Olde Towne
4x6, 6x6, 6x9
#PV21340



Olde Towne 2pc
6x6, 6x9
#PV21385



Olde Towne 6x9
6x9
#PV21380

Paver Info:

PRODUCT #	PV21340
DIMENSIONS (in.)	4x6, 6x6, 6x9
THICKNESS (in.)	2-3/8
SF PER CUBE	124
CUBE WEIGHT (lbs.)	3,225
SURFACE:	Pillow Top

Due to variations in printing, color selections should always be chosen from actual product samples.



THURSTON 332 S. 6TH STREET - GARAGE DOORS 1

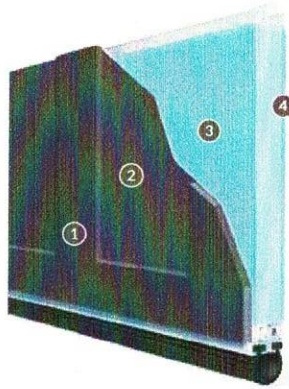
the look of painted WOOD
the ease of durable STEEL



*Canyon Ridge® / Elements, Design 12;
Shown in Black with REC13 Window Design*

CANYON RIDGE® Elements

The introductory model in our top-selling line of faux-wood carriage house doors, Canyon Ridge® Elements pairs moisture-resistant composite overlays featuring clean, square “Shaker” edges and durable, insulated steel to give you the look of painted wood without the upkeep. Choose from 13 designs in seven finishes including dramatic dark colors like Charcoal, Black and Bronze.



- 1 COMPOSITE OVERLAY
- 2 STEEL
- 3 BONDED POLYSTYRENE INSULATION
- 4 STEEL

STYLE AND CONSTRUCTION

- 4-layer, steel and composite overlay doors with 1-3/8" bonded polystyrene insulation. 6.5 R-value.
 - Glass options include clear, frosted, seeded, rain and obscure. See page 16 for details.
 - Removable clip-in window grilles for easy cleaning.
 - Spade lift handles and step plates included.
- See page 17 for more options.

Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".

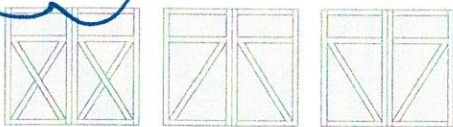
DOOR DESIGNS

SERIES 1



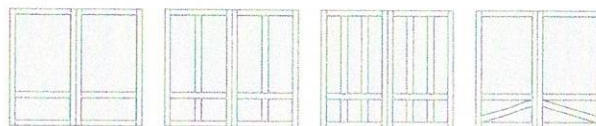
Design 11 Design 12 Design 13

SERIES 2



Design 21 Design 22 Design 23

SERIES 3

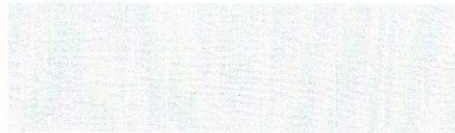


Design 31 Design 32 Design 33 Design 34



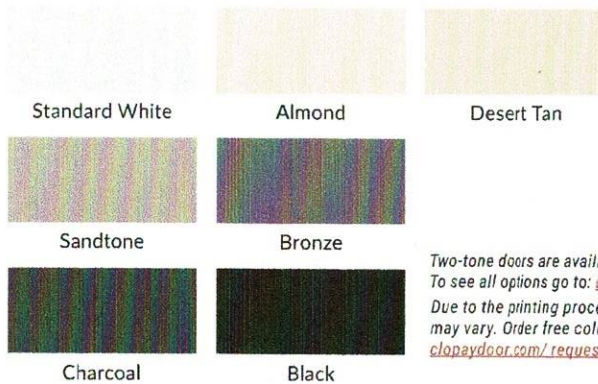
Design 35 Design 36 Design 38

MATERIAL DETAIL



Woodgrain Classic surface texture on steel base and composite overlay.

COLORS

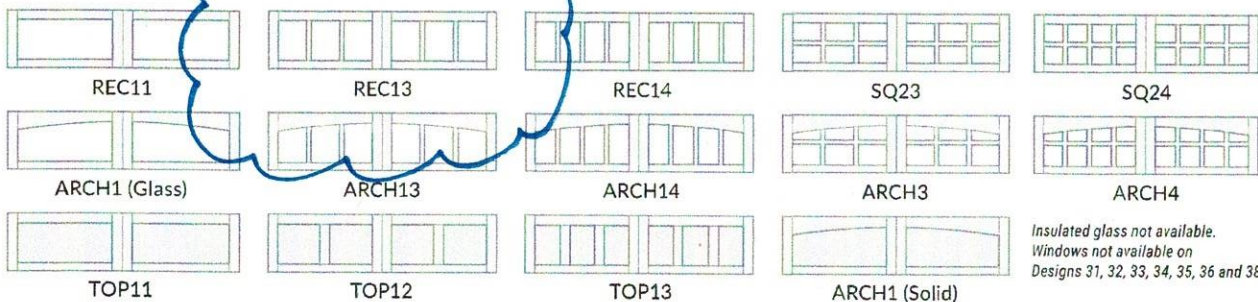


Two-tone doors are available. To see all options go to: dis.clopay.com. Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.

WARRANTIES



WINDOWS TOP SECTIONS



Insulated glass not available. Windows not available on Designs 31, 32, 33, 34, 35, 36 and 38.

Standard windows available on the following widths only: 8'0", 9'0", 10'0", 12'0", 13'0", 13'6", 16'0", 17'0", 18'0". Additional designs, windows and top sections available.

THURSTON 332 S. 6TH STREET - EXTERIOR LIGHTS



Acclaim Lighting
Burry 1-Light Oil-Rubbed Bronze
Wall Light

SKU#: 1732ORB

UPC#: 849596006191

153 In Stock With The Manufacturer

\$130.00

PayPal Pay in 4 interest-free payments of \$32.50. [Learn more](#)

DETAILS

Bring new light to your space inside or out with the Burry collection of lighting. Farmhouse in design yet versatile enough to enhance the look of any style of construction and decor. Burry is available in a variety of popular finishes.

- Exterior Wall Mount
- Oil-Rubbed Bronze finish
- Clear Seedy Glass Urn Shaped Globe
- Pre-assembled for easy installation
- Requires 1 60-Watt Max Medium Base Bulb
- Installation hardware included
- 1 Year Warranty

SPECIFICATIONS

Product Information

Brand:	Acclaim Lighting
SKU:	1732ORB-13A
UPC:	849596006191
Finish:	Oil-Rubbed Bronze
Finish Category:	Bronze

Lamping Information

Bulb Included:	No
Bulb Socket:	E26
Dimmable:	Yes
Max Wattage:	60
Voltage:	120V

Dimensions And Measurements

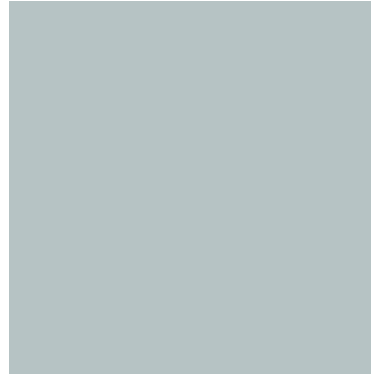
Product Height (Inches):	10.5
Product Length (Inches):	0
Product Width (Inches):	10.25
Product Weight (lbs):	2.2
Backplate/Canopy Specs:	5

Thurston Residence
332 S 6th Street

COLOR

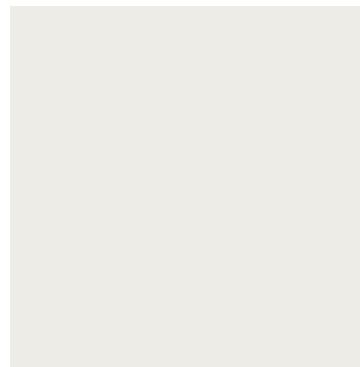
Color 1: Niebla Azul

Exterior walls



Color 2: Pure White

Door window trim
Fascia and soffit
Brackets
Columns/Porch trim



Trex Decking

Grey

Roofing

Main building – asphalt shingle; grey to match existing

Canopy – metal roof in galvalume color

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00412**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 332 S. 6th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 332 Direction S Street Name 6th Street Type Street Suffix Direction ▼
 Address: 332 S 6th Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0127-0042 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1930 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use ▼ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; doors; roof
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable porch extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Shingles-asbestos 2. ▼ 3. ▼
 Roof Type(s) 1. Gable on hip 2. ▼ 3. ▼
 Roof Material(s) 1. Composition shingles 2. ▼ 3. ▼
 Roof secondary strucs. (dormers etc.) 1. ▼ 2. ▼
 Windows (types, materials, etc.) 2/2 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) 2 entries; full facade porch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. ☐
 Structural System(s): 1. Balloon wood frame 2. ☐ 3. ☐
 Foundation Type(s): 1. Continuous 2. ☐
 Foundation Material(s): 1. Concrete Block 2. ☐ Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) 2 entries, modern full light replacements

Porch Descriptions (types, locations, roof types, etc.) Entry/W, replacement, full facade, open, shed, grouped chamfered supports & railing w decorative elements; Rear/E, 2 story, gable, open, similar details

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

[Clear Significance Values](#)

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

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

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

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

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

DOCUMENTATION

[Clear Documentation Values](#)

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brockington and Assc. Inc.

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

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

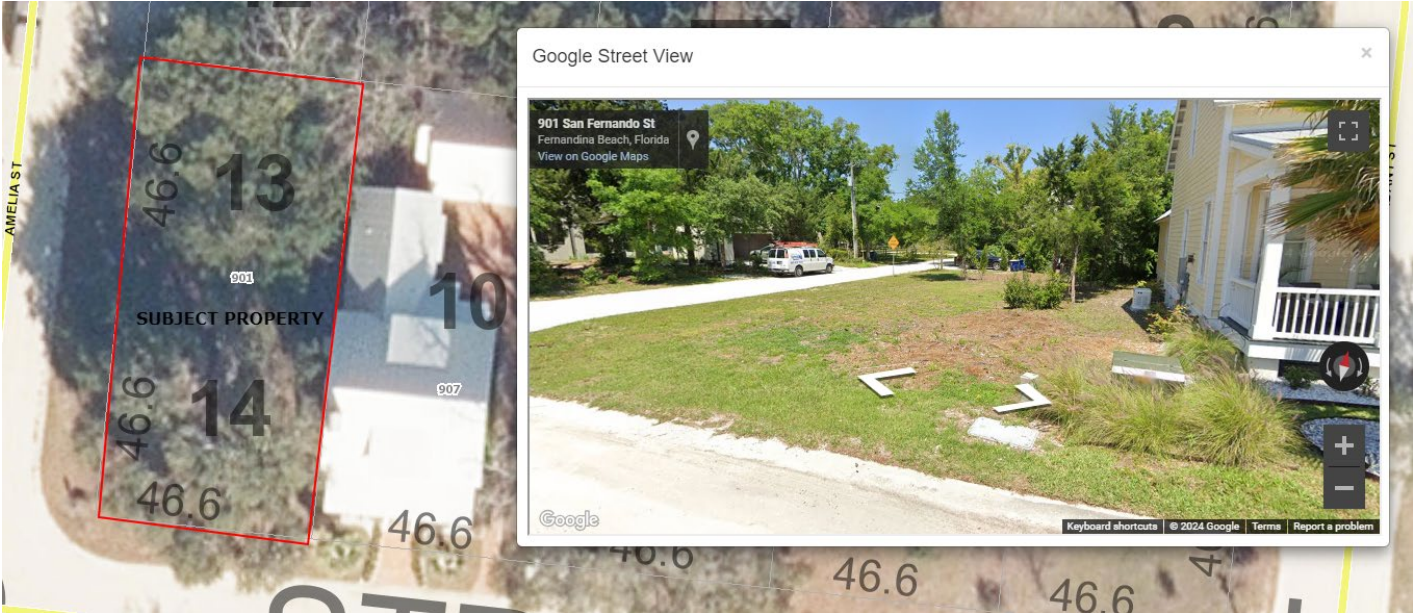
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0031
December 19, 2024

Owner/Applicant:	Lauren Kelly, Moser Design Group, agent for B Cubed Properties LLC
Property Address:	901 San Fernando Street
Parcel ID #	00-00-31-1580-0007-0130
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	FINAL Certificate of Approval (COA) to construct new single-family home. (Quasi-Judicial)

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

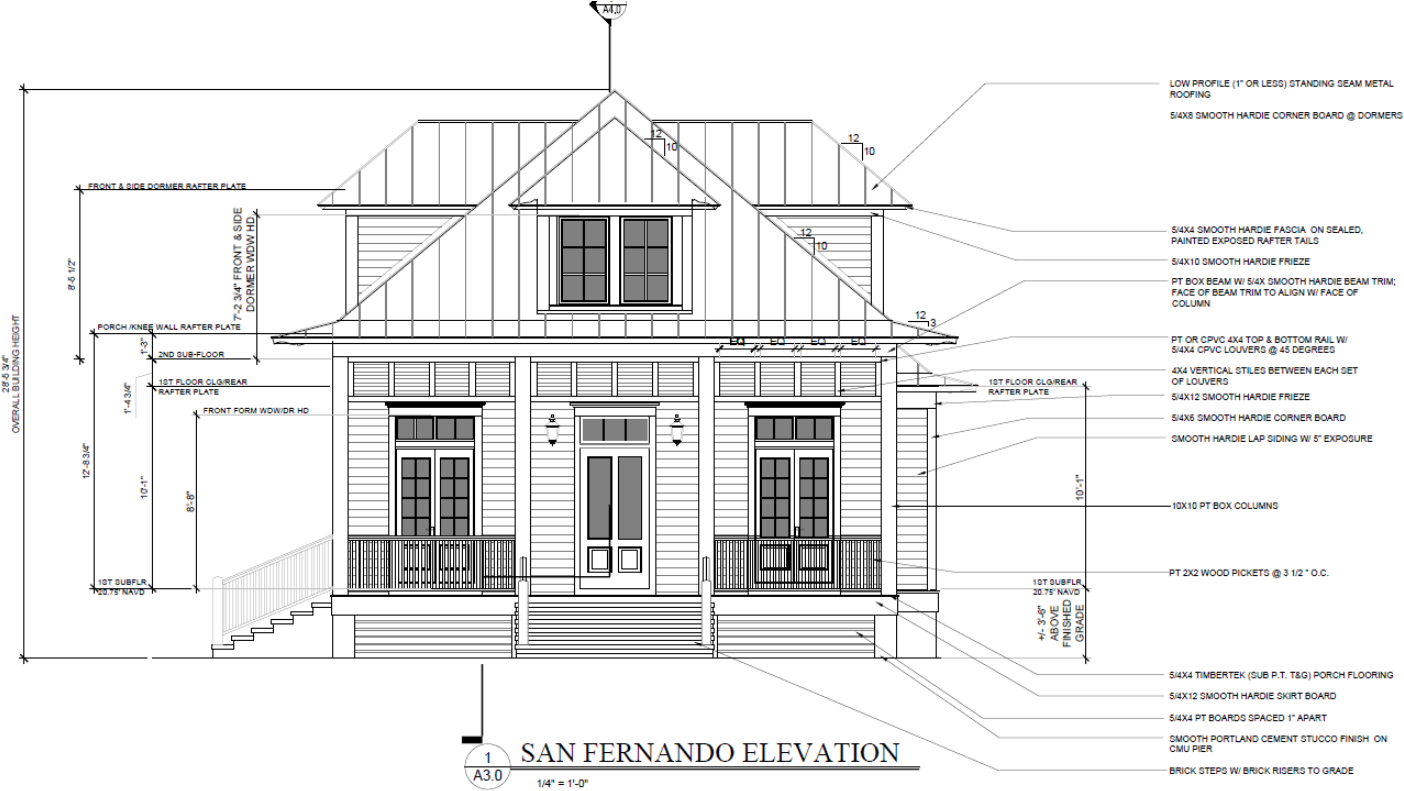


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

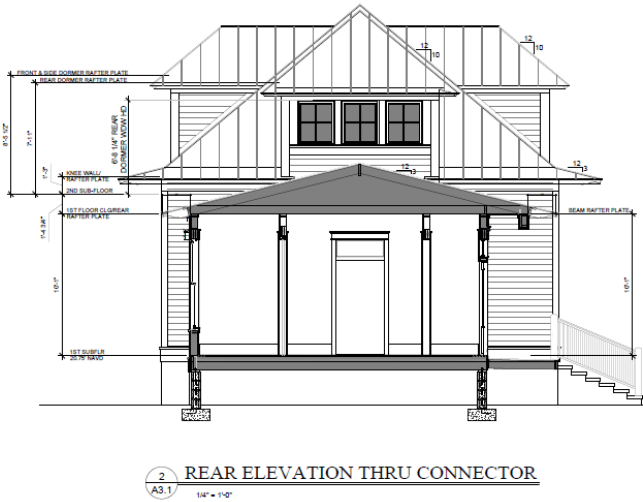
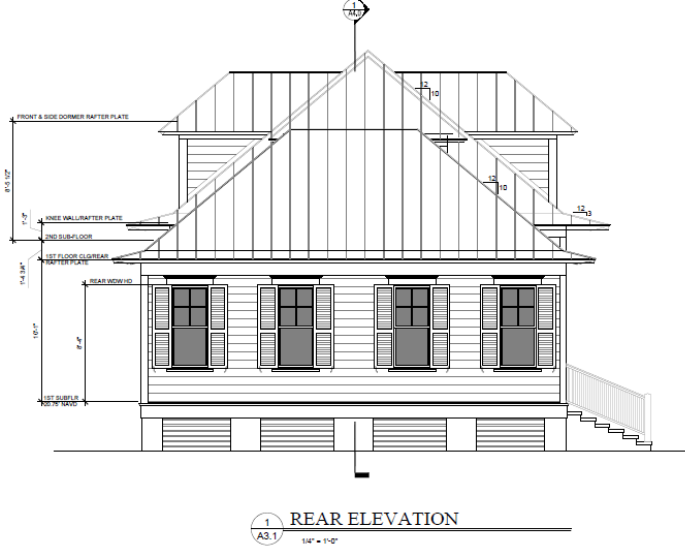
The applicant is requesting **Final** Approval to construct a new single-family home on the vacant lot located on Block 7, Lots 13 & 14. The home will have a small footprint at 1,483 square feet and will be accessed by uncovered parking on Amelia Street. The Design Vision for this project is described as *“This cottage is designed to blend into the traditional old Florida vernacular. It has large roof overhangs, a traditional bellcast roof, and a 1.5 story form with dormers to minimize the overall height. The tall windows, operable shutters, high ceilings and exposed rafter tails are all designed to blend seamlessly into the historic architecture of the area. The adjacent property at 907 San Fernando is also a 1.5 story house, but this is designed to be slightly smaller and lower than that house. It addresses the mid-lot visibility corridor between the two media peonia with an entry stoop and break in the overall massing.”*

The site plan for Lot 10, Block 7, shows a 2-story frame residence (No. 907) with a covered porch and a brick patio. The plan includes setbacks from Amelia Street (16.8', 17.1', 17.4', 17.7', 18.3'), San Fernando Street (18.1', 18.2', 18.1'), and Brick Drive (11.3'). The residence has a main house, entry porch, and a covered porch. Other features include a gravel drive, frame storage room, concrete carport, brick steps & landing, and a wood deck & steps. The plan also shows a 7" CDR, 7" FM, and 93.35' FM. The lot is 29.1' wide and 11.3' deep. The residence is 29.1' wide and 11.3' deep. The plan includes a north arrow and a scale bar.

San Fernando St. Elevation of Proposed Construction:



Rear Elevations:



Amelia St. Proposed Elevation:



APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

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

ANALYSIS:

Site Plan –

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

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 28'-5 3/4", which is under the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth Hardie lap siding -horizontal in Edgecomb Gray, BM HC-173, Halcyon Green SW 6213 shutters, and trim in Greek Villa SW 7551. The metal roof is low profile standing seam Galvalumeand, and T&G Deck Boards in French White Oak for the porch.
- **Foundation** – The project will be constructed on a pier foundation with horizontal boards, painted in MB Edgecomb Gray HC-173.
- **Windows** – Windows are to be Marvin Elevate FL 5545-R8 in White
- **Doors** – Front door is manufactured by Marvin Elevate FL4809-R20 in White.

Other Notes –

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

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in**

design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines.

Staff recommends:

FINAL APPROVAL of HDC 2024-0031

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-0031 **with or without** conditions;

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

That HDC case HDC 2024-0031, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application Materials

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #15051

Date Submitted: 11/22/2024

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

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure – Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 09 2023	Dec 07 2023	Jan 04 2024	Feb 08 2024	Mar 07 2024	Apr 04 2024	May 09 2024	June 06 2024	July 04 2024	Aug 08 2024	Sep 05 2024	Oct 10 2024	Nov 07 2024	Dec 05 2024
Meeting Date	Dec 21 2023	Jan 18 2024	Feb 15 2024	Mar 21 2024	Apr 18 2024	May 16 2024	June 20 2024	July 18 2024	Aug 15 2024	Sep 19 2024	Oct 17 2024	Nov 21 2024	Dec 19 2024	Jan 16 2025

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction ▼

APPROVAL TYPE*

Board Approval: Final ▼

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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

11/7/2024

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

901 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0007-0130

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

B Cubed

Last Name*

Properties LLC

Mailing Address*

919 STEWART DR

City*

Dallas

State*

TX

Zip Code*

75208

Telephone Number*

843-846-8319

E-mail Address*

lauren@moserdesigngroup.com

OWNER'S AGENT

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

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

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #2

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This project is a new cottage located on Block 7, Lots 13 & 14. The cottage has a small footprint - 1,483 square feet - with uncovered parking accessed from Amelia Street.

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

Design Vision Statement*

This cottage is designed to blend in to the traditional old Florida vernacular. It has large roof overhangs, a traditional bell-cast roof, and a 1.5 story form with dormers to minimize the overall height. The tall windows, operable shutters, high ceilings and exposed rafter tails are all designed to blend seamlessly into the historic architecture of the area. The adjacent property at 907 San Fernando is also a 1.5 story house, but this is designed to be slightly smaller and lower than that house. It addresses the mid-lot visibility corridor between the two media peonia with an entry stoop and break in the overall massing.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Smooth Lap Siding & V-groove	Benjamin Moore Edgecomb Gray HC-173
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Marvin Elevate	FL4809-R20	White
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer

Marvin Elevate

Product Description

FL5545-R8

Color

White

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING**Manufacturer**

TBD

Product Description

Standing Seam Metal

Color

Galvalume

(Name/Number)

FASCIA/TRIM**Manufacturer**

Hardie

Product Description

Smooth finish

ColorSherwin Williams 7551
Greek Villa

(Name/Number)

FOUNDATION**Manufacturer**

Field Built

Product Description

Portland Cement Stucco

ColorBenjamin Moore Edgecomb
Gray HC-173

(Name/Number)

SHUTTERS**Manufacturer**

TBD

Product Description

Fiberglass composite, operable w/ hardware

ColorSherwin Williams 6213
Halcyon Green

(Name/Number)

PORCH/DECK**Manufacturer**

Timbertek

Product Description

T&G Deck Boards

Color

French White Oak

(Name/Number)

FENCING

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

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

Field Built

Product Description

crushed gravel

Color

(Name/Number)

SIGNAGE**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

Underpinning

Product Description

PT Wood - Field Built

Color

Benjamin Moore HC-Revere Pewter

(Name/Number)

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

Upload 1

21891-11x17-H.pdf

Upload 2

Bosworth-deed.pdf

Upload 3Bosworth-Light Fixture
Cutsheets.pdf**Upload 4**Bosworth Cottage Color
Chart.pdf**Upload 5**Bosworth-HDC Final
Submittal-11.22.24.pdf**Upload 6**

Choose File

 No file selected**Upload 7**

Choose File

 No file selected**Upload 8**

Choose File

 No file selected**Certification***

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

11/22/2024



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.

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 24-206558

Parcel No.: 00-00-31-1580-0007-0130

This **WARRANTY DEED**, made the **13th day of September, 2024**, by **Bowline Ventures, LLC, a Texas Limited Liability Company** (whether one or more, the "Grantor"), to **B Cubed Properties, LLC, a Texas Limited Liability Company**, whose post office address is 919 Stewart Drive, Dallas, TX 75208 (whether one or more, the "Grantee"):

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

All those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach (formerly Fernandina) and known and described upon the Official Plat of the city (as lithographed and issued by the Florida railroad company in 1857 and enlarged, revised and reissued by the Florida town improvement company in 1887 and 1901) as Lots 13 and 14, Block 7, of OLD TOWN, less and except any part in any road right of way. Said land situate, lying and being in Nassau County, Florida.

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

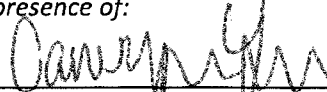
SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

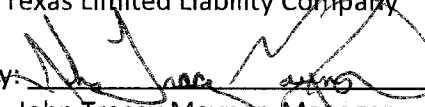
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature
Print Name: Campy Lee

Witness #1 Address:
2110 Reagan St, Dallas, TX 75201

Bowline Ventures, LLC
a Texas Limited Liability Company

By: 
John Tracey Maynor, Manager

By: 
Caitlin Baxter Partin, Manager

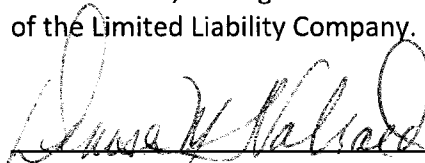

Witness #2 Signature
Print Name: Carrie Callaway

Address:
8737 King George Drive
Dallas, TX 75235

Witness #2 Address:
618 Summer Oaks Dr.
Rockwall, TX 75087

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 10 day of September, 2024 by John Tracey Maynor and Caitlin Baxter Partin, Managers of Bowline Ventures, LLC, a Texas Limited Liability Company, on behalf of the Limited Liability Company.


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



Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THAT PORTION OF THE CITY OF FERNANDINA BEACH, (FORMERLY KNOWN AS FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA KNOWN AS "OLD TOWN" AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY AS LITHOGRAPHED AND ISSUED IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1897 AND 1901 AS:

CERTIFIED TO: KELLY & CHRISTOPHER MANUS

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

TREE LEGEND:
 CDR = CEDAR
 O = OAK TREE
 HLY = HOLLY TREE
 HB = HACKBERRY

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

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

F.B. NO: X-381 PAGE NO: 29 CREW: SS FILE NO: A-5895

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

08/02/2017.

- 1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- 2) The "Legal Description" hereon is in accord with the description provided by the client
- 3) Underground Improvements were not located or shown.
- 4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 5) Bearings shown hereon are based on an assumed bearing of S82°32'00"E for the northerly right-of-way line of San Fernando Street. The bearing reference line is indicated as thus (BR).
- 6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)

TERMS OF PURCHASE AND USE:

- Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.
- These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time use authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.
- A purchase of blueprint prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.
- Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their own risk.
- Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.
- Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.
- The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.
- These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.
- It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.
- It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.
- It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time, therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. **DISCLAIMER OF WARRANTIES.** To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. **LIMITATION OF LIABILITY.** Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South Carolina law.

18. Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties, in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

- Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.
- Larger scale drawings supersede smaller scale drawings.
- Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
- Use materials appropriate to the application for maximum life and optimum appearance.



BOSWORTH COTTAGE

BLOCK 7, LOTS 13 & 14 | SAN FERNANDO
OLD TOWN FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
S1.0	FOUNDATION & FRAMING PLANS
A2.0	FLOOR PLANS
A2.1	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
E1.0	ELECTRICAL PLANS (NOT INCLUDED)

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION. VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

	DRAWING NUMBER	ABV	ABOVE	INT	INTERIOR
	SHEET NUMBER	AFF	ABOVE FINISHED FLOOR	IN	INCHES
	DETAIL NUMBER	ASF	ABOVE SUBFLOOR	JST	JOIST
	SHEET NUMBER	ADJ	ADJ	MIN	MINIMUM
	INTERIOR ELEVATION NUMBER	@	AT	MAX	MAXIMUM
	DIRECTION OF RISING SLOPE	BFE	BASE FLOOD ELEVATION	NIC	NOT IN CONTRACT
	ROOF PITCH	CONT	CONTINUOUS	OP'NG	OPENING
	OVERHANG DIMENSION	CNTR	CENTER	OC	ON CENTER
	RAFTER BEARING HEIGHT ABOVE SUBFLOOR	CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
	WINDOW KEY	CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
	DOOR KEY	CONC	CONCRETE	PT	PRESSURE TREATED
	ROOM NAME	DIA	DIAMETER	PNT	PAINT
	FINISH FLOORING	DBL	COUBLE	R	RISER
	CEILING HEIGHT	DEG	DEGREES	ROW	RIGHT OF WAY
	CEILING FINISH OR OR SPECIAL NOTE	EXT	EXTERIOR	REQ'D	REQUIRED
	TREE TO BE REMOVED	FFE	FINISHED FLOOR ELEVATION	REM	REMOVE
		FIN	FINISH	SQFT	SQUARE FEET
		FL	FLOOR	TOB	TOP OF BLOCK
		FT	FEET	TOS	TOP OF STUD
		FOS	FACE OF STUD	TRD	TREAD
		FOB	FACE OF BLOCK	TRT'D	TREATED
		GYP	GYPSON	VERT	VERTICAL
		HB	HOSE BIBB	GALV	GALVANIZED
		HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	STAINLESS STEEL
		HT	HEIGHT		
		H/C	HANDICAP		
		HDR	HEADER		
		HORZ	HORIZONTAL		

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.



11 MARKET #2
BEAUFORT • SOUTH CAROLINA
INFO@MOSERDESIGNGROUP.COM
(843) 996-6630

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REVISIONS:

BOSWORTH COTTAGE
BLOCK 7, LOTS 13 & 14 | SAN FERNANDO
OLD TOWN FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

DRAWING SET:

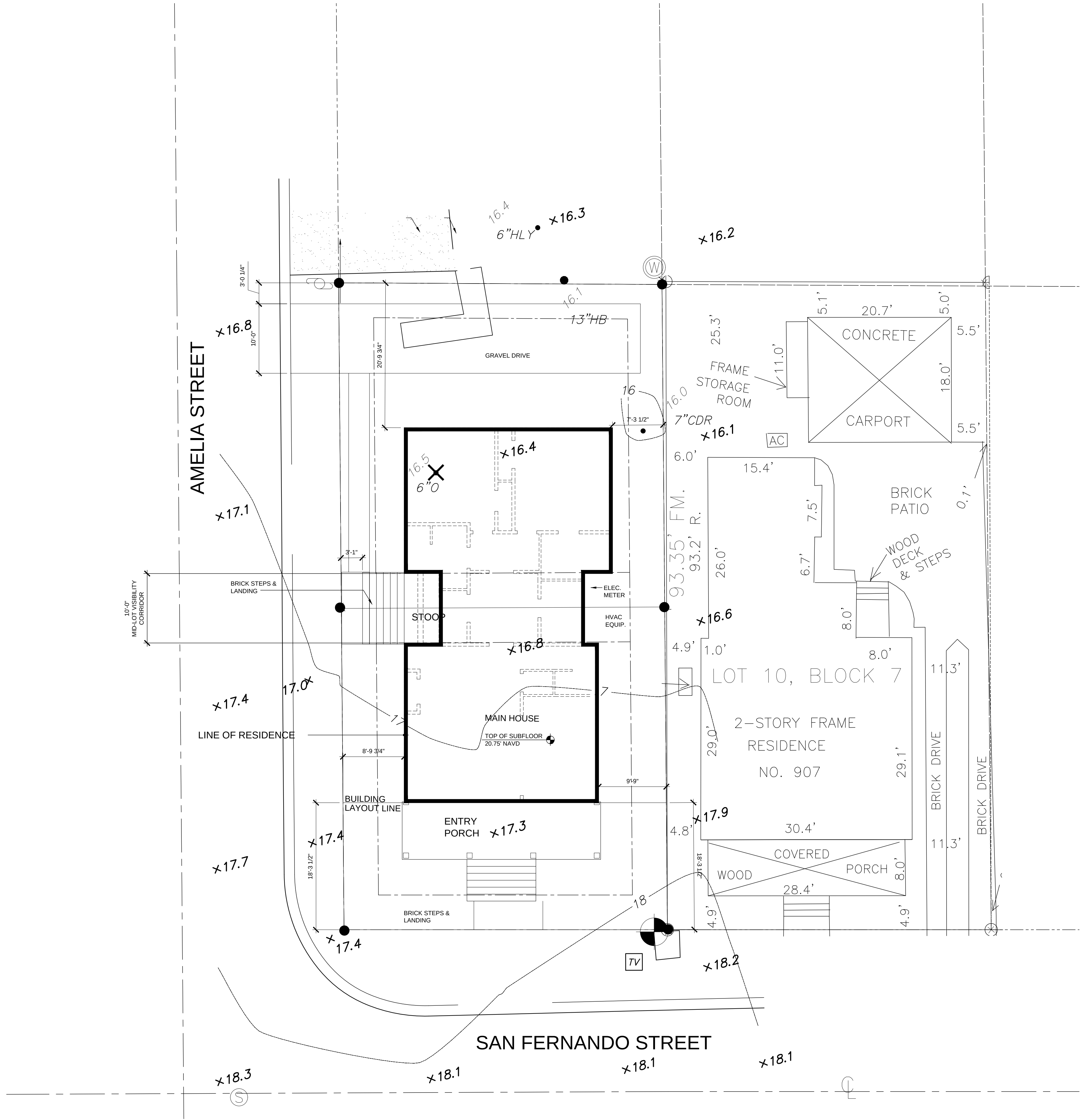
HDC REVIEW SET

DATE:

11.22.24

SHEET:

G1.0



LOT COVERAGE
1,438 SF (33%)

1 SITE PLAN
G1.1 1/8" = 1'-0"

MDG

MOSER, JESIC[®] GROUP

Residential Design
Urban Planning

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REVISIONS

March 19 2010

BOSWORTH COTTAGE

LOT 10, BLOCK 7, LOTS 13 & 14 | SAN FERNANDO

OLD TOWN FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

DRAWING SET:

HDC REVIEW SET

DATE:

11.22.24

SHEET:

G1.1

5. Minimum concrete cover shall be as follows; Poured on ground = 3". Formed in contact with ground = 2"

2. Builder shall inspect site & excavated conditions prior to beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design.

8. In frame walls - provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs.

7. Bird-mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specified "Simpson" hurricane anchor
8. Wall Types
 - a. Typical exterior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted
 - b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - c. Combining wall to be 2x6 studs (5 1/2" thick) @ 16" o.c.
 - d. Notch maximum 25% of Stud depth
 - e. Bored hole maximum 40% Stud depth
11. All exterior stud walls to have 5/8" APA Exterior ply sheathing
12. Typical header to be (3) 2x8's over Doors & windows
13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.
14. Coordinate truss design with rough frame opening for pull down attic stair.

CONTRACTOR TO VERIFY AND/OR SPECIFY
CONNECTIONS BETWEEN HOUSE AND FOUNDATION
MEET ALL APPLICABLE BUILDING CODES

DO NOT CONSTRUCT FOUNDATION AS SHOWN. SOIL CONDITIONS AND FLOOD ELEVATIONS VARY SIGNIFICANTLY AND FOUNDATION WORK MUST BE SUITABLE TO THE SITE SPECIFIC REQUIREMENTS. THE ACTUAL FOUNDATION REQUIREMENTS SHOULD BE DESIGNED BY OTHERS, AND, IF REQUIRED BY THE BUILDING OFFICIAL, A SCIENTIFIC SOIL INVESTIGATION MAY BE REQUIRED IN ORDER TO DETERMINE THE MOST SUITABLE FOUNDATION SYSTEM.

1. BEAM SIZING
2. RAFTER SIZING & SPACING
3. POST SIZING & SPACING
4. FOOTING SIZING
5. JOIST SIZING & SPACING
6. HARDWARE
7. HEADER SIZING
8. INSTALLATION INSTRUCTIONS

THE OPEN WEB TRUSSES, TJI'S AND BEAMS INDICATED MUST BE PRE-ENGINEERED BY TRUSS MANUFACTURER OR ENGINEER, TO CARRY THE LIVE AND DEAD LOADS IMPOSED AND REQUIRED PRIOR TO PURCHASE OR INSTALLATION OF JOISTS

50 lbs. P.S.F. FIRST FLOOR LIVE LOAD
50 lbs. P.S.F. SECOND FLOOR LIVE LOAD
30 lbs. P.S.F. ATTIC FLOOR LIVE LOAD

Open web joist system to engineered by others, and install according to Manufacturers specifications.

Contractor shall provide framing sub with a copy of the truss manufacturer's latest printed handling & installation instructions and these instructions shall be maintained at the building site. The Contractor shall require that all such handling & installation instructions are properly implemented.

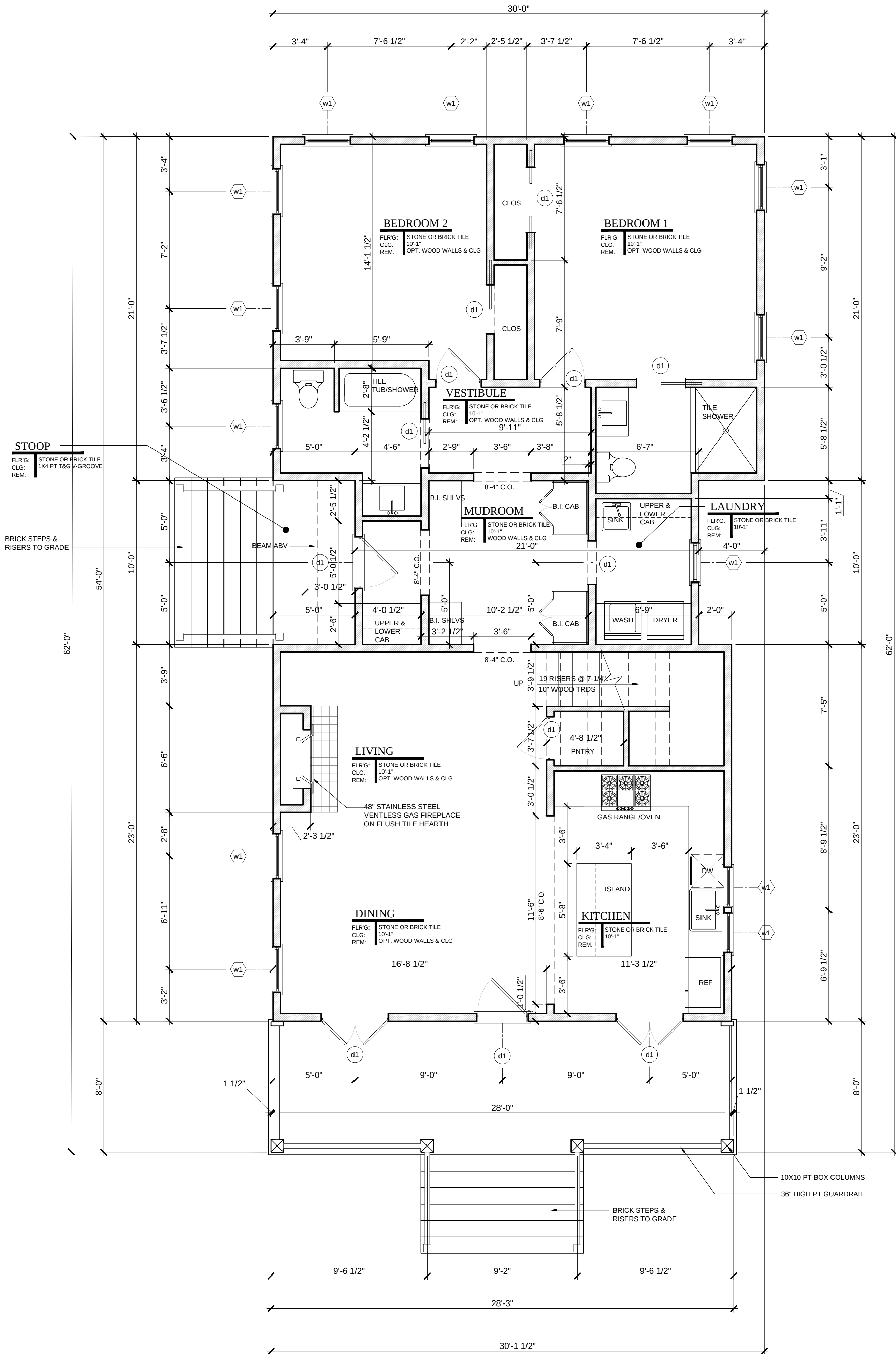


INDICATES CMU PIER OR FOUNDATION WALL.
SIZE AS NOTED ON PLAN ABOVE.
INDICATES REINFORCED CONC FOOTING

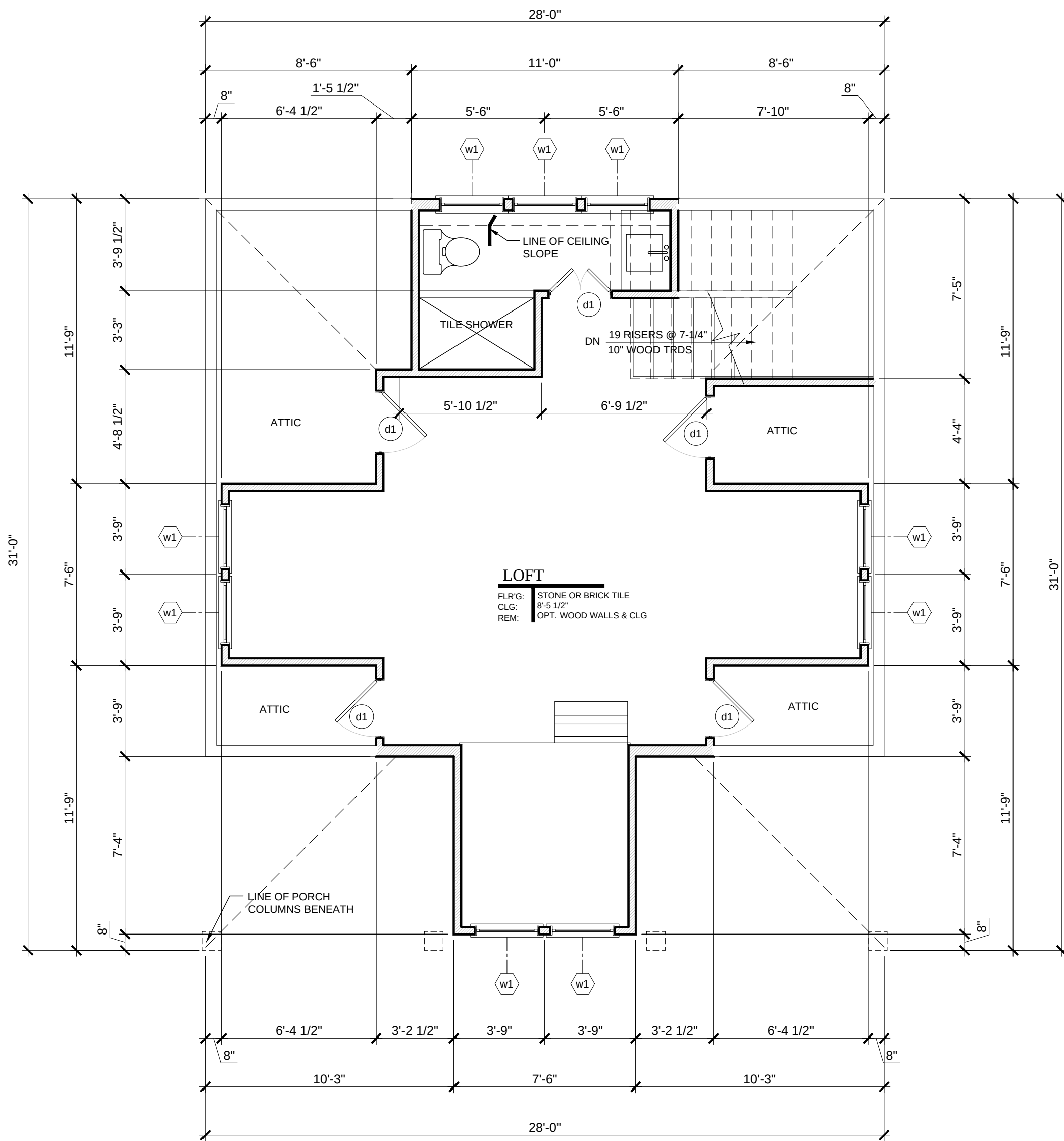
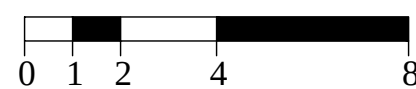
DO NOT CONSTRUCT FOUNDATION AS SHOWN.

Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.





1 FIRST FLOOR PLAN
A2.0
1/4" = 1'-0"



2 SECOND FLOOR PLAN
A2.0
1/4" = 1'-0"





INDICATES ROOF PITCH		INDICATES DIRECTION OF ROOF SLOPE
INDICATES HORIZONTAL OVERHANG DIST. FROM PLYWOOD SHEATHING. SEE DETAIL @ WALL SECTIONS		INDICATES RAFTER PLATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR
	SYMBOL INDICATES THERMALLY INSULATED ATTIC VENT	

Paint all roof mounted accessories to match roof color selected by owner or builder.

Roof vent terminals shall be 12' away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.

2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.

3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.

2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

3. Window and door head flashing shall be 2 ounce copper-fabric flashing equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.

4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.

5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.

6. Crawlspace vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.

7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.

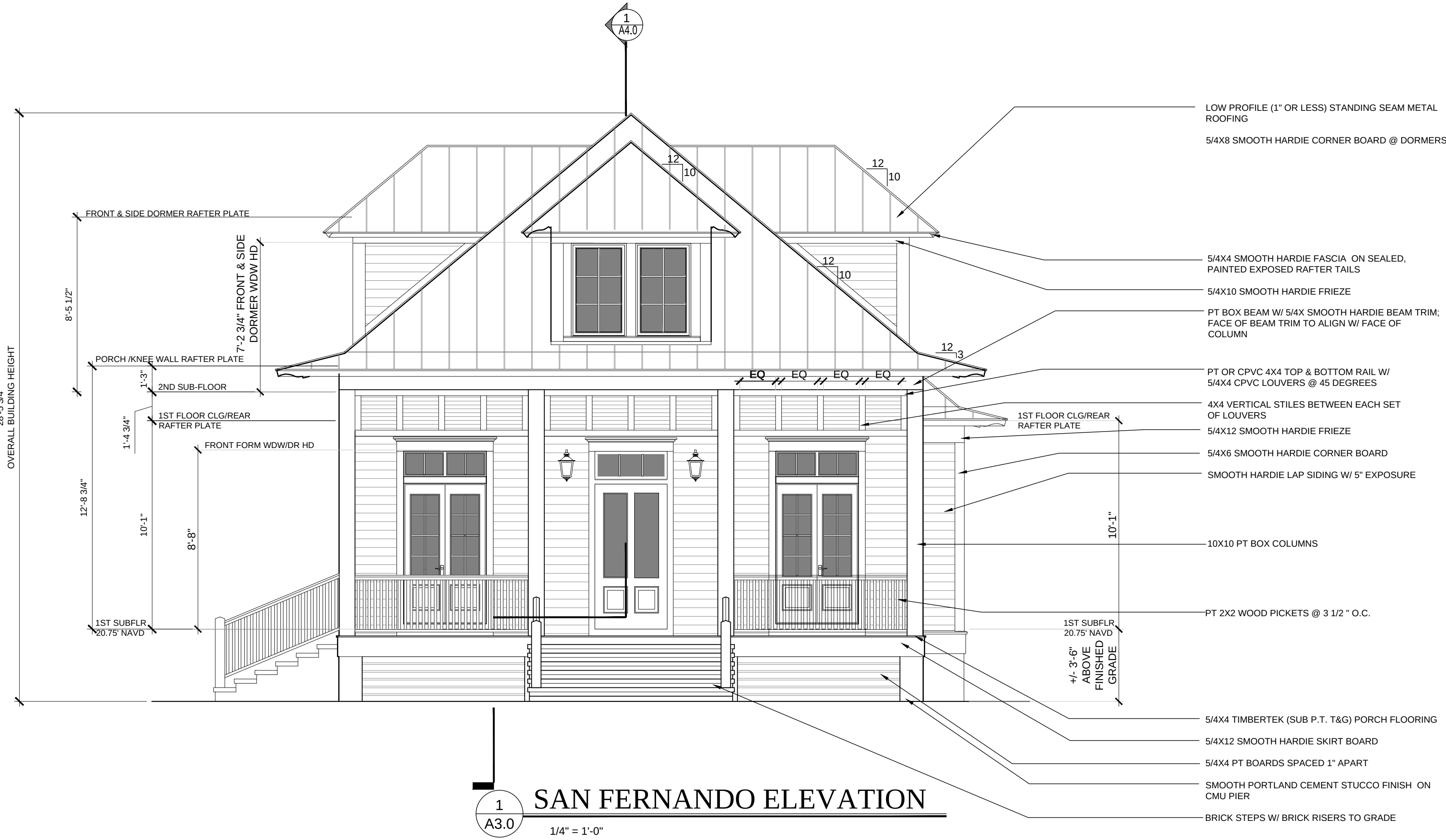
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

3. Crawlspace ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.

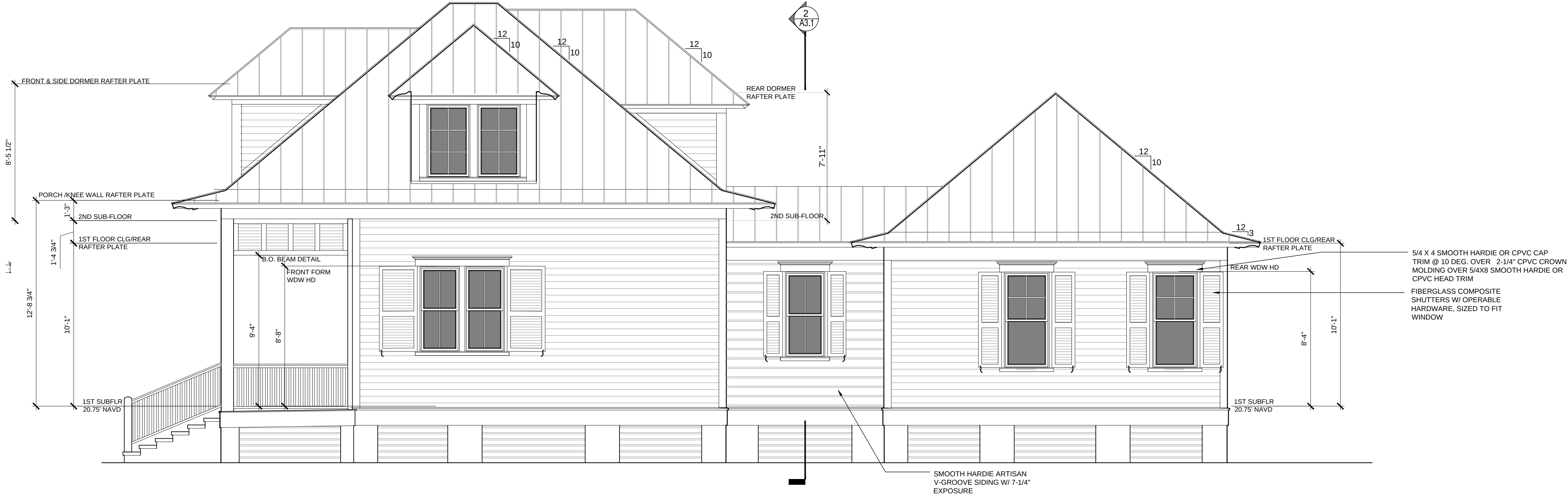
4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1
A3.0
SAN FERNANDO ELEVATION
1/4\"/>

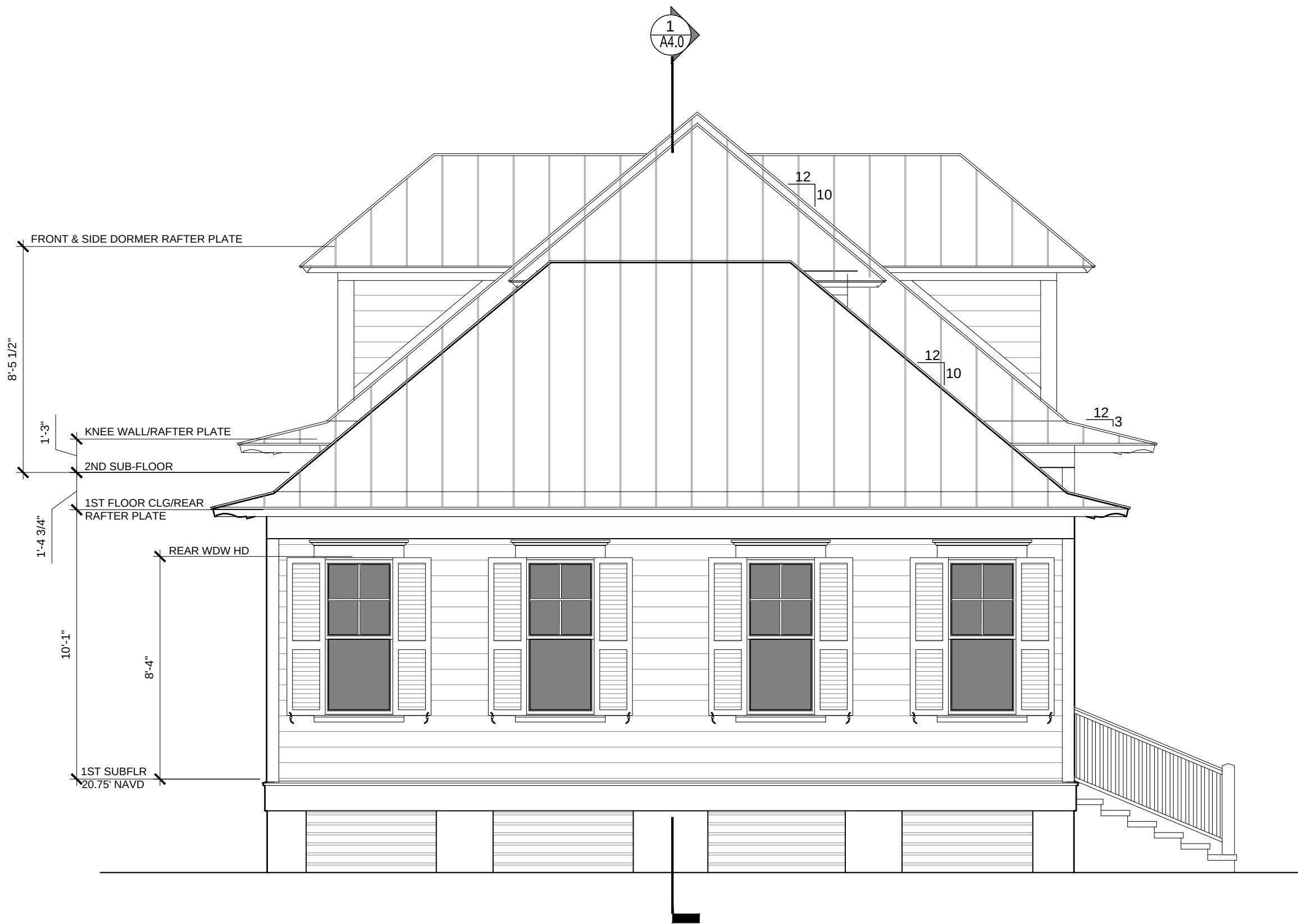


2
A3.0
RIGHT SIDE (EAST) ELEVATION
1/4\"/>

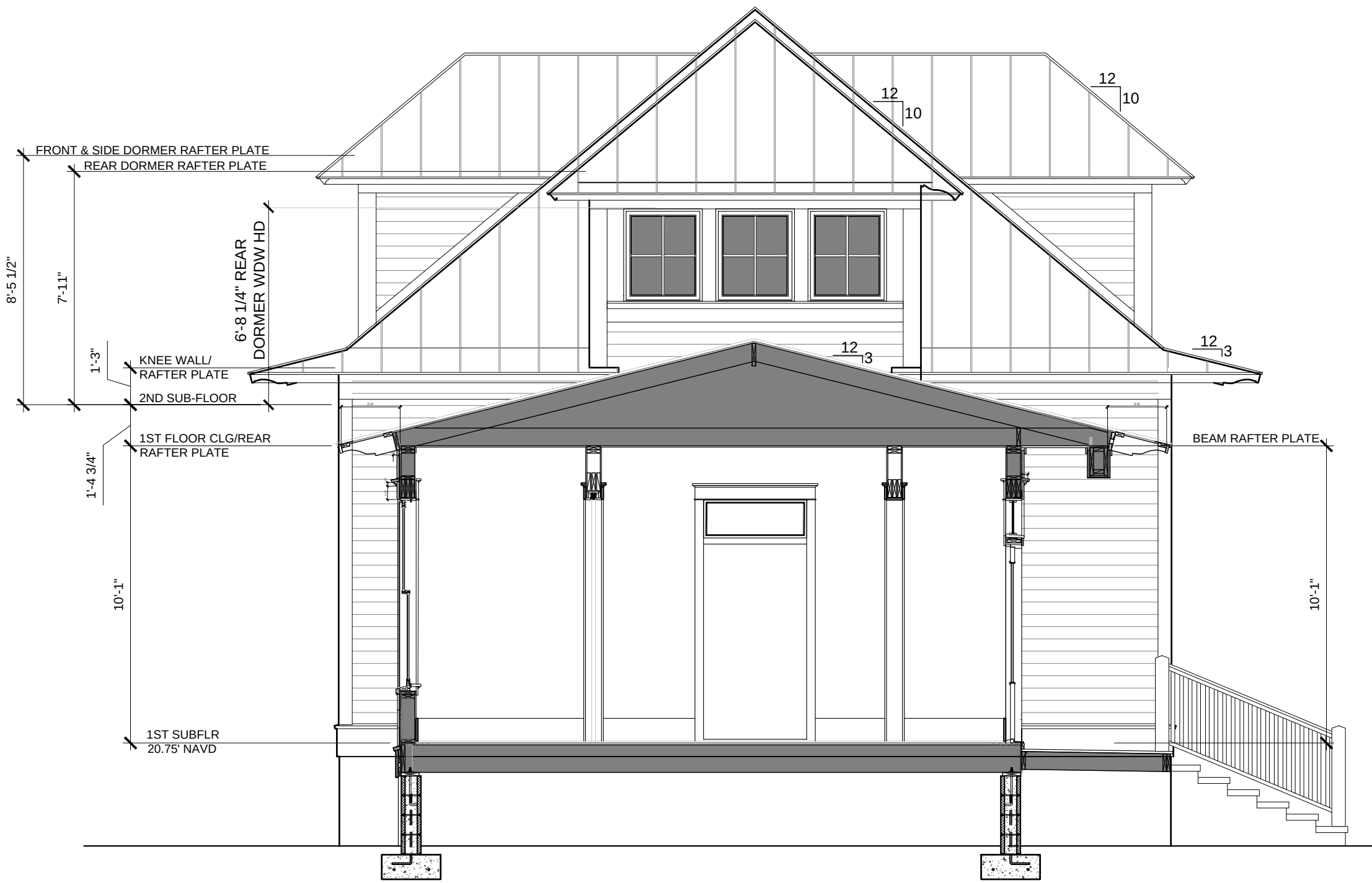
FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0\", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.



1 REAR ELEVATION
A3.1 1/4" = 1'-0"

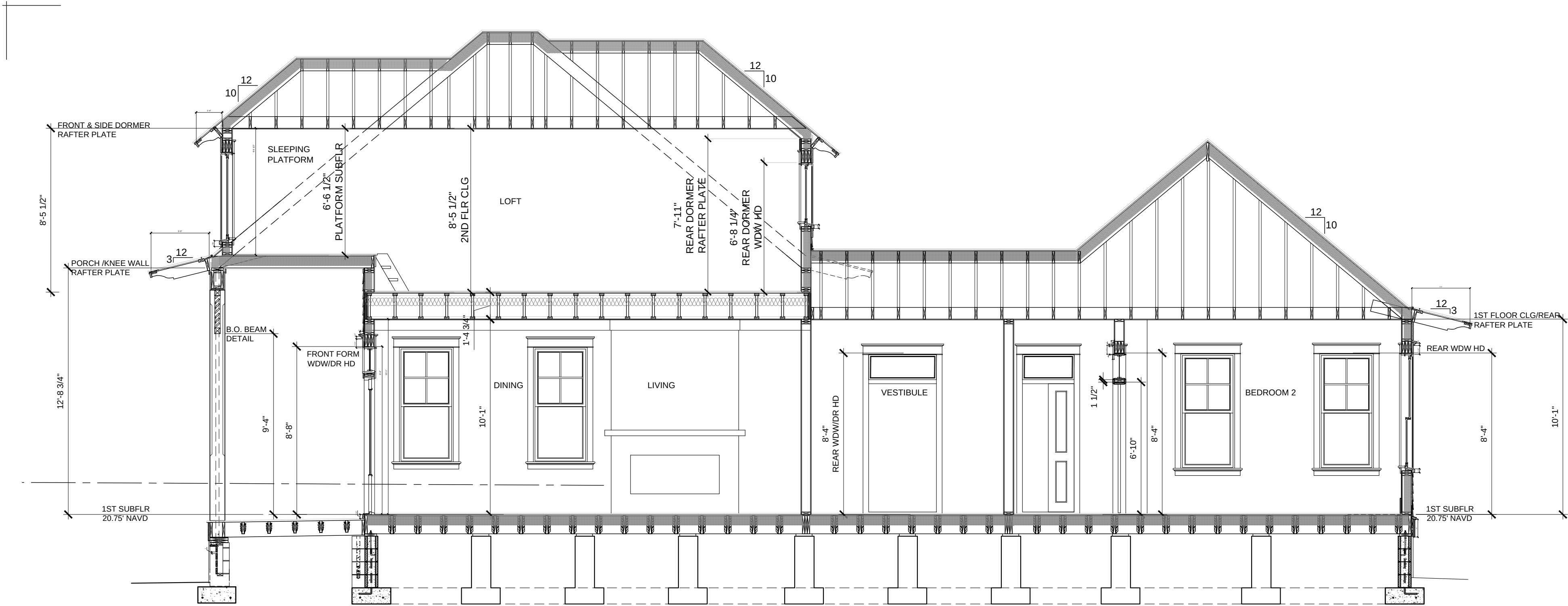


2 REAR ELEVATION THRU CONNECTOR
A3.1 1/4" = 1'-0"

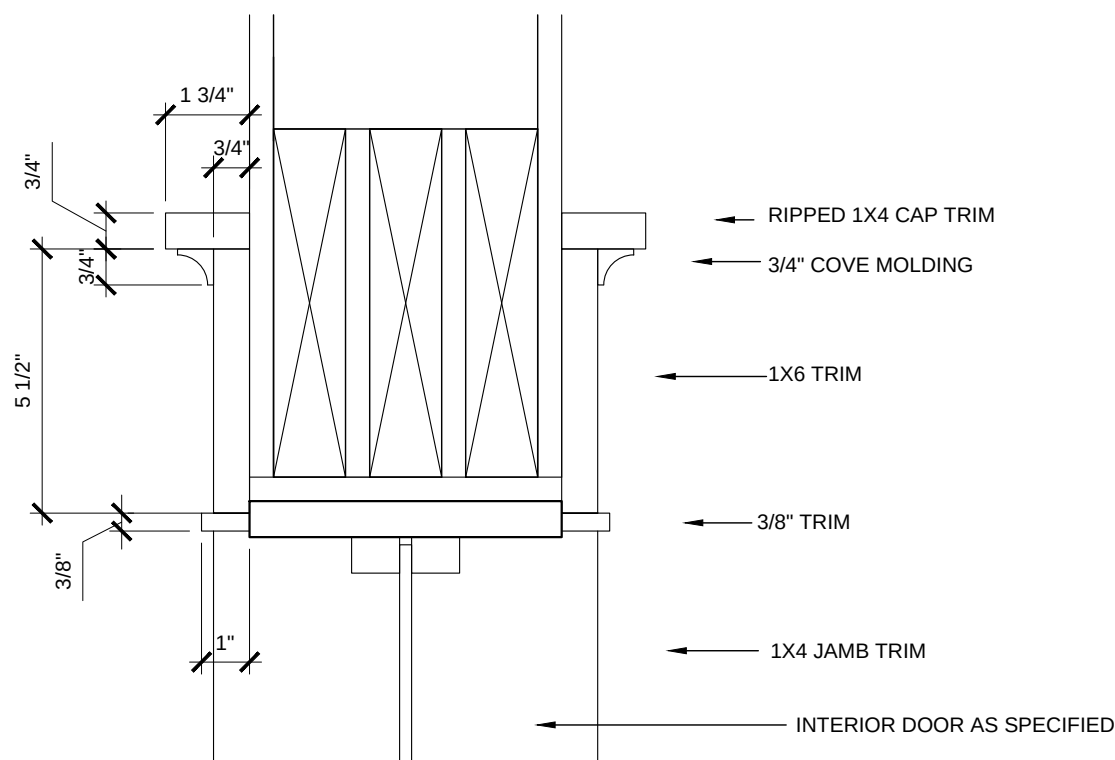


2 AMELIA (WEST) ELEVATION
A3.1 1/4" = 1'-0"

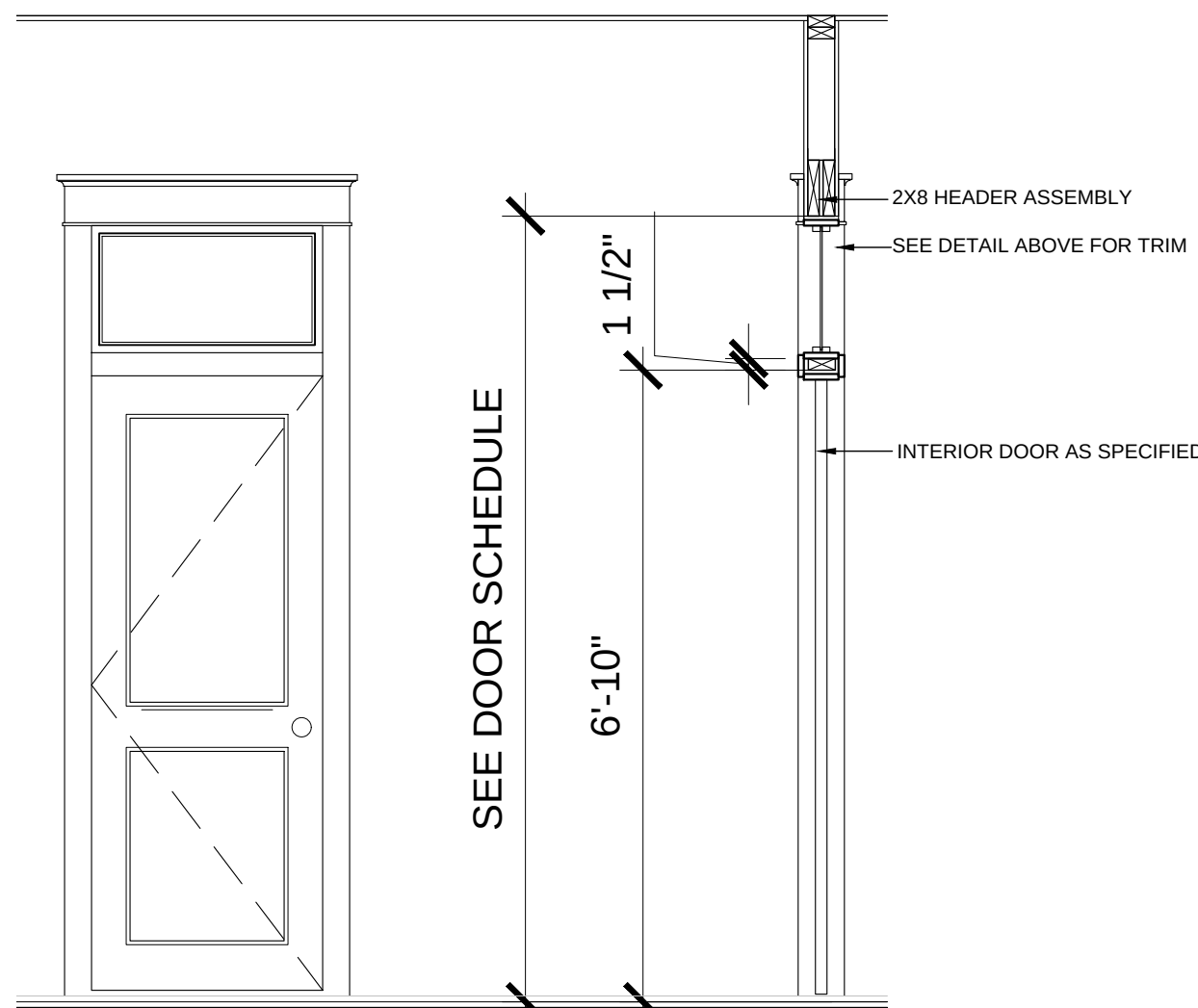
FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.



1 BUILDING SECTION
A4.0 1/4" = 1'-0"

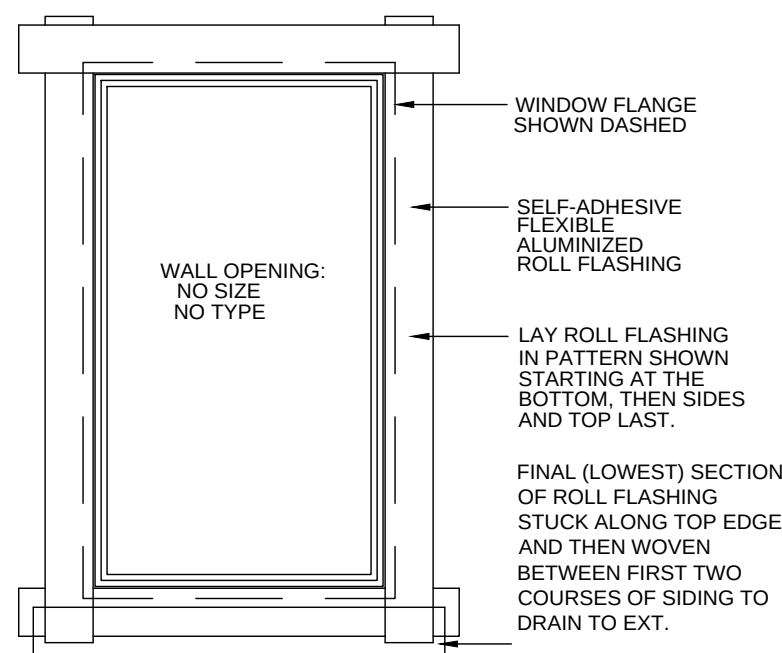


3 HEAD TRIM DETAIL
A4.0 3" = 1'-0"

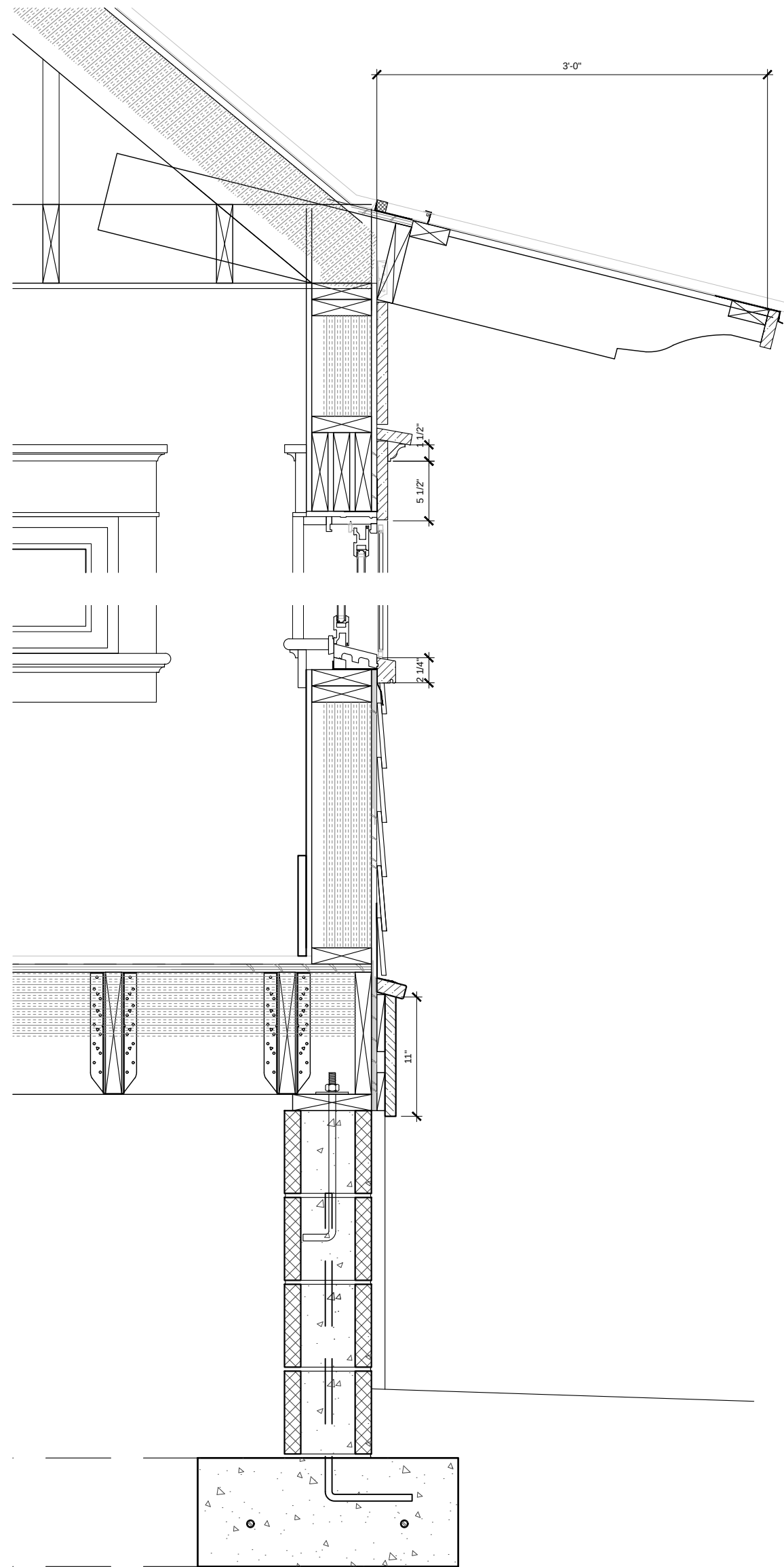


2 INTERIOR DOOR DETAIL
A4.0 1/2" = 1'-0"

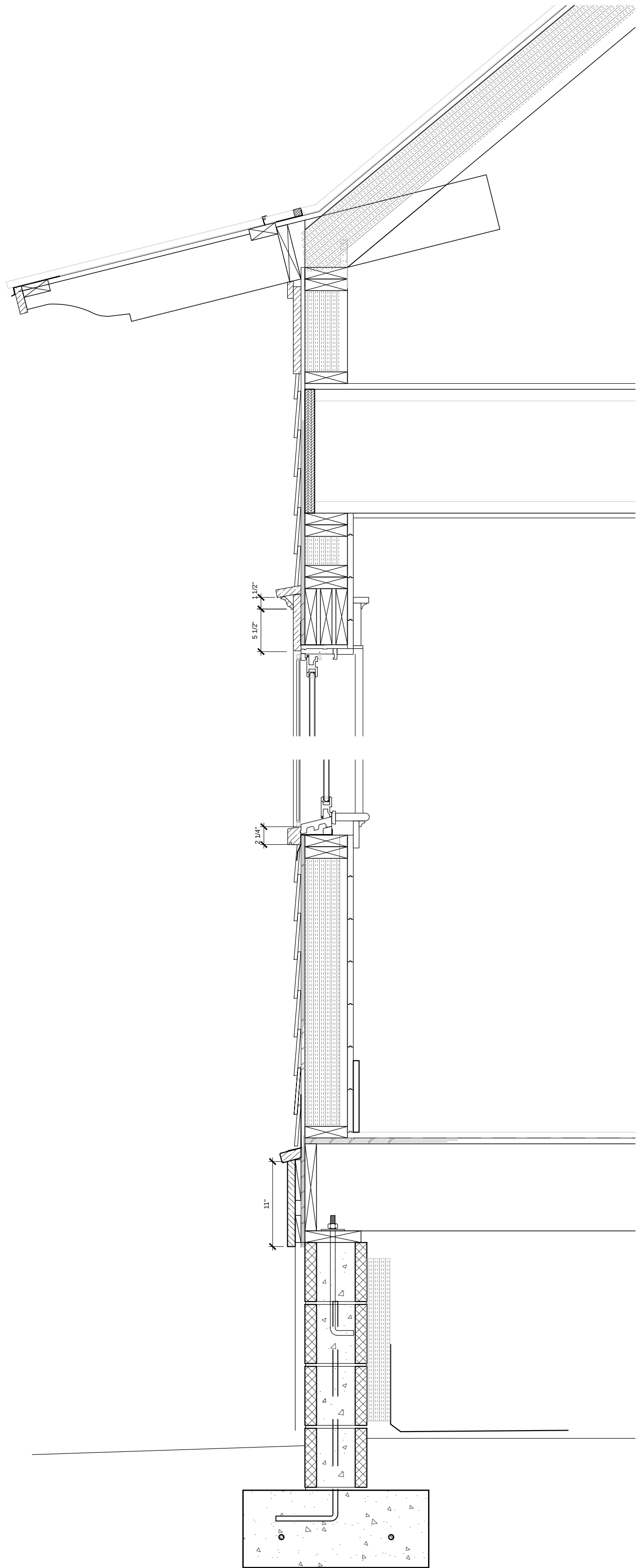
WINDOW & DOOR NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.
SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION



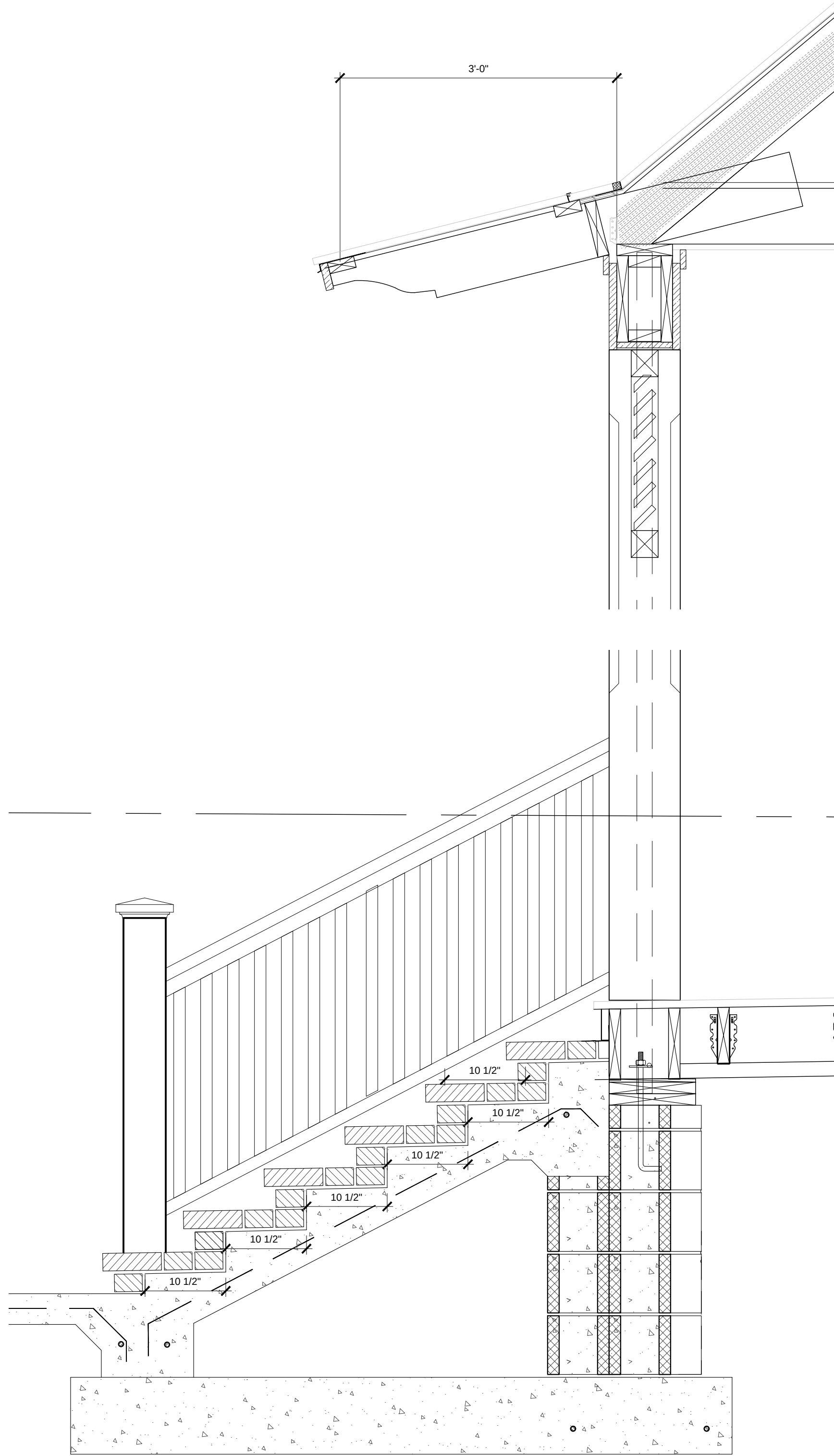
F TYPICAL WDW & DR FLASHING
A4.0 NO SCALE



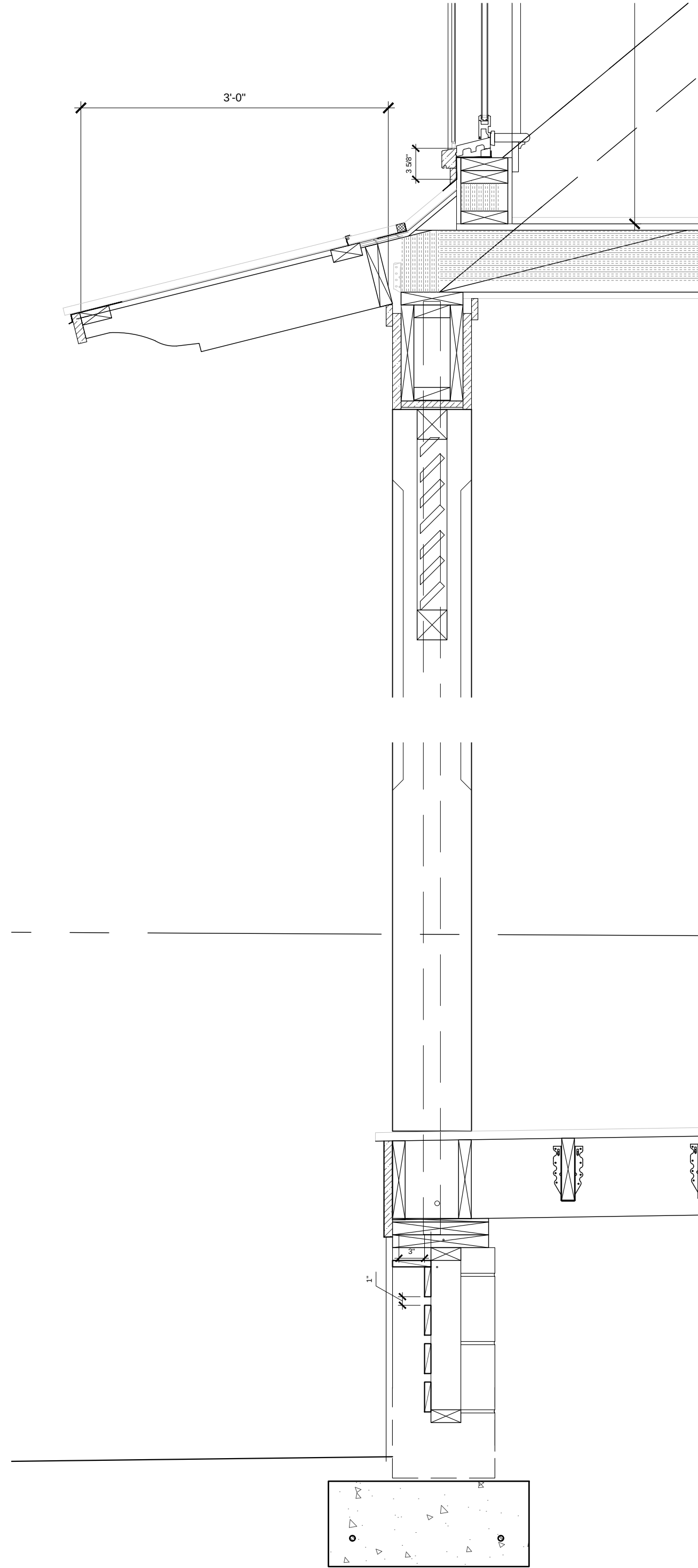
4 TYPICAL 1-STORY WALL DETAIL
A4.0 1" = 1'-0"



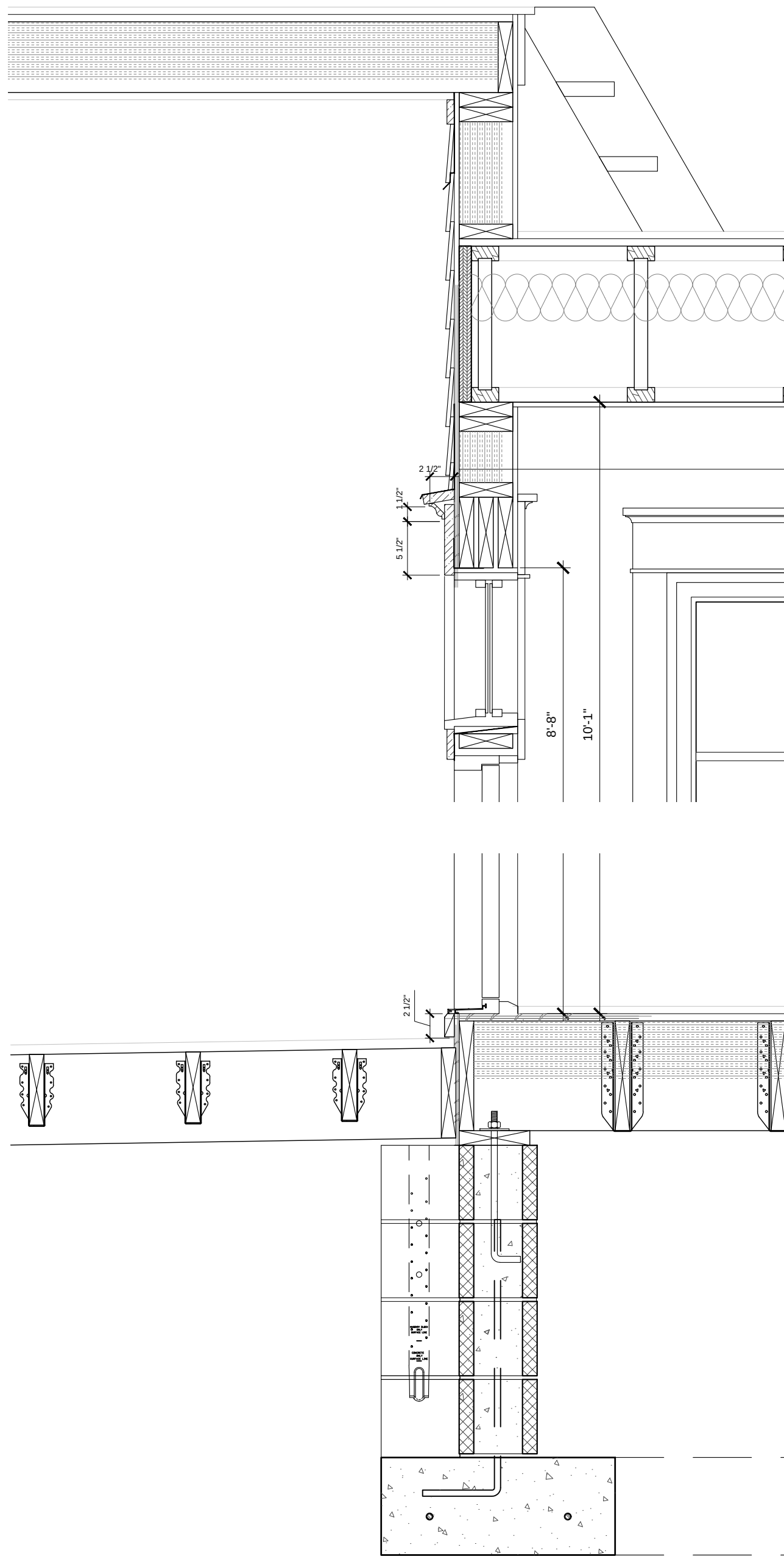
4 TYPICAL 1.5-STORY WALL DETAIL
A4.0 1" = 1'-0"



1 PORCH @ BRICK STEPS
A4.1 1" = 1'-0"



2 PORCH @ DORMER
A4.1 1" = 1'-0"



3 PORCH @ HOUSE
A4.1 1" = 1'-0"



11 MARKET #2
BEAUFORT • SOUTH CAROLINA
INFO@MOSERDESIGNGROUP.COM
(843) 966-6630

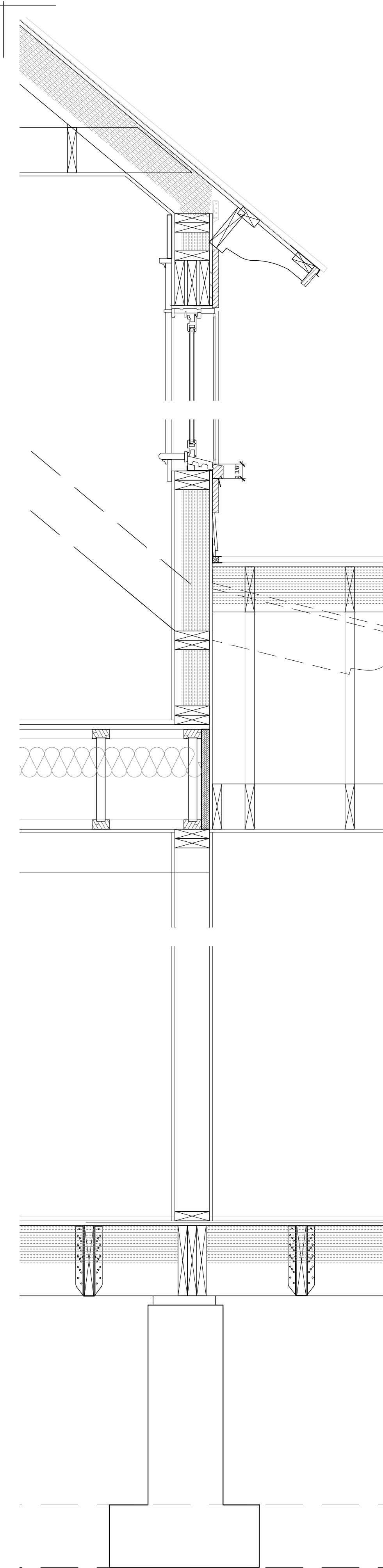
COPYRIGHT © 2024 MOSER DESIGN GROUP, INC. ALL RIGHTS RESERVED. THE DESIGN, DRAWINGS, AND WRITTEN MATERIAL AND SPECIFICATIONS OF THIS DOCUMENT ARE THE PROPERTY OF MOSER DESIGN GROUP, INC. NO PART OF THESE DOCUMENTS SHALL BE COPIED, DISCLOSED TO OTHERS, OR REPRODUCED IN PART OR WHOLE IN ANY FORM WITHOUT THE WRITTEN CONSENT OF MOSER DESIGN GROUP, INC. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF A DIMENSION IS NOT GIVEN, VERIFY THE CORRECT DIMENSION WITH MOSER DESIGN GROUP INC. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.

REVISIONS

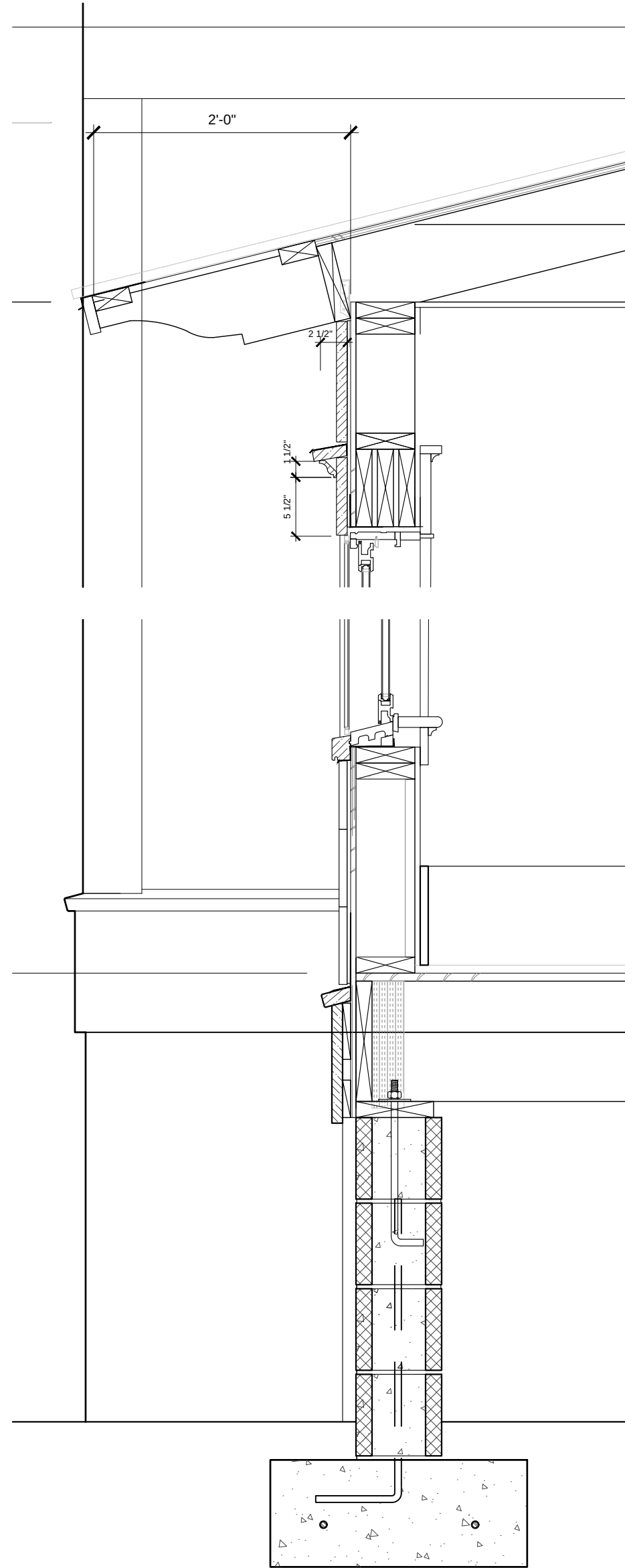
BOSWORTH COTTAGE
BLOCK 7, LOTS 13 & 14 | SAN FERNANDO
OLD TOWN FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

SET NOT FOR CONSTRUCTION

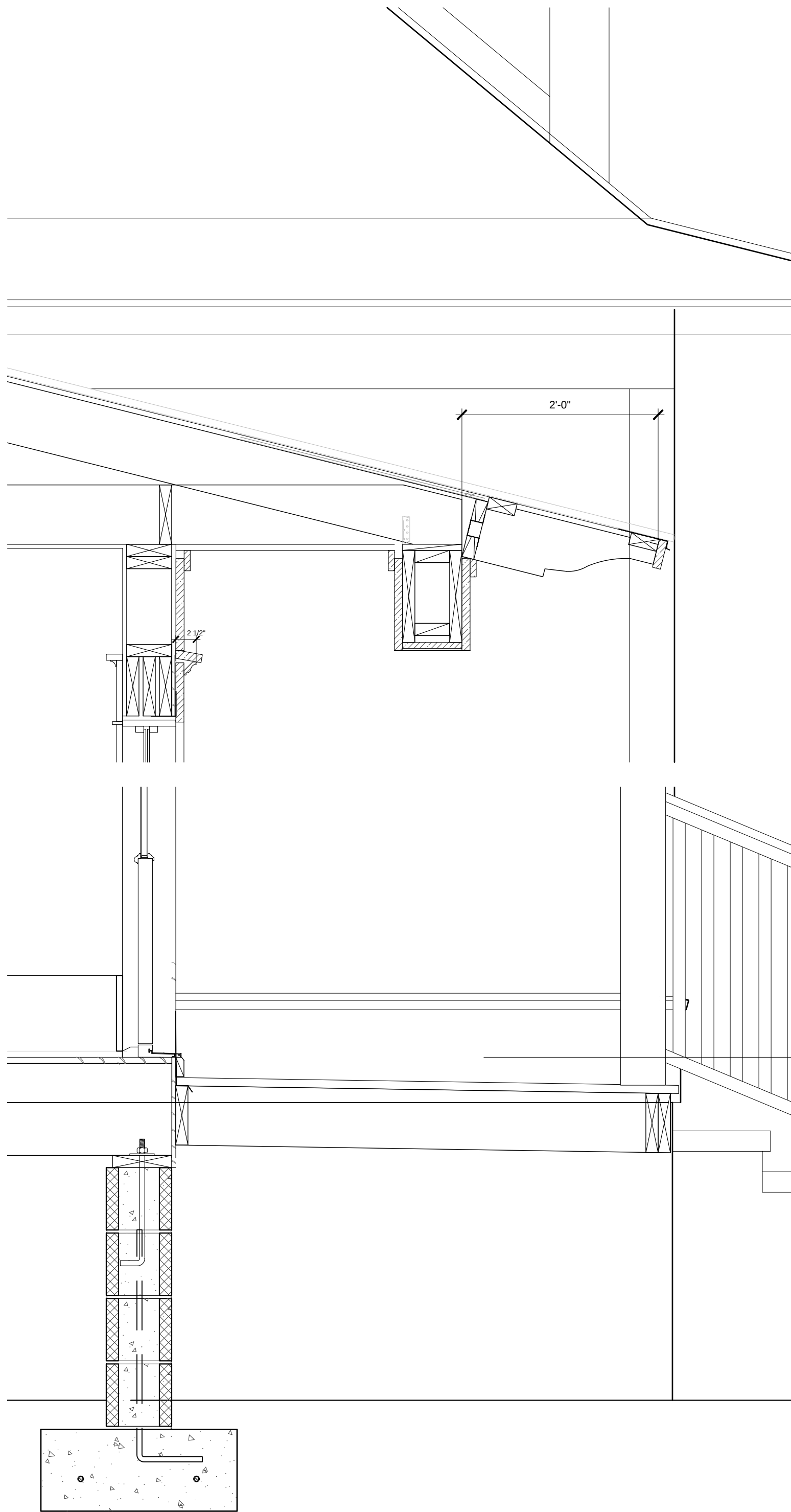
DRAWING SET:
HDC REVIEW SET
DATE:
11.22.24
SHEET:
A4.1



1
A4.2
DETAIL @ REAR DORMER
1" = 1'-0"



2
A4.2
3:12 WALL DETAIL
1" = 1'-0"



3
A4.2
3:12 ROOF @ STOOP
1" = 1'-0"



11 MARKET #2
BEAUFORT • SOUTH CAROLINA
INFO@MOSERDESIGNGROUP.COM
(843) 996-6630

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REVISIONS

BOSWORTH COTTAGE
BLOCK 7, LOTS 13 & 14 | SAN FERNANDO
OLD TOWN FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

DRAWING SET:

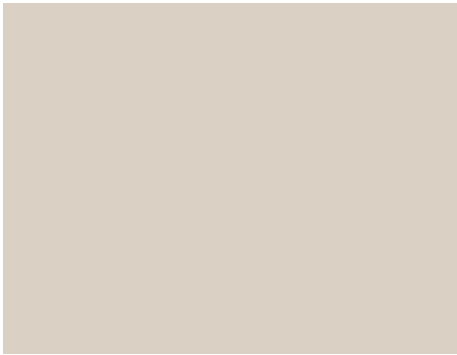
HDC REVIEW SET

DATE:

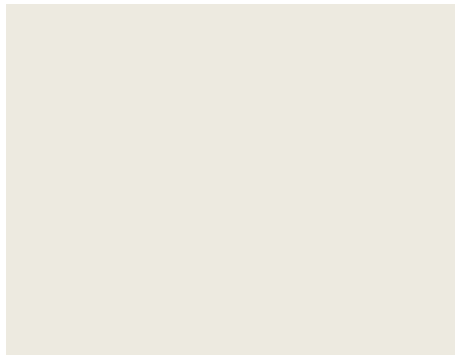
11.22.24

SHEET:

A4.2



Siding: Edgecomb Gray, BM HC-173



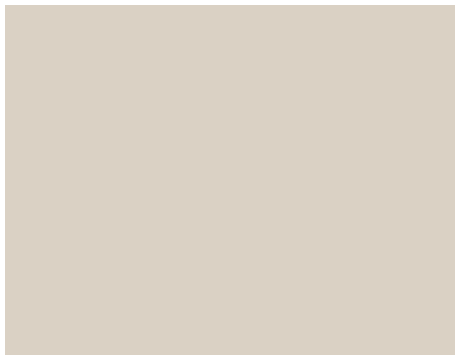
Trim: Greek Villa SW 7551



Shutters: Halcyon Green SW 6213



Roof: Low profile standing seam
Galvalume



Foundation: Portland Cement
Stucco Edgecomb Gray, BM HC-
173



Foundation Underpinning: PT
Wood, Revere Pewter BM HC-172



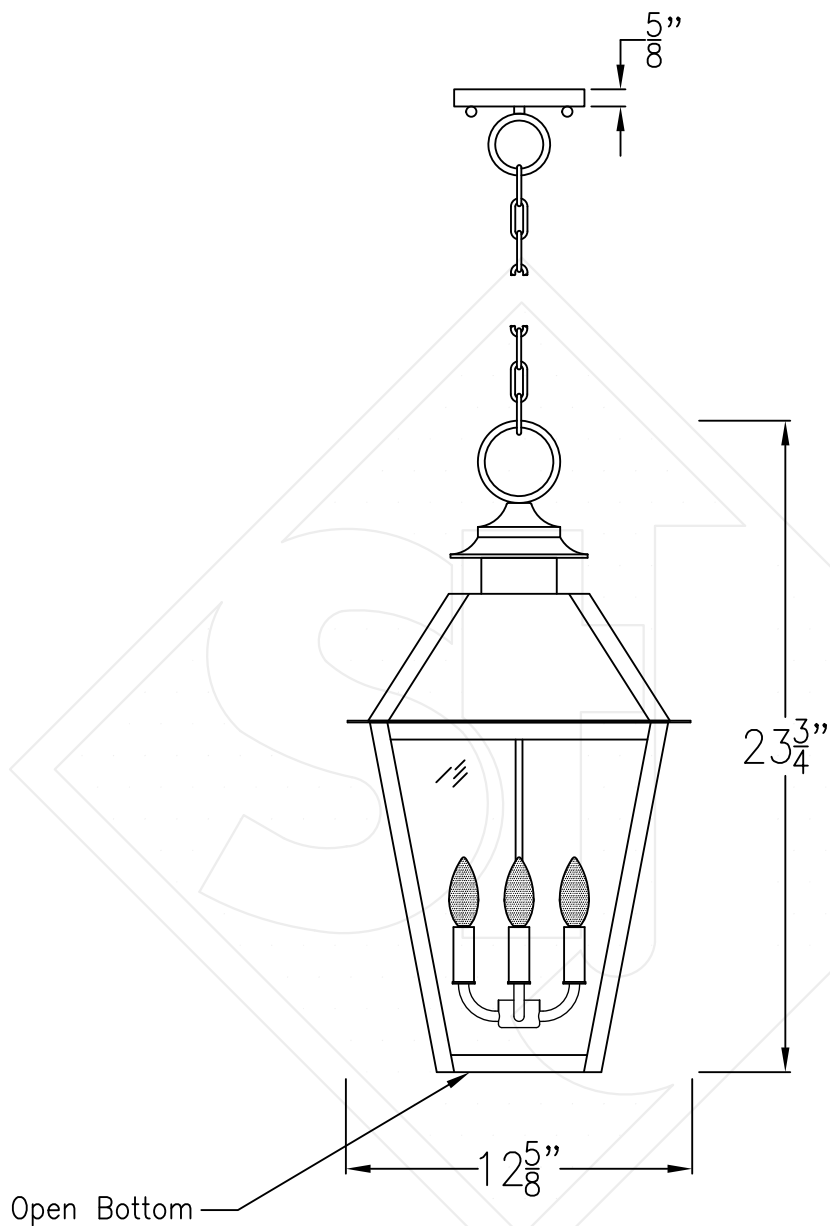
Porch Floor: Timbertek T&G French
White Oak



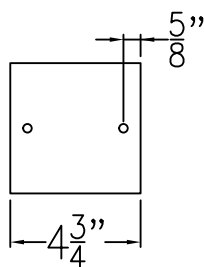
Main House Porch Pendant
-Natural Gas
-Copper
-Solid Top

MAGNOLIA MEDIUM CHAIN HUNG PENDANT

Available w/ Solid
or glass Top
Comes standard w/
6' of chain



Front View



Ceiling Canopy

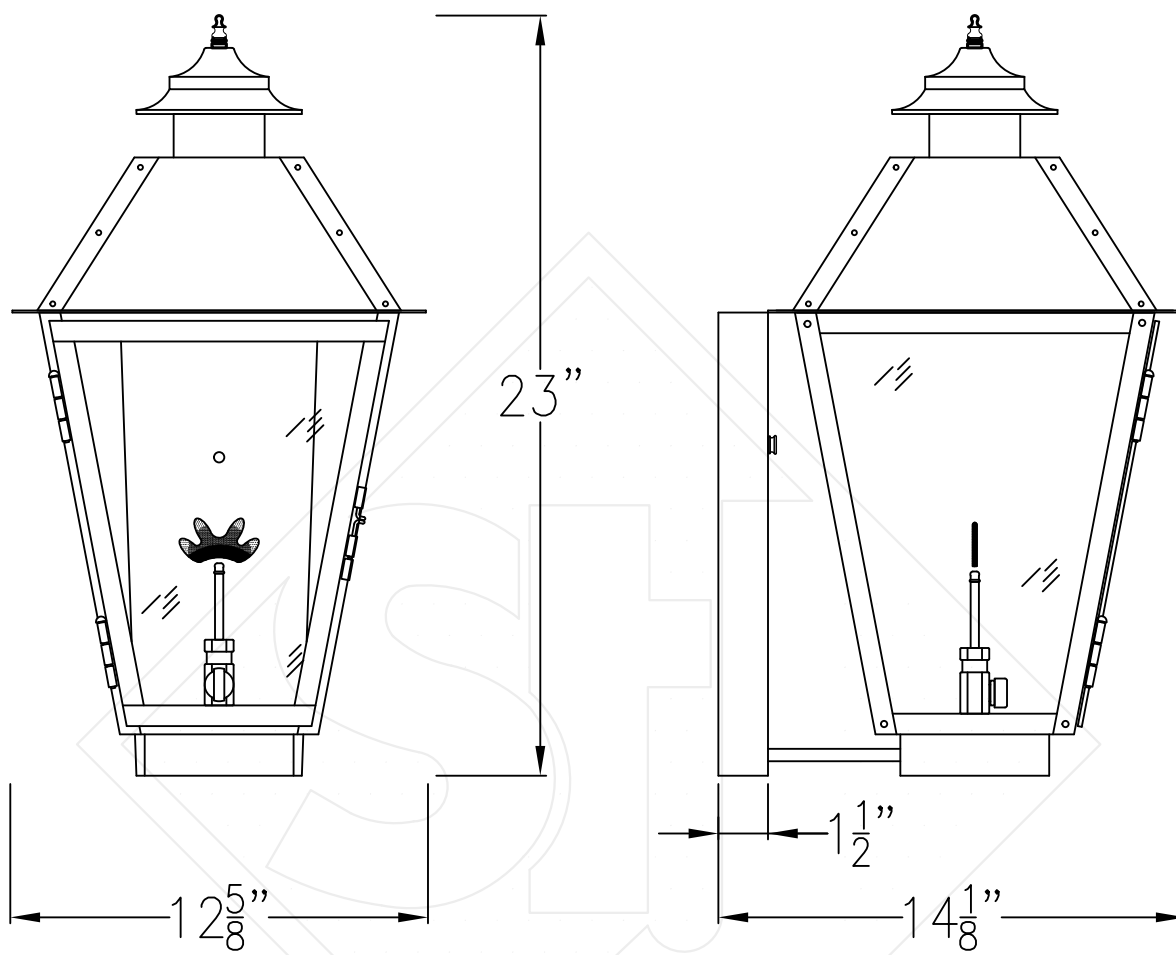
Lights are hand crafted
Dimensions may vary by 1/4"

Main House Sconces

- Natural Gas
- Copper
- Solid Top

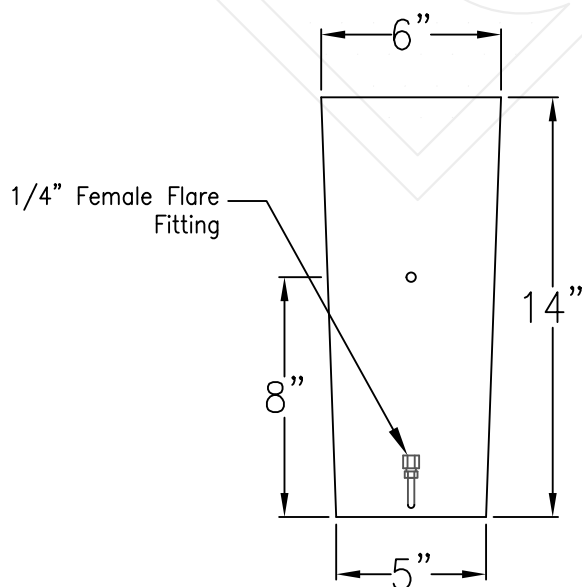
MAGNOLIA MEDIUM COPPER WALL BRACKET

Available w/ Solid or
Glass Top



Front View

Side View



Backplate

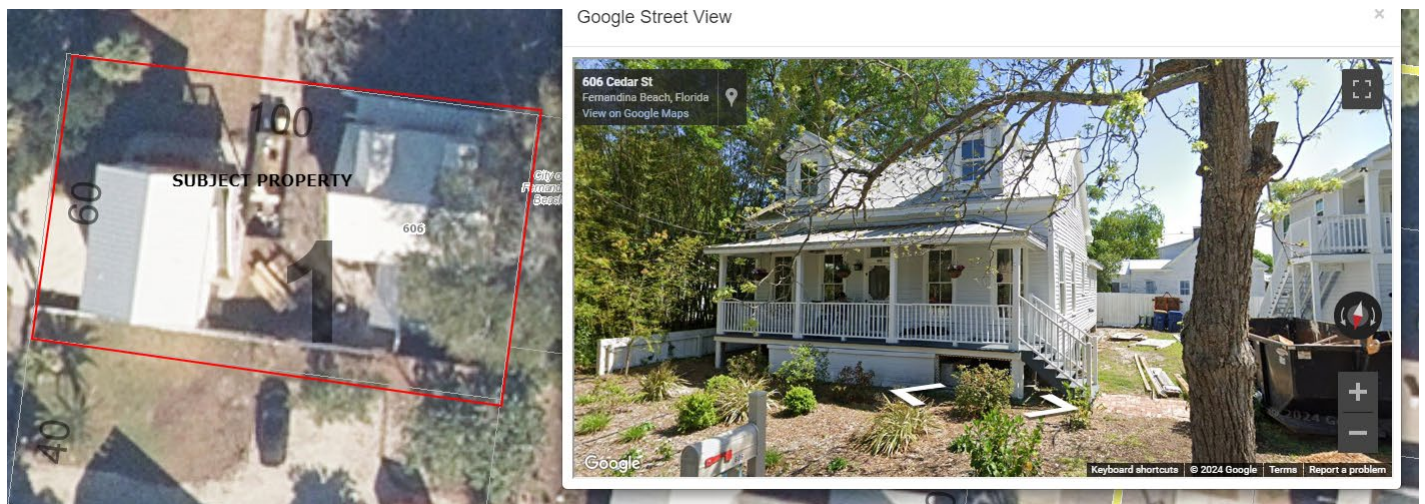
Lights are hand crafted
Dimensions may vary by 1/4"



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0032
December 19, 2024

Owner/Applicant:	Susan Dorner
Property Address:	606 Cedar Street
Parcel ID #	00-00-31-1800-0127-0011
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	NA00640
Year Built:	1900
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to install a portable spa and fencing. (Quasi-Judicial)

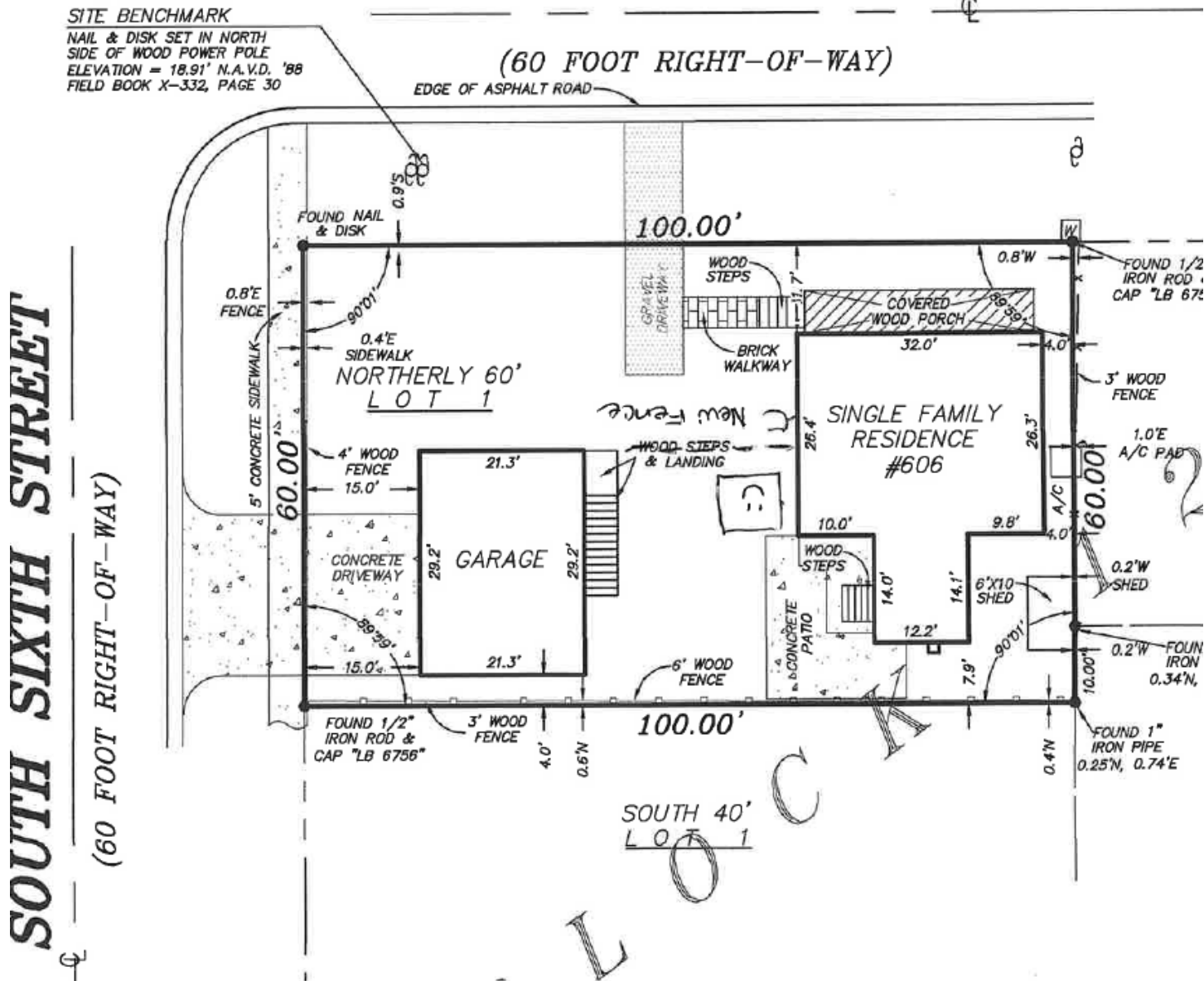
All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant wants to install a portable spa between the main house and the garage/ADU. The spa has dimensions of 70"x 80" x 35" and will not require an electrician. The applicant intends to install a fence as a safety measure that will also block the spa from the street view (application for fence will be submitted separately).

CEDAR STREET



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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐

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

ANALYSIS:

Staff finds that the proposed portable spa and associated fencing plans for this structure are compatible with the Secretary of Interior Standards, the Downtown Historic District and meet the LDC requirements.

STAFF RECOMMENDATION:

Staff recommends:

Final Approval of HDC 2024-0032

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0032 **with or without** conditions;

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

That HDC case 2024-0032, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **Final** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 FMSF 8NA0640

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #15096

Date Submitted: 12/2/2024

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

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure – Non-Contributing \$1,500

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

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

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

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

Basis for Review

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

2025 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 07 2024	Dec 05 2024	Jan 09 2025	Feb 06 2025	Mar 06 2025	Apr 03 2025	May 08 2025	June 05 2025	July 10 2025	Aug 07 2025	Sep 04 2025	Oct 09 2025	Nov 06 2025	Dec 04 2025
Meeting Date	Dec 19 2024	Jan 16 2025	Feb 20 2025	Mar 20 2025	Apr 17 2025	May 15 2025	June 26 2025	July 17 2025	Aug 21 2025	Sep 18 2025	Oct 16 2025	Nov 20 2025	Dec 18 2025	Jan 15 2026

In observance of Juneteenth on June 19, the HDC meeting is moved up to June 26.

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Application Requirements

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

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

▼

APPROVAL TYPE*

Board Approval: Final

▼

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

Previously Approved Case #

HDC YYYY-##

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

Yes

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

11/21/2024

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

606 Cedar Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

0

Do you authorize the installation of a temporary City notice sign on your property?*

YES

City posting sign must remain on the property until the meeting is held. The sign will then be picked up by City Staff or can be returned to City Hall by the applicant.

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Susan

Last Name*

Dorner

Mailing Address*

606 Cedar Sty.

City*

Fernandina

State*

FL

Zip Code*

32034

Telephone Number*

9099083330

E-mail Address*

dornersf@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Adding a portable spa 70 x 80 x 35 in between the main house and the carriage house garage. I intend to have this behind a fence so that it will not pose a risk to children. The portable spa runs on 110 electricity and will not require an electrician.

(A permit for the 6 foot wooden fence will be submitted by the fence contractor.) The fence style will match the current 6 foot fence surrounding the back of the property. One the fence is installed, the spa will not be visible from the street view.

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE

Manufacturer

Product Description

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

No file selected

Upload 2

No file selected

Upload 3

No file selected

Upload 4

No file selected

Upload 5

No file selected

Upload 6

No file selected

Upload 7

No file selected

Upload 8

No file selected

Certification*

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

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

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

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

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

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Susan

Applicant Last Name*

Dorner

Today's Date*

12/2/2024



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.

MAP OF BOUNDARY SURVEY

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

THE NORTHERLY SIXTY (60) FEET OF LOT ONE (1), BLOCK ONE HUNDRED TWENTY-SEVEN (127) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CERTIFIED TO:
SUSAN DORNER

PROPERTY ADDRESS:
606 CEDAR STREET
FERNANDINA BEACH, FLORIDA 32034

CEDAR STREET

SITE BENCHMARK

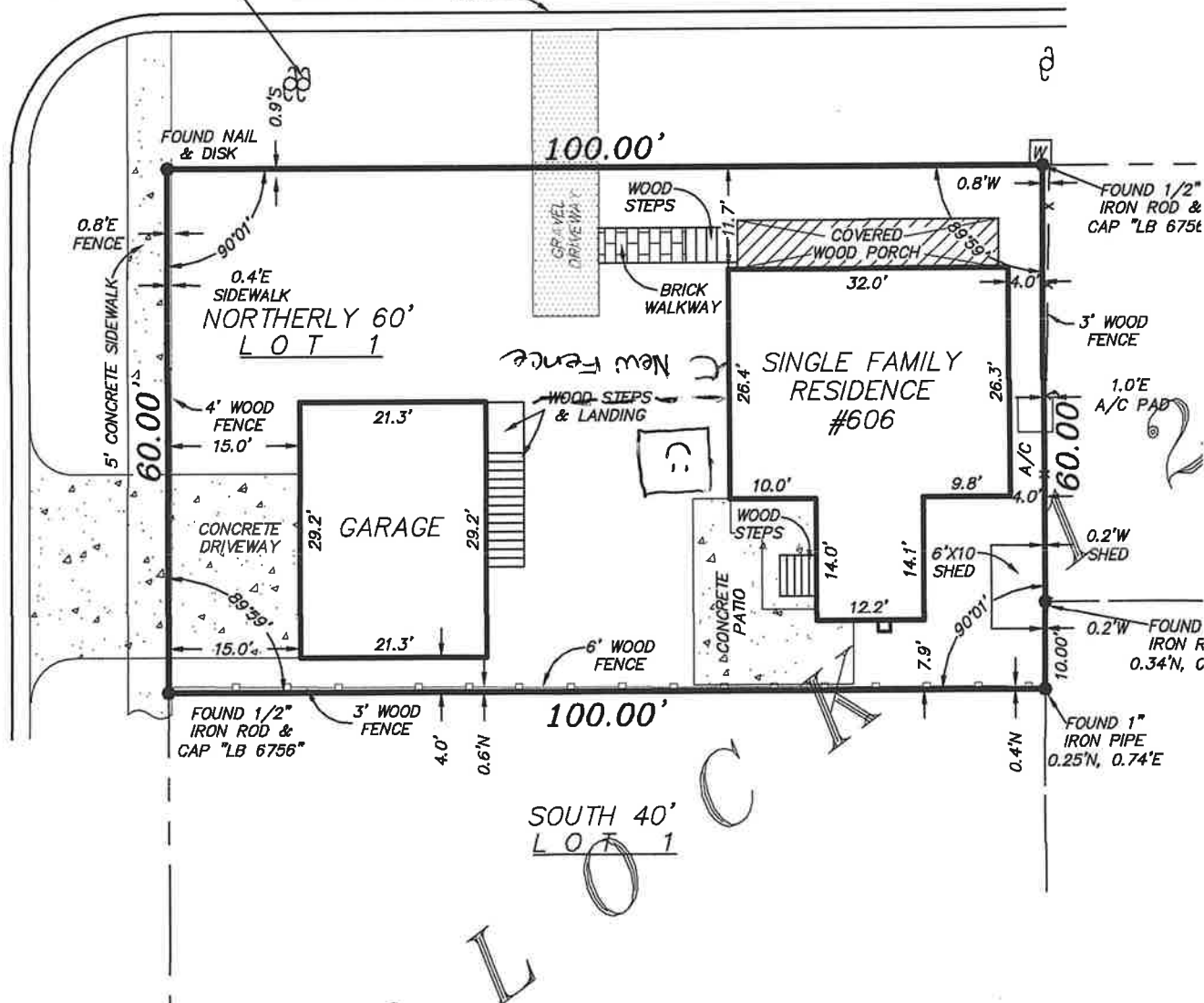
NAIL & DISK SET IN NORTH
SIDE OF WOOD POWER POLE
ELEVATION = 18.91' N.A.V.D. '88
FIELD BOOK X-332, PAGE 30

(60 FOOT RIGHT-OF-WAY)

EDGE OF ASPHALT ROAD

SOUTH SIXTH STREET

(60 FOOT RIGHT-OF-WAY)



RMONDAY

SAVE UP TO \$250

Description	Additional Information	PP30 Available Upgrades	PP30 Color Options	Reviews (8)
-------------	------------------------	-------------------------	--------------------	-------------

Standard Features Includes:

- Upgraded Multi-Color Light Package
- Perimeter, Underwater, and Waterfall
- Bluetooth Water Resistant Audio with built-in speakers & subwoofer
- Shoulder and Calf Jets
- User Friendly System Controls
- Multi-layered Fiberglass Reinforcement
- Full Foam Insulation
- Comfort cushion headrest
- Factory Installed Ozonator
- Friction Heater HeatFlow™ Manifolds
- Proudly Made In The U.S.A.

Specs:

- **Weight:** 875 lbs. Dry
- **Pump:** Dual pumps (1 – 2 hp & 1 – 1hp)
- **Electrical:** Dedicated Plug 115V 20 Amp
- **Dimensions:** 70" x 80" x 35"

Warranty:

- **Structure:** 5 Years
- **Shell:** 5 Years
- **Major Components:** 2 Years
- **Plumbing:** 2 Years
- **Labor:** 6 Months





PP30

\$9,299 MSRP

70" x 80" x 35"

30
Jets

4
Seats

225
Gallons

Weight: 875 lbs. Dry
Pump: Dual pumps (1 – 2 hp & 1 – 1hp)
Electrical: Dedicated Plug 115V 20 Amp
Warranty: Structure: 5 Years
Shell: 5 Years
Major Components: 5 Years
Plumbing: 5 Years
Labor: 6 Months



Acrylic Interior



Sterling



Smoky
Mountain



Storm
Cloud



Midnight
Canyon

Synthetic Shell



Mocha



Gray

Standard Features

- Upgraded Multi-Color Light Package
 - Perimeter, Underwater, and Waterfall
- Bluetooth Water Resistant Audio with built-in speakers & subwoofer
- Shoulder and Calf Jets
- User Friendly System Controls
- Multi-layered Fiberglass Reinforcement
- Full Foam Insulation
- Comfort cushion headrest
- Factory Installed Ozonator
- Friction Heater HeatFlow™ Manifolds
- Proudly Made In The U.S.A.

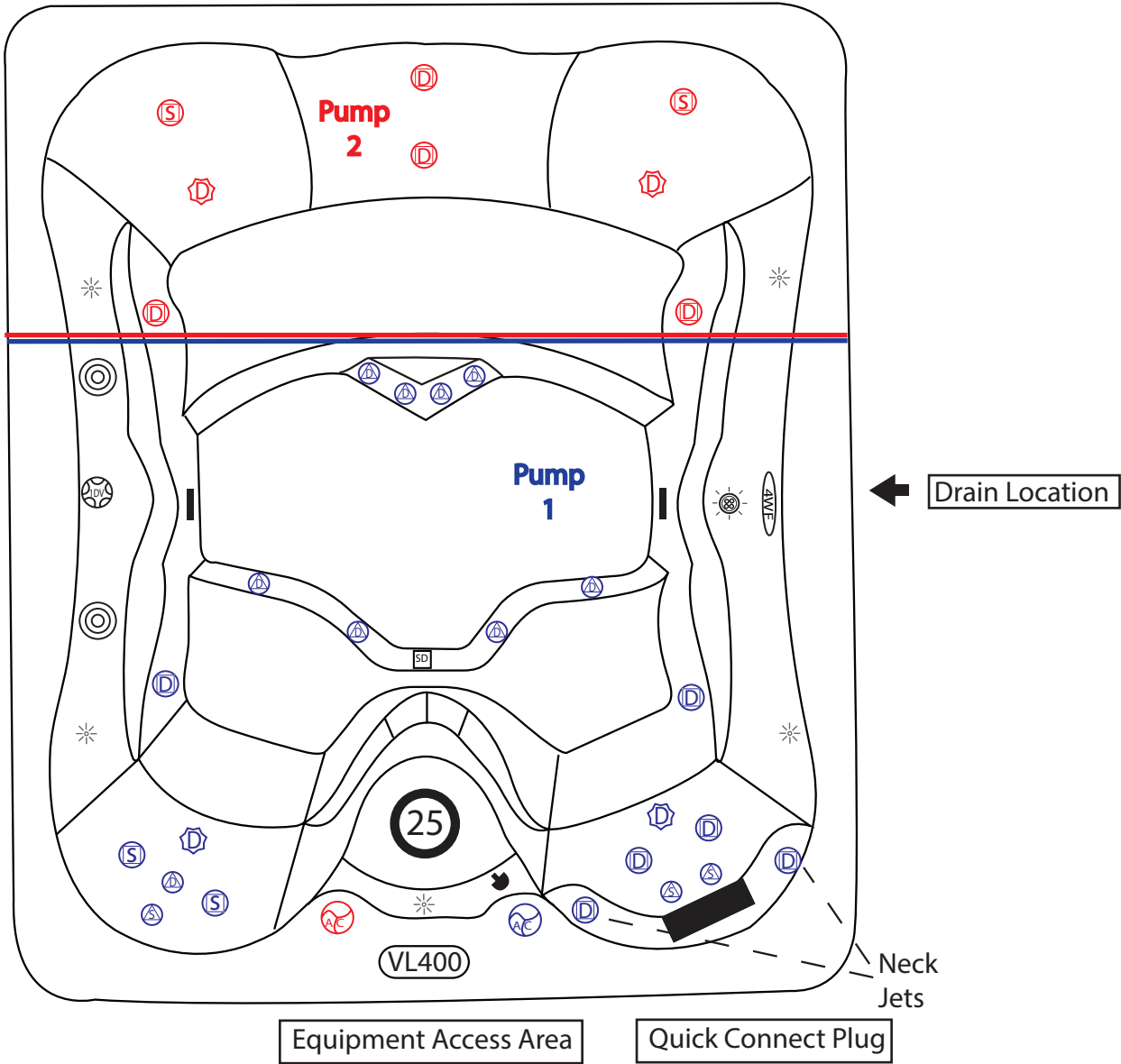
Available upgrades

- Extreme Insulation Package
- Spa Startup Chemical Kit
- Spa Booster Seat
- Spa Side Handrail
- Shipping Safeguard
- Black Steps
- Cantilevered Umbrella
- Nature2 Spa Water Purifier (3 Pack)
- CoPure Filter Upgrade (3-Pack)
- Cover Concierge
- LED Light Show
- UV Sanitation and Circulation Technology
- Rechargeable Drink Station

Plug & Power PP-30

10/03/2024 KMS

Mold: Seascape22v	SKU: UN-PP30-2-1
Fittings: 30 LPI Black Jets / LPI Black Valves & Filters	Control Panel: Balboa Control Panel VL400 w/ Plug&Power Overlay
Pumps: 2 Pumps: (1) 10A EE 2-Spd. + 4A 1-Spd.	Domestic: Balboa VS501 pack w/ 1KW Heater
Voltage: 110V - 20A Service Breaker + 15A GFCI Cord	Standard: Ozone, Foil Wrap, Full Foam, ABS Stapled Bottom, Ozone,
Dimensions: 69.75" x 80" x 34.5" - 6" CR	Cont.: BT Subwoofer, LED Lights(5) +3" Main LED, Quick-Connect Plug
Fill(Gal): Min: 230 / Max: 260	Weight: 640 lbs
	Optional: UV



Symbols Legend

- 2" LPI Directional Jet
SKU: 425-0384
- 2" LPI Spinner Jet
SKU: 425-0385
- 3" LPI Directional Jet
SKU: 425-0386
- 3" LPI Spinner Jet
SKU: 425-0387
- 4" LPI Directional Jet
SKU: 425-0381
- Small Drain
SKU: 425-0210

- 25
25 Sq ft Filter
SKU: 425-0091
- Suction Fitting
SKU: 425-0064
- #2 - 5" Pillow
SKU: 435-0358

- 1" Waterfall On/Off
SKU: 425-0061
- Air Control
SKU: 425-0025
- 4" Waterfall
SKU: 425-0028

- 3" Main Light
SKU: 425-0358
- LED Perimeter Light
SKU: 425-0163
- VL400 Panel
SKU: 440-0291
- Airlock Relief Fitting
SKU: 435-0042

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00640**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 606 Cedar St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 606 Direction ☒ Street Name Cedar Street Type Street Suffix Direction ☒
 Address: 606 ☒ Cedar Street ☒
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0127-0011 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use ☒ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; some siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan T-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 2. ☒ 3. ☒
 Roof Type(s) 1. Gable 2. ☒ 3. ☒
 Roof Material(s) 1. Sheet metal:standing seam 2. ☒ 3. ☒
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. ☒
 Windows (types, materials, etc.) 2/2 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Central hall form; transom; gable dormers; chamfered supports

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

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

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 0 Chimney Material(s): 1. Wood frame ☒ 2. Brick ☒ 3. Brick ☒
 Structural System(s): 1. Wood frame ☒ 2. Brick ☒ 3. Brick ☒
 Foundation Type(s): 1. Piers ☒ 2. Brick ☒ 3. Brick ☒
 Foundation Material(s): 1. Brick ☒ 2. Brick ☒ 3. Brick ☒
 Main Entrance (stylistic details) Half light door w transom; decorative screen door

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, hip, full facade, chamfered supports and railing

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

[Clear Significance Values](#)

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

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

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

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

1. Community planning & development ☒ 3. Brick ☒ 5. Brick ☒
 2. Brick ☒ 4. Brick ☒ 6. Brick ☒

DOCUMENTATION

[Clear Documentation Values](#)

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

1) Document type Field notes ☒ Maintaining organization Brookington and Assc. Inc. ☒
 Document description Field notes File or accession #'s 100-100-100
 2) Document type Field notes ☒ Maintaining organization Brookington and Assc. Inc. ☒
 Document description Field notes File or accession #'s 100-100-100

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brookington and Assc. Inc.

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

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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



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

Permit

Permit NO. **BLDC-2024-0068**

Permit Type: **General Building - Commercial**

Work Classification: **New Construction**

Permit Status: **Issued**

Issue Date: **10/17/2024**

Expiration: **04/15/2025**

Location Address

11 N 4TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0014-0260

Contacts

AMELIA FAMILY EYECARE, LLC 1411 S 14TH ST	Owner	Pneuman Homes LLC 1890 S 14TH ST 316, Fernandina Beach, FL 32034 (904)239-6162	Applicant kellycca1a@gmail.com
Wayne Higginbotham PO Box 123, Callahan, FL 32011 (904)452-6032	Applicant pneumanhomes@gmail.com	Pneuman Homes, LLC 541671 US 1, Callahan, FL 32011 (904)452-6032	Applicant pneumanhomes@gmail.com

Description: Replacement of Existing (wood) decking on patio with TREX (composite) material, as well as replacement of railing with like material.

Liquid hot asphalt (hot mop) application over existing coat for preventative purposes. Again - treating existing roof with like material.

Valuation: **\$25,000.00**

Total Sq Feet: **1,200.00**

Inspection Requests:

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

Fees	Amount
Administrative Fee -Commercial(non refundable)	\$50.00
Building Dept Permit Fee	\$187.50
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.81
DCA Surcharge	\$2.00
Total:	\$267.31

Payments	Amt Paid
Total Fees	\$267.31
Check #	\$267.31
Z2DwsjxwF0a	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
ROOF NAIL OFF/SHEATHING	
ROOF FLASHING/DRY-IN	
ROOF IN PROGRESS	
FRAMING	
External Tie Down/Strapping	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
BUILDING FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

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(See Chapter 1 Building Code)



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

Permit

Permit NO. **BLDC-2024-0068**
Permit Type: **General Building - Commercial**
Work Classification: **New Construction**
Permit Status: **Issued**

Issue Date: 10/17/2024

Expiration: 04/15/2025



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

Permit

Permit NO. **BLDC-2024-0071**

Permit Type: **General Building - Commercial**

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

Permit Status: **Issued**

Issue Date: **10/17/2024**

Expiration: **04/15/2025**

Location Address

Parcel Number

508 ASH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0028-0161

Contacts

Fernandina Fossils

508 Ash ST, Fernandina Beach, FL 32034

(503)367-1102

Owner

hello@fernandinafossils.com

Fernandina Fossils

508 Ash ST, Fernandina Beach, FL 32034

(503)367-1102

Applicant

hello@fernandinafossils.com

Description: Installation of a pre-fabricated wheelchair ramp. The ramp will be located in the back of the house out of sight from the street. As it is prefabricated, no remodeling work needs to be done to the property. The ramp will be attached to the existing deck without any modifications to the deck.

Valuation: **\$3,969.98**

Total Sq Feet: **70.00**

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
Administrative Fee -Commercial(non refundable)	\$50.00
Building Dept Permit Fee	\$45.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$124.00

Payments	Amt Paid
Total Fees	\$124.00
Check #	\$124.00
H8mkOhJGbkVQ	
Amount Due:	\$0.00

Available Inspections:

Inspection Type

ADA FINAL

BUILDING FINAL

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CERTIFICATE OF APPROVAL (COA) HDCSA2023-0321 FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	09/21/2023
Work Class:	HDC Staff Review	District:	Default	Exp Date:	10/23/2023
Status:	Approval Expired	Square Feet:	0.00	Completed:	10/11/2023
Valuation:	\$0.00	Assigned To:	Salvatore Cumella	Approval Expire Date:	04/11/2025

Description: COA to Repair/replace deteriorated wood elements on front (main & 2nd story) and side porches, with like materials. Items include but may not be limited to decking, pickets, railings and post details. Replace deteriorated screening on side porch, in-kind. Adjust 2nd floor porch railing height from 42" to 36". Repair/replace exterior wood damaged areas, including but may not be limited to siding, trim, window trim and sills. Replace deteriorated soffits & fascia. Replace wood lattice foundation panels with square wood lattice. All materials, in-kind.

Repaint with the following colors -
Body - Valspar 7006-1 Homestead Resort Jefferson White
Attic front (dog-eared detail) - Valspar 7007-24 Heritage Gray
Trim - Behr Ultra Pure White
Porch ceilings - Benjamin Moore HC-150 Yarmouth Blue (25% lighter)
Porch floors - Valspar 3011-9 Cooper Adobe Brown
Windows & Porch post details - Valspar 7007-24 Heritage Gray
Doors - Gloss Black
Foundation lattice - Flat Black

Install new fence along south side, inside property line. Replace existing rear and side fences. New fence to be 6' cedar shadowbox. Height to change to 4' as required in front yard. Replace 2 gates. Both gates to be 4' W X 6' H.

Approved by Kelly Gibson - Must apply for separate fence permit. KG 10/10/23
10/11/2024 - Amendment for 1st 6 month extension - new expiration 04/11/2025

Parcel:	00-00-31-1800-0126-0130 Main	Address:	309 S 6Th St Main Fernandina Beach, FL 32034	Zone:	
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Owner	Applicant
Joseph Fragano	Joseph Fragano
Post Office Box 441	Post Office Box 441
Fernandina Beach , FL	Fernandina Beach , FL
32035-0441	32035-0441
Home: 904-277-2017	Home: 904-277-2017

Note	Created By	Date and Time Created
1. Mr. Fergano called to extend COA, will send an email	Sylvie McCann	10/07/2024

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029575	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00029575		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0026
FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/20/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 10/21/2024
Status: Approved	Square Feet: 0.00	Completed: 10/28/2024
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to paint the exterior of the home and add pavers to the driveway.		Expire Date: 10/28/2025

Parcel: 00-00-31-1580-0009-0091 Main	Address: 908 White St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Owner	Applicant
SARAH C GOODMAN	Sarah Goodman
22 GASTON AVE	908 White Street
TIFTON, GA 31794	Fernandina Beach, FL 32034
Home: 9123890176	Home: 9123890176

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00035265	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00035265		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



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

Permit

Permit NO. **ROFR-2024-0330**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **10/24/2024**

Expiration: **04/22/2025**

Location Address

Parcel Number

213 N 3RD ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0008-0230

Contacts

Linda Howison

Owner

(904)583-2811

Gary LePierre

Applicant

2618 McGregor, Fernandina Beach, FL 32304

(904)277-3000

lepierreroofing@gmail.com

Gary Lepierre

Contractor

2618 McGregor Blvd, Fernandina Beach, FL 32034

(904)753-2234

garylepieerre@aol.com

Description: 30 year architectural

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Base Roof Fee	\$90.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$154.00

Payments	Amt Paid
Total Fees	\$154.00
Check # it6G1xFzM4Ay	\$154.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
ROOF AFFIDAVIT/MITIGATION & PICTURES	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
ROOF FINAL	

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

Permit

Permit NO. **ROFR-2024-0330**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **10/24/2024**

Expiration: **04/22/2025**



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

Permit

Permit NO. **ROFR-2024-0331**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **10/24/2024**

Expiration: **04/22/2025**

Location Address

Parcel Number

215 N 3RD ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0008-0230

Contacts

Linda Howison

Owner

(904)583-2811

Gary LePierre

Applicant

2618 McGregor, Fernandina Beach, FL 32304

(904)277-3000

lepierreroofing@gmail.com

Gary Lepierre

Contractor

2618 McGregor Blvd, Fernandina Beach, FL 32034

(904)753-2234

garylepieerre@aol.com

Description: REROOF 215 N 3RD ST

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Base Roof Fee	\$90.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$154.00

Payments	Amt Paid
Total Fees	\$154.00
Check # it6G1xFzM4Ay	\$154.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
ROOF AFFIDAVIT/MITIGATION & PICTURES	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
ROOF FINAL	

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

Permit

Permit NO. **ROFR-2024-0331**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **10/24/2024**

Expiration: **04/22/2025**



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

Permit

Permit NO. **SIGN-2024-0028**

Permit Type: **Signs**

Work Classification: **Permanent**

Permit Status: **Complete**

Issue Date: **10/11/2024**

Expiration: **05/19/2025**

Location Address

Parcel Number

15 S 4TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0013-0270

Contacts

Jon Lasserre 15 S 4th ST, Fernandina Beach, FL 32034 (904)753-1840 jonlasserre@icloud.com	Owner	Mathew Meskimen 1750 S 14TH ST Suite#150, Fernandina Beach, FL 32034 (904)530-0808 office@mcghomes.biz	Applicant
Sharon Palmer 1410 E OAK ST, FERNANDINA BEACH, FL 32034 (904)261-0340 sharon.palmer@fastsigns.com	Applicant	Heather Edge (904)261-0340	Applicant
Mathew Meskimen 1750 S 14TH ST, Fernandina Beach, FL 32034 (904)530-0808 matt@mcghomes.biz	Contractor		

Description: projecting sign

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

Fees	Amount
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Permanent Sign Fee (>\$1000)	\$101.00
Total:	\$130.00

Payments	Amt Paid
Total Fees	\$130.00
Check #	\$130.00
ZGYsnDNS6fHI	
Amount Due:	\$0.00

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

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

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

Permit

Permit NO. **SIGN-2024-0033**

Permit Type: **Signs**

Work Classification: **Permanent**

Permit Status: **Issued**

Issue Date: **10/29/2024**

Expiration: 04/28/2025

Location Address

Parcel Number

508 ASH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0028-0161

Contacts

Fernandina Fossils
508 Ash ST, Fernandina Beach, FL 32034
(503)367-1102
Owner/Builder
hello@fernandinafossils.com

Cheryl & Mark Wilson
508 Ash St Ash, Fernandina Beach, FL 32034
(904)635-0529
Owner
wilsons.on.ash@gmail.com

Fernandina Fossils
508 Ash ST, Fernandina Beach, FL 32034
(503)367-1102
Applicant
hello@fernandinafossils.com

Description: Signs for our new business

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

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

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

Payments	Amt Paid
Total Fees	\$99.00
Check #	\$99.00
eYJp7dp4KJWs	
Amount Due:	\$0.00

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

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

Permit

Permit NO. **ZON-000181-2024**

Permit Type: **Zoning Permit**

Work Classification: **Fence (non-structural)**

Permit Status: **Complete**

Issue Date: **10/04/2024**

Expiration: **04/16/2025**

Location Address

Parcel Number

315 S 7TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0127-0070

Contacts

Jean Goulden

Owner

(978)501-0968

gouldenjean@gmail1.com

James Companion

Applicant

97292 Pirates Point Rd, Yulee, FL 32097

(904)753-1675

J_construction@comcast.net

James Companion

Contractor

97292 Pirates Point Rd, Yulee, FL 32097

(904)753-1675

J_construction@comcast.net

Description: Replace 4ft high section (105 ft long) of existing, damage fence.

Valuation: \$2,000.00

Total Sq Feet: 105.00

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	\$25.00
Zoning Review Fee - Fence + Concrete Pad	\$50.00
Total:	\$75.00

Payments	Amt Paid
Total Fees	\$75.00
Check # CDJjMzYeCxle	\$75.00
Amount Due:	\$0.00

Available Inspections:

Inspection Type

HISTORIC DISTRICT FINAL
(VIRTUAL W/PICTURES)

DRIVEWAY PRE POUR

FINAL PLANNING/ZONING
(VIRTUAL W/PICTURES)

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

Permit

Permit NO. **BLDR-2024-0535**

Permit Type: **General Building - Residential**

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

Permit Status: **Issued**

Issue Date: **11/08/2024**

Expiration: **05/19/2025**

Location Address

Parcel Number

**326 S 7TH ST MAIN HOUSE, FERNANDINA BEACH, FL
32034**

00-00-31-1800-0128-0041

Contacts

ANDERSON LYNNE C TRUST
326 S 7th ST, FERNANDINA BEACH, FL 32034

Owner

Lynne Anderson
326 S S 7th Street, Fernandina Beach, FL 32034
(904)556-5987

Owner

lynneanderson@msn.com

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

Applicant

btlconstructioninc@gmail.com

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

Contractor

btlconstructioninc@gmail.com

Description: MAIN HOUSE ONLY - Removal of existing rotting Kolbe and Kolbe windows and replacing them with Historically Approved Marvin Elevate and Ultimate windows and doors as needed

Valuation: \$25,000.00

Total Sq Feet: 100.00

Inspection Requests:

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

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Building Dept Permit Fee	\$187.50
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.81
DCA Surcharge	\$2.00
Total:	\$252.31

Payments	Amt Paid
Total Fees	\$252.31
Check #	\$252.31
DT60zWWDHKB0	
Amount Due:	\$0.00

Available Inspections:

Inspection Type

NOTICE OF COMMENCEMENT	
WINDOW/DOOR ROUGH	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
WINDOW/DOOR FINAL	

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

Permit

Permit NO. **BLDR-2024-0592**

Permit Type: **General Building - Residential**

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

Permit Status: **Issued**

Issue Date: **11/08/2024**

Expiration: **05/07/2025**

Location Address

Parcel Number

**326 S 7TH ST CARRIAGE HOUSE, FERNANDINA BEACH, FL
32034**

00-00-31-1800-0128-0041

Contacts

Lynne Anderson **Owner**
326 S S 7th Street, Fernandina Beach, FL 32034
(904)556-5987 lynneanderson@msn.com

Built to Last Construction Inc. **Applicant**
710 Beech ST, Fernandina Beach, FL 32034
(904)556-0064

Rob Psulkowski **Contractor**
710 Beech ST, Fernandina Beach, FL 32034
(904)556-0064 btlconstructioninc@gmail.com

Description: Removal of existing rotting Kolbe and Kolbe windows and replacing them with Historically Approved Marvin Elevate and Ultimate windows and doors as needed on Carriage house

Valuation: **\$5,000.00**
Total Sq Feet: **100.00**

Inspection Requests:

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

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Building Dept Permit Fee	\$45.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$109.00

Payments	Amt Paid
Total Fees	\$109.00
Check #	\$109.00
DT60zWWDHKB0	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
WINDOW/DOOR ROUGH	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
WINDOW/DOOR FINAL	

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CERTIFICATE OF APPROVAL (COA) HDC2022-0065 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 07/29/2022
Work Class: Residential	District: Default	Exp Date: 08/29/2022
Status: Approved	Square Feet: 0.00	Completed: 09/18/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 03/18/2025

Description: Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool. Amended 6/1/2023 to grant 6-month extension. New Expiration date 3/18/2024. SJC
Amended 1/17/2024 to grant 2nd 6-month extension. New Expiration date 9/18/2024. KG
Amended 11/22/24 - per KG - Ok to grant 6 month - as may be permitted by FS 252.363 with the following emergency order references: 2024-01- Hurricane Debby, 2024-189 - Issuing a local state of emergency on 9/12/24 due to excessive rainfall, 2024-04 - Hurricane Milton. New Expiration is 03/18/2025

Parcel: 00-00-31-1580-0018-0060 Main	Address: Block 18 Lot 6 Ladies St Fernandina Beach, FL 32034 Main	Zone: OT-2(Old Town 2)
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Applicant Michael & Jessica Villa 921 Ladies Fernandina Beach, FL 32034 Home: 904-763-2489	Owner Michael & Jessica Villa 921 Ladies Fernandina Beach, FL 32034 Home: 904-763-2489
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Note	Created By	Date and Time Created
1. 6-month extension granted 06/01/2023. New expiration date is 3/18/24.	Salvatore Cumella	06/01/2023
2. 2nd 6-month extension granted 1/17/24. New exp date is 9/18/24	Sylvie McCann	01/17/2024

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001486-2022		Salvatore Cumella	09/18/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022026	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00022026		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0027 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/04/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 12/04/2024
Status: Approved	Square Feet: 0.00	Completed: 11/05/2024
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 11/05/2025
Description: Certificate of Approval (COA) to paint the exterior of the house in the colors Snowbound and Tricorn Black and Lazy Gray.		

Parcel: 00-00-31-1800-0013-0100 Main	Address: 30 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
Soodi A Brown	Soodi A Brown
30 S 3rd street	30 S 3rd street
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 5713348974	Mobile: 5713348974

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00035898	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00035898		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



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

Permit

Permit NO. **MECC-2024-0081**

Permit Type: **Mechanical - Commercial**

Work Classification: **HVAC Changeout**

Permit Status: **Fees Due**

Issue Date: **11/18/2024**

Expiration: **05/19/2025**

Location Address

19 N 6TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0030-0030

Contacts

Tom Keenan 95733 Tyson Rd, Fernandina Beach, FL 32034-9568 (904)491-3105 okeenan@bellsouth.net	Owner	Tropic Aire of North FL 9969 Old Kings RD, Jacksonville, FL 32219 (904)713-9600 service@tropicaire.net	Applicant
Tropic Aire of North FL 9969 Old Kings RD, Jacksonville, FL 32219 (904)713-9600 service@tropicaire.net	Applicant	James Humphries 9969 Old Kings Rd, Jacksonville, FL 32219 mbright@tropicaire.net	Applicant
Tropic Aire of North Florida 9969 Old Kings Road N., Jacksonville, FL 32219 (904)713-9600 tracy.tropic@gmail.com	Applicant	James Jones, Jr. 9969 Old Kings Road, Jacksonville, FL 32219 (904)713-9600	Contractor

Description: Change out 4 ton package unit for office

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

Fees	Amount
Administrative Fee -Commercial(non refundable)	\$50.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Mechanical Changeout(No Electrical Work)	\$50.00
Total:	\$129.00

Payments	Amt Paid
Total Fees	\$129.00
Check # C2bSLua6vl3E	\$104.00
Check # bjKyvHbF7kmD	\$25.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
VIRTUAL MECHANICAL FINAL	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
MECHANICAL FINAL	

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

Permit

Permit NO. **MECC-2024-0081**

Permit Type: **Mechanical - Commercial**

Work Classification: **HVAC Changeout**

Permit Status: **Fees Due**

Issue Date: **11/18/2024**

Expiration: 05/19/2025



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

Permit

Permit NO. **ROFC-2024-0047**

Permit Type: **Roof - Commercial**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **11/20/2024**

Expiration: **05/19/2025**

Location Address

Parcel Number

15 N 6TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0030-0120

Contacts

First Presbyterian Church of
Fernandina Beach Inc N/A

Owner

(410)349-6000

Gary LePierre
2618 McGregor, Fernandina Beach, FL 32304
(904)277-3000

Applicant

lepierreroofing@gmail.com

Gary Lepierre
2618 McGregor Blvd, Fernandina Beach, FL 32034
(904)753-2234

Contractor

garylepieire@aol.com

Description: 30 Year architectural *reroof

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

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

Payments	Amt Paid
Total Fees	\$169.00
Check #	\$169.00
PGeU1t7e6cDF	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
ROOF FINAL	

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

Permit

Permit NO. **ROFC-2024-0048**

Permit Type: **Roof - Commercial**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **11/20/2024**

Expiration: **05/19/2025**

Location Address

Parcel Number

19 N 6TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0030-0030

Contacts

First Presbyterian Church of
Fernandina Beach Inc N/A

Owner

(410)349-6000

Gary LePierre
2618 McGregor, Fernandina Beach, FL 32304
(904)277-3000

Applicant

lepierreroofing@gmail.com

Gary Lepierre
2618 McGregor Blvd, Fernandina Beach, FL 32034
(904)753-2234

Contractor

garylepieire@aol.com

Description: 30 Year architectural *reroof

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

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

Payments	Amt Paid
Total Fees	\$169.00
Check #	\$169.00
PGeU1t7e6cDF	
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
ROOF FINAL	

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

Permit

Permit NO. **ROFR-2024-0345**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **11/15/2024**

Expiration: **05/14/2025**

Location Address

Parcel Number

305 N 5TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0020-0140

Contacts

Owner
Steve Millen
305 N 5th ST, Fernandina Beach, FL 32034
(404)663-5898
Steve@focusins.net

Applicant
Strong Tower Roofing Inc.
2710 Edgewood N, Jacksonville, FL 32254
(904)993-9502
strongtowerroofinginc@gmail.com

Contractor
Matthew Shoda
2710 Edgewood AVE N, Jacksonville, FL 32254
(904)993-9502

Description: Replacing existing galvalume metal with New galvalume metal roof

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Base Roof Fee	\$90.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$154.00

Payments	Amt Paid
Total Fees	\$154.00
Check # akSNzvtPs3T	\$154.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
ROOF AFFIDAVIT/MITIGATION & PICTURES	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
ROOF FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

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

Permit

Permit NO. **ROFR-2024-0345**

Permit Type: **Roof - Residential**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **11/15/2024**

Expiration: **05/14/2025**



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

Permit

Permit NO. **SIGN-2024-0032**

Permit Type: **Signs**

Work Classification: **Permanent**

Permit Status: **Issued**

Issue Date: **11/01/2024**

Expiration: **05/13/2025**

Location Address

Parcel Number

714 BEECH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0040-0071

Contacts

Mary Raulerson (904)261-0340	Owner	Sharon Palmer 1410 E OAK ST, FERNANDINA BEACH, FL 32034 (904)261-0340 sharon.palmer@fastsigns.com	Applicant
Mathew Meskimen 1750 S 14TH ST Suite#150, Fernandina Beach, FL 32034 (904)530-0808 office@mcghomes.biz	Applicant	Mathew Meskimen 1750 S 14TH ST, Fernandina Beach, FL 32034 (904)530-0808 matt@mcghomes.biz	Contractor

Description: Install new Sign for "By your side Senior Care"

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

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

Fees	Amount
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Permanent Sign Fee (>\$1000)	\$87.00
Total:	\$116.00

Payments	Amt Paid
Total Fees	\$116.00
Check # QIWOHXjLy58g	\$116.00
Amount Due:	\$0.00

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

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

Permit

Permit NO. **SIGN-2024-0035**

Permit Type: **Signs**

Work Classification: **Permanent**

Permit Status: **Issued**

Issue Date: **11/04/2024**

Expiration: **05/05/2025**

Location Address

Parcel Number

802 ASH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0020

Contacts

Goldini LLC
P.O box 1801, Iecanto, FL 34460
(201)232-7176

Owner

mdefendini@yahoo.com

Sharon Palmer
1410 E OAK ST, FERNANDINA BEACH, FL 32034
(904)261-0340

Applicant

sharon.palmer@fastsigns.com

Mathew Meskimen
1750 S 14TH ST Suite#150, Fernandina Beach, FL 32034
(904)530-0808

Applicant

office@mcghomes.biz

Mathew Meskimen
1750 S 14TH ST, Fernandina Beach, FL 32034
(904)530-0808

Contractor

matt@mcghomes.biz

Description: INSTALL NEW SIGN FOR DAVID'S RESTAURANT

Valuation: \$0.00

Total Sq Feet: 0.00

Inspection Requests:

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

Fees	Amount
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Permanent Sign Fee (>\$1000)	\$94.00
Total:	\$123.00

Payments	Amt Paid
Total Fees	\$123.00
Check #	\$123.00
Q0rmBcRelvQe	
Amount Due:	\$0.00

Available Inspections:

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

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

Permit

Permit NO. **ZON-000202-2024**

Permit Type: **Zoning Permit**

Work Classification: **Fence (non-structural)**

Permit Status: **Issued**

Issue Date: **11/12/2024**

Expiration: **05/12/2025**

Location Address

127 S 5TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0025-0090

Contacts

Timothy Hahn

127 South 5th Street 2, Fernandina Beach, FL 32034

hahnmon@yahoo.com

Owner

Timothy Hahn

127 South 5th Street 2, Fernandina Beach, FL 32034

hahnmon@yahoo.com

Applicant

Description: Install perimeter fence around property line in accordance with local ordinances.

Valuation: **\$4,000.00**

Total Sq Feet: **5,000.00**

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	\$25.00
Zoning Review Fee - Fence + Concrete Pad	\$50.00
Total:	\$75.00

Payments	Amt Paid
Total Fees	\$75.00
Check # zblhysWjuwK	\$75.00
Amount Due:	\$0.00

Available Inspections:

Inspection Type

DRIVEWAY PRE POUR

FINAL PLANNING/ZONING
(VIRTUAL W/PICTURES)

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

Permit

Permit NO. **ZON-000210-2024**

Permit Type: **Zoning Permit**

Work Classification: **Fence (non-structural)**

Permit Status: **Issued**

Issue Date: **11/19/2024**

Expiration: **05/19/2025**

Location Address

Parcel Number

30 S 3RD ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0013-0100

Contacts

Soodi Brown

30 S 3rd street, Fernandina Beach, FL 32034

(571)334-8974

Owner

sooditodd@hotmail.com

Soodi Brown

30 S 3rd street, Fernandina Beach, FL 32034

(571)334-8974

Applicant

sooditodd@hotmail.com

Description: We are requesting approval to replace our small front yard wooden gate with another one built exactly the same (wood, painted white). The wood on the existing gate rotted and has several very large and rusted nails sticking out of it that poses safety concern for any one using it. We had originally hoped to simply replace some of the wood but have determined that due to the deterioration, report cannot be made. The current gate, which is relatively new was built out of non treated lumber therefore it is somewhat not surprising that the gate has fallen into quick disrepair. Also the gate is not original to the house and was built by the last owner. We would like to replace it so it will no longer pose safety issues. Thank You. Soodi Brown

Valuation: \$500.00

Total Sq Feet: 12.00

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	\$25.00
Zoning Review Fee - Fence + Concrete Pad	\$50.00
Total:	\$75.00

Payments	Amt Paid
Total Fees	\$75.00
Check # edyRK6nOJ8j2	\$75.00
Amount Due:	\$0.00

Available Inspections:

Inspection Type

FINAL PLANNING/ZONING
(VIRTUAL W/PICTURES)

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204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **ZON-000210-2024**

Permit Type: **Zoning Permit**

Work Classification: **Fence (non-structural)**

Permit Status: **Issued**

Issue Date: **11/19/2024**

Expiration: **05/19/2025**