



AGENDA
HISTORIC DISTRICT COUNCIL
FEBRUARY 18, 2016
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034
*** AMENDED ***

1. CALL TO ORDER

2. ROLL CALL/DETERMINATION OF A QUORUM

3. APPROVAL OF MINUTES

3.1. APPROVAL OF MINUTES FROM THE HDC REGULAR MEETING OF JANUARY 21, 2016.

Documents: [2016 01-21 HDC RM Minutes Draft.pdf](#)

4. OLD BUSINESS

4.1. THOMAS KITE + ROBIN LUFT-KITE, 801 SOMERUELUS STREET (HDC 2016-04)
New construction of two-story single family home with detached garage. (Quasi-Judicial)

Documents: [HDC 2016-04_Kite_Agenda Packet February 18.pdf](#)

5. NEW BUSINESS

5.1. ROBERT THOMAS BURNS JR. + ANN M. BURNS, 212 S. 5TH STREET (HDC 2016-06)
New construction of single family dwelling.

Documents: [HDC 2016-06_Burns_Agenda Packet.pdf](#)

6. STAFF-APPROVED CERTIFICATES OF APPROVAL

6.1. ERIC LAWRENCE, 1 N. 4TH STREET (HDC SA 2016-01)
Install window lettering less than 25% of glass - one sign on Centre Street frontage and one on N. 4th Street frontage. Two (2) signs permissible per business.

6.2. BIMBI LLC, 11 N. 3RD STREET (HDC SA 2016-02)
Painting exterior in Woodlawn Dewkist with trim and accents Oatlands Dainty Blue.

6.3. CHRISTMAS ON THE RIVER C/O FASTSIGNS, 202 CENTRE STREET (HDC SA 2016-03)
Install 4.25 SF projecting sign.

6.4. DONNA BALLARD, TRUSTEE, 307 S. 7TH STREET (HDC SA 2016-04)
Reroof with 5V crimp metal roof.

- 6.5. **CITY OF FERNANDINA BEACH C/O BOREE CANVAS, 1 N. FRONT STREET (HDC SA 2016-05)**
Install awning on north side of Welcome Center/Shrimping Museum.
- 6.6. **TAINA CHRISTNER, 406 BEECH STREET (HDC SA 2016-06)**
Replace two (2) non-historic doors with new single light doors.
- 6.7. **ROY CARTER C/O BEAN BUILDERS INC., 119 S. 5TH STREET (HDC SA 2016-07)**
Install 6 FT tall cedar driveway gate. Gate will be painted white.
- 6.8. **ROBERT TOMASCIK, 112 S. 10TH STREET (HDC SA 2016-08)**
For the following projects:
1. Build 110 SF rear deck with open air pergola, not visible from street;
2. Replace damaged concrete front walkway;
3. Replace dirt driveway with ribbon (concrete + shell);
4. Repair carport + roof + siding + install barn door style door. No expansion of carport footprint;
5. Build landscape gazebo.
- 6.9. **WRIGHT RUNWAY LLC C/O DOUGHERTY COMPANY, 311 CENTRE STREET (HDC SA 2016-09)**
Install new Andersen A series 2/2 windows with 7/8" exterior muntins, at 2nd story front and rear windows. Existing are not original - do not fit window openings with arch.
- 6.10. **ROBERT + LORETTA ERICKSON, 205 BROOME STREET (HDC SA 2016-10)**
For the following projects:
1. Remove non-historic shed (not structurally connected to building) at southwest corner;
2. Remove non-historic siding enclosure at northwest corner + restore original porch;
3. Remove metal siding on north south gable ends + restore wood;
4. Remove non-historic front porch components (siding + window) and restore front porch;
5. Repair roof. New roof to return for later approval;
6. Install wood fence at north property line (8' tall) and east/west property lines (4' tall), paint/stain color TBD.
- 6.11. **KIM DAVIS, 310 N. 5TH STREET (HDC SA 2016-11)**
Install 6 FT cedar fence on north side of property. Fence to be stained brown.

7. BOARD BUSINESS

7.1. DISCUSSION OF WINDOW LIST

7.2. BOARD APPLICATION - DOUGLAS "ANDY" MOCK *** AMENDED ***

Documents: [Advisory Board Application Douglas Andy Mock 020216.pdf](#)

7.3. BOARD APPLICATION - ROBERT ERICKSON *** AMENDED ***

Documents: [Advisory Board Application Robert Erickson 020116.pdf](#)

8. BOARD REPORTS

9. STAFF REPORT

10. ADJOURNMENT

NEXT SCHEDULED HDC REGULAR MEETING IS MARCH 17, 2016

Quasi-Judicial – Denotes that the item must be conducted as a Quasi-Judicial hearing in accordance with City Commission established procedure and Florida Statutes.

accordance with City Commission established procedure and Florida Statutes.

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 Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Historic District Council with respect to any matter considered at such meeting s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

1. **Call to Order** –The meeting was called to order at 5:04 pm.

2. **Roll Call/Determination of Quorum**

Council Members Present

Michael Harrison, Chair
Jose Miranda

Jennifer King-Cascone
Shelly Rawls (alternate)

Council Members Absent

George Sheffield, Vice-Chair

Linda Jean Fisher (resigned)

Others Present

Tammi Bach, City Attorney
Adrienne Burke, Community Development Director
Sylvie McCann, Recording Secretary

Member Rawls was unanimously voted to serve as a regular member of the HDC.

3. **Approval of Minutes** – According to the agenda support documents, the Minutes for the December 17, 2015 Regular Meeting were presented for approval. **A motion was made by Member Miranda, seconded by Member Cascone, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. **New Business** - City Attorney Bach briefly explained the quasi-judicial procedures. Recording Secretary McCann administered the oath to those parties that were about to present testimony. Member Rawls disclosed she received a phone call regarding the Kite’s residence and an email. Member Miranda reported he received both a message and an email, but neither did he respond to in regards to the Kite’s residence in Old Town. Chair Harrison reported he met and spoke with Mr. and Mrs. Kite prior to their purchasing the lot, but he didn’t have any discussions concerning the proposed design. He also disclosed that he spoke with Mr. McIntyre as a resident of Old Town, but did not discuss the design for the garage apartment. Member Cascone did not have any ex parte communications to disclose.

Ms. Burke reported all application materials including the staff reports and background information were included in the agenda packet and submitted for the record.

4.1. **DENIS + KARYN ROARK, 213 N. 4TH STREET (HDC 2016-01)** Replace existing wood siding with cementitious siding product (Hardie). (*Quasi-Judicial*)

Ms. Burke pointed out the staff reports included pictures as well as the standard information about the property. She explained the request was to remove the existing wood siding and replace it with cementitious siding. She commented the owners are doing a fair amount of other rehab work on the structure, which was approved under staff approval last November. She stated the standards that apply are 2, 5, and 6; and the guidelines that apply are for siding and wood. She pointed out also included in the packet was a memo she did several years ago on this exact request as well as preservation brief #16 regarding substitute materials. She recommended the board use the criteria that was established back in 2012 to determine whether the request should be approved. Member Miranda inquired about the current siding. Ms. Burke replied it is wood, but from her understanding over time there has been some replacement.

Mr. Wayne Chism, Chism Development, representing the applicants, explained there are actually four different materials on the home. He stated the original was a shiplap or Dutch-lap material with a 6 inch overall width, which can vary to 5 inches in some areas and 7 inches in some areas. He explained they would not be replacing the shake areas, which were on the columns on the front porch. Member Miranda questioned if this was replacing all four walls of the main house. Mr. Chism replied they would replace the north, the east, and the south at this time. He stated they would not be doing the west side of the building, because they want to put in an addition and

a new garage, etc. on the rear portion of the house. Member Miranda questioned if the window trim, the corner boards, and the cornice trim would remain or be replaced with Hardie. Mr. Chism explained they were looking at either an Azek material, a Hardie material, or wood material in a treated nature. He stated all the windows are remaining in place. Member Miranda inquired which Hardie material would be used. Mr. Chism replied the new Dutch-lap, which matches the lap siding that is on the building. Chair Harrison questioned if any of the removed material was recyclable. Mr. Chism replied it depends on how it was installed and how it comes off. He stated salvaging would be a chore, but they would try to do some segments if possible. It was noted the homeowners wanted a product that would last versus a wood product. Mr. Chism pointed out the house to the north has used this product and the house to the west has used it.

Member Cascone inquired how much of the wood is rotten or needs to be replaced. Mr. Chism replied a lot of it is different and some segments have been removed over the years. Member Cascone questioned if the homeowners were not interested in replacing with wood, due to the maintenance issue. Mr. Chism explained the homeowners are trying to alleviate the maintenance and the potential rot.

The public hearing was opened at this time, and there being no comments from the floor, the public hearing was closed. Member Cascone stated sometimes the HDC has approved the Hardie board in renovation projects when the wood was beyond the point that it can be replaced. She commented she was sympathetic to the owners with the maintenance issue, but she had a problem with replacing wood siding with the Hardie board on a home where it was not rotten. Member Miranda stated his concern was once you lose historic material it is gone forever. He commented if cost was not an issue he would recommend that the original wood siding be repaired and replaced with wood siding. Member Rawls agreed and stated according to the requirements it does not look like all alternatives have been explored. **A motion was made by Member Miranda, seconded by Member Cascone, to deny HDC 2016-01; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-01 as presented is not substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4.2. GOODSELL NASSAU LLC C/O COTNER ASSOCIATES, INC., 21 N. 2ND STREET (HDC 2016-02) Conceptual approval for new construction of 80 suite hotel. (*Quasi-Judicial*)

Ms. Burke explained this was for conceptual approval of a new construction project, 80 suite hotel located on five parcels of land, which was roughly between Centre and Alachua Street (the Palace and the Crab Trap on North 2nd). She stated the applicant has done a pre-application meeting with the Technical Review Committee (TRC) to get some initial feedback. She pointed out this project was within the Historic District as well as within the Community Redevelopment Area (CRA). She provided specifics of the proposal including there would be three floors of hotel space above a ground level parking area. She explained there are two existing structures on these parcels, and reminded the HDC those were reviewed under a prior case in 2010 where the HDC recommended that those buildings could be demolished. She pointed out that 2010 approval has lapsed so when and if this project comes back for final approval they would have to include that request again. She stated the standards that apply are 1, 2, 8, 9, and 10; the applicable downtown guidelines are for commercial buildings under new construction; and the applicable CRA Design Guidelines are found in Section 4.4 as well as Section 5.0. She reported she found the proposed project to be conceptually consistent with the Secretary of Interior Standards with a note to be mindful of Secretary of the Interior standard 8 regarding archeological resources. She pointed out the staff report notes some issues that she felt needed some work such as window and door design and pattern should be more indicative of the structures in the area. She provided further comments from the staff report and that she recommended conceptual approval.

Chair Harrison inquired about the City sewer lift station in the vicinity. Ms. Burke replied that was on Alachua Street and is a City owned parcel.

Mr. John Cotner, 1627 Atlantic Avenue, agent for the applicant, explained they were at the end of their due diligence period and were walking through the project to try to troubleshoot any areas that anyone might see. He commented it was a tough parcel. He stated when they potential buyers came to him to see if they could get 80-90 hotel suites on this site his response was whether they could accommodate the parking. He explained they could get 85 parking spaces on the ground with a lobby and elevator and vertical circulation cores, which was allowed in the floodplain as long as you flood proof it. He stated they anticipate three floors on a 14 foot increment for the hotel suites. He explained the site was 225 feet on Front Street, 100 feet on Alachua, and 125 on 2nd Street. He stated they can make the numbers work, and the parking work for this approximately 70,000 square foot building on 38,000 + square footage of land. He referred to the sketches of the elevations and pointed out there were living walls on the ground floor and three levels of suites above. He commented there were decorative elements as anchors on the corners, and there are a variety of handrails as you go up. He stated it was a very traditional heavy base and then as you move up its gets lighter and lighter. He pointed out this project has a waterfront industrial look not a replication of downtown Centre Street. He briefly explained the Alachua elevation and the Front Street elevation, which included a 10 foot promenade along the railroad tracks for pedestrian access. He pointed out they tried to open up each floor for common use out to the river view. He presented the proposed parking for this project and provided further comments about the proposed project including 3D drawings of the project. There was some discussion about the proposed project.

Member Rawls inquired what would be done to soften it up. Mr. Cotner replied working on the exact type of handrails, the mutton configuration for doors and windows, how they would trim doors and windows, and commented it could be any number of things. Member Rawls questioned if it was possible to arch top the windows. Mr. Cotner replied it was possible, and stated there may be some more arbor elements. Member Miranda questioned if the timeline was 3-4 years out. Mr. Cotner estimated 2 years, and clarified one year of legwork and one year of construction. Member Miranda commented this was a more compatible solution with the CRA and the idea of a building of such scale and how it can be made compatible in the historic district. It was noted this case was for conceptual approval.

The public hearing was opened at this time.

Mr. Clinch Kavanaugh, 102 North 6th Street, owner of building at 10 North 2nd Street, spoke in favor of the proposed project. He commented this would be a positive economic impact on the historic district, on our restaurants, the Marina, shops, and it may bring more offices downtown.

There being no further comments from the floor, the public hearing was closed. **A motion was made by Member Miranda, seconded by Member Cascone, to approve HDC 2016-02; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-02 as presented is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards 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. JAMES + MARTHA SANDALL C/O ROB PSULKOWSKI, 226 S. 7TH STREET (HDC 2016-03)
Construction of rear addition. (*Quasi-Judicial*)

Ms. Burke stated this request was for construction of a rear addition, and pointed they received staff approval for the addition of an open air rear deck. She explained based on the Sanborn map from 1926 the current house footprint was similar to the footprint that existed in 1926. She stated the proposed addition would not be visible from the street. She provided further comments from the staff report about this case and that she found the project to be compliant with the applicable standards and recommended approval for the project.

Mr. Rob Psulkowski, 710 Beech Street, representing the Sandall's, explained they already were approved and constructed the deck and the arbor. He stated everything on the property was going to be wood and the roof would be tin. He pointed out the extension of the kitchen roof, and clarified the addition was about 184 square feet to serve as a sitting room opening up the eat-in kitchen area. Member Rawls noted the roofing would match

the existing. There was a review of what was being proposed and it was pointed out it would give a nice flow to the inside of the building.

The public hearing was opened at this time, and there being no comments from the floor, the public hearing was closed. **A motion was made by Member Miranda, seconded by Member Cascone, to approve HDC 2016-03; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-03 as presented is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4.4. THOMAS KITE + ROBIN LUFT-KITE, 801 SOMERUELUS STREET (HDC 2016-04) New construction of two-story single family home with detached garage. (*Quasi-Judicial*)

Ms. Burke explained this case was for a certificate of approval for construction of a single-family home. She pointed out the property is at 801 Someruelus Street, which is at the corner of Estrada and in anticipation of the way that the structure is planned to be oriented the owners have readdressed the property as 202 Estrada and was so noted that way in the staff report. She stated Standards 9 and 10 apply as well as the applicable Old Town Preservation and Development Guidelines found in Chapter 4 under new construction and Chapter 5 setting; and Land Development Code (LDC) Section 8.01.01.02. She commented this location is also in a high probably archeological area based on our predictive models, and recommended compliance with Standard 8 archeological resource. She explained the applicant provided responses to her comments and those were provided for the HDC. She recommended approval provided some of these elements are addressed.

Ms. Robin Luft-Kite, 202 Estrada Street, briefly explained the process her husband and she went through including that they met with staff to make sure that by the time we came here to this meeting everything would be approved. She stated at this point there looks like there are nine things to be addressed, and she thought they addressed six of them. She commented they felt the remaining three are within the guidelines and the stated mission of the HDC. She pointed out originally their design called for a garage that was incorporated into the building, but they were told a detached garage was what was required. She explained the design they decided on was simplified so that they would not have any issues. She provided further comments to the HDC and presented them with copies of the drawings for this property.

Member Miranda inquired who was drawing the drawings. Ms. Luft-Kite replied her husband was drawing the drawings, and he has an architectural background and they both have degrees in design. Member Miranda commented he had to agree with some of the staff's comments regarding roof overhang. He pointed out it's such a prominent corner in Old Town and because it abuts the plaza this design in his opinion was too simple. He stated this is a corner lot and you really have two important faces that need to be addressed (Estrada and Someruelus). He noted there was some effort at least on the front to give some degree of character, but again it is losing some of basic design features that are prominent in the historic character of that area. He referred to the comments about trying to be more ADA compliant, and explained we have to balance those needs with the compatibility in the historic district. Member Rawls agreed, and commented a few details would really help (wider overhangs, different proportion to the windows, more detail on the columns).

Ms. Luft-Kite briefly explained that ADA accessibility was very important to them, and in terms of the costs to make it ADA compliant later that just adds to that cost of putting the building up. She pointed out they designed the building and made it as simple as they did to be able to have the ability to resell it if necessary. She briefly commented about the changes they've made to their design including not having a metal roof and doors and windows that do not have mullions. She stated there are a lot of little things that they could have done, but again they don't naturally comply with things that had been told to them about what is acceptable and what is not acceptable. There was some discussion about this and it was noted that vinyl windows on new construction are perfectly acceptable and would be within compliance of the guidelines. The HDC discussed adding detailing and addressing the issues raised by staff to be compatible with the historic district. Items addressed included the lack of detailing on porch columns, the shallow overhang, and low off grade frame from the porch.

The public hearing was opened at this time.

Ms. Jennifer Harrison, 820 Someruelus Street, provided a little history of that particular lot including that when Mr. George Clark was appointed Surveyor General for east Florida by the Spanish governor he used the ancient law of the Indies to plat Old Town. She stated the most important buildings were on the lots that directly fronted the Plaza and the river. She commented throughout Old Town on all the other blocks the medias run north and south except on that particular lot because of the importance of those medias they run east and west. She pointed out this lot has a prime position fronting the Plaza and the river and its next door to the Pippi Longstocking house, which has a lot of visitors that take photographs and of course it is viewed from the river. She provided further comments about the history of this lot, and that she has been waiting and hoping for someone to come and buy this lot and build a home there that reflects the Old Town guidelines. She stated the Old Town guidelines point to the character of Old Town and the use of wide porches to create outdoor living spaces. She noted this particular house has one porch and it's on the west side at the top, and the lower level is taken up with a staircase. She provided comments in support of having porches on the proposed structure, and briefly related how they had an architect work with them for their house and were glad that they did.

Ms. Beverly Trayeye briefly explained that the property by which you are speaking of was her great grandfather's and grandmother's property (Henry Peter MacDonald and Florence Clark) and to date her mother is the oldest living person of Old Town (96 years old). She spoke of the Down family and that this property is very precious to her. She commented she hated to see it go, but it has left her family and whoever gets it she was hoping that they appreciate and value it. There was a brief discussion about the address numbering for this property noting that in the past it was known as 19 Estrada Street and that Old Town has been readdressed over the years. The HDC also had some discussion about the Down's property.

The public hearing was closed at this time. Member Rawls commented she thought the board was alright with simplicity, but within the right character. Chair Harrison stated he sensed the sentiment of the council if the vote were called at the moment would be to deny. He inquired if the City Attorney had an alternative approach. City Attorney Bach explained an alternative is to have the board postpone the case, continue it, or table it. She stated if it is postponed or continued you have a timeframe that you can work in and bring back a design with more detail as the board tried to explain, and there is no extra fee. She commented the board can also just table the case, but she was not comfortable with that in quasi-judicial matters because it just sits out there. She inquired if the HDC had a preference, and whether the applicant wanted to start over or were they willing to try to provide more detail to the board at a time specific. Ms. Luft-Kite expressed her appreciation of the HDC not throwing it out and asking them to redo the whole thing. She stated she thought the problem at this point is that there are certain things that they feel strongly about (ADA access). She commented they can change some doors, but in terms of a side facing balcony or porch she was not sure whether there was enough space.

City Attorney Bach offered the suggestion of hiring a design professional that is familiar with the City, and pointed out they might be able to help with some of those things. She explained if the applicants aren't sure of what they want to do then the board could postpone it for one month. There was some discussion about this case and it was noted that the applicant had to consider their budget. The HDC had discussion about how to proceed with this case noting that the next meeting would be February 18th and information for inclusion in the packet would need to be provided to staff no later than February 5th. Some of the items discussed about the proposed structure included wider roof eaves, raising the foundation a bit to better accommodate a front entry appearance to meet the guidelines, and some minor detailing. It was pointed out the design guidelines were updated in 2013 and detached garages were extremely important to the community. There was also some discussion about the idea of having a local architect or engineer review the plans and they may be able to offer other suggestions. It was noted the downtown design guidelines talk about ADA accessibility and that is usually accomplished through ramping. There was some talk about the proposed project fitting the Old Town guidelines and coming to some compromise. **A motion was made by Member Cascone, seconded by Member Miranda, to continue this case #2016-04 to the February HDC Regular Meeting. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4.5. JAMES K. MCINTYRE, 1009 WHITE STREET (HDC 2016-05) Construction of two-story garage/accessory dwelling. (*Quasi-Judicial*)

Ms. Burke explained the request was for construction of a two-story garage and accessory dwelling. She stated construction would be at the rear of the property. She explained the applicant wanted to paint the outbuilding in colors that currently aren't the same as the primary structure in anticipation of repainting the primary structure. She pointed out Secretary of Interior Standards 9 and 10 apply; the applicable Old Town guidelines are Chapter 4 new construction and Chapter 5 parking; and LDC Section 8.01.01.02. She stated she found the project compliant with the standards, and due to being in a high probability archeological area to be mindful of Standard 8 regarding archeology. She commented there were a couple of issues (the colors and information on the extension of the driveway). She recommended approval after discussing those issues.

Mr. James McIntyre explained he has been in Old Town for seven years, and his understanding was his house was renovated in 1925. He commented he has 975 square feet and he wanted to have a place for his children to come with his grandchildren. Member Miranda inquired what the timeline was to paint the main house. Mr. McIntyre replied in two years. Member Miranda commented he didn't have a problem with a different color in anticipation of the main structure being painted.

The public hearing was opened at this time. Member Rawls referred to the textured Hardie board and inquired if it was required to be smooth. Member Miranda replied smooth. Mr. McIntyre stated they picked textured because it would match more closely the existing older house. He pointed out the front of the house was already done in the textured Hardie board. There being no comments from the floor, the public hearing was closed. **A motion was made by Member Miranda, seconded by Member Cascone, to approve HDC 2016-05; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-05 as presented is substantially compliant with the Land Development Code, the Old Town Preservation and Development Guidelines, and the Secretary of Interior Standards to warrant approval at this time; and the intention was the new colors would be painted on the garage addition and eventually within a two year timeframe on the main house.** Ms. Burke inquired if the HDC wanted to include the painting in the motion that the paint colors are conditional on repainting the primary structure. Member Miranda concurred. Ms. Burke requested clarification on the driveway materials. Mr. McIntyre replied it was pea gravel right now and it would remain the same. After a brief discussion about the motion on the floor, Member Cascone requested the applicant to be aware of the archeological resources during construction. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

5. Staff-Approved Certificates of Approval

- 5.1. POYNTER PROPERTIES, LLC C/O ROB PSULKOWSKI, 27 N. 3RD STREET (HDC SA 2015-99)** Construct outdoor fireplace-masonry (brick and stone). Placed in northwest section of property.
- 5.2. CANDACE + GARY FASANO C/O LEPIERRE ROOFING, 306 CENTRE STREET (HDC SA 2015-100)** Reroof to match existing with torch down roof, not visible from street.
- 5.3. NANA TERESA'S BAKE SHOP, 31 S. 5TH STREET (HDC SA 2015-101)** Placement of sandwich board sign in right-of-way and one non-pixelated LED sign.
- 5.4. AMY PETROY, 416 ASH STREET (HDC SA 2015-102)** For changes completed during construction:
 - 1. Bathroom door orientation facing north instead of east west;
 - 2. Small ramp added to bathrooms for ADA access;
 - 3. Lamps added to fencing, and;
 - 4. Mechanical equipment added with screening of roof and painted on east side.
- 5.5. SALTY PELICAN C/O TRU-FORM CONCRETE LLC, 12 N. FRONT STREET (HDC SA 2015-103)** Addition of 12' x 13' concrete slab at rear of property. Walk-in cooler to be placed on top of slab (additional cooler from unit approved in March 2015).

5.6. BURLINGAME C/O INNOVATIVE SIGNS & GRAPHICS, 50 S. 5TH STREET (HDC SA 2015-104) Install freestanding sign with lighting and door lettering.

There were no questions or concerns about the staff approved Certificates of Approval.

6. Public Comment – Items not on the agenda – There were no comments at this time.

7. Board Business

7.1 Temporary Signage – Ms. Burke explained that the City Attorney and she were struggling with signage. She pointed out the U.S. Supreme Court handed down a decision that totally changes how local government can regulate temporary signage (political signs, real estate signs). She stated now regulations cannot be content based, because that is a violation of the first amendment law. City Attorney Bach clarified you cannot call out in your code the type of sign. Ms. Burke explained the hope is to update the sign code entirely starting next year, but they've eliminated the distinction and have one type of temporary sign as determined by its duration. She stated it was separated by zoning district on how many you can have, how far they have to be spaced, and a square footage limit. She commented the challenge now was this opens the door for the “snipe” signs, but you still cannot put any signs in the right-of-way. She explained they were working on whether they could further limit signs based on the historic districts, but right now within the historic district sign code section the City limits the type of sign by material. She commented this was a way to regulate “snipe” signs. There was some discussion about temporary signage and it was pointed out there is a provision in the historic district code that requires signs to be a certain material.

8. Board Reports – Member Miranda explained he spoke with the architect in charge of the Post Office renovation project, but there was not much that he could report. He stated that they were moving forward with the exterior restoration and the air conditioning system replacement on the interior. Chair Harrison inquired if there is a planned use for it. Ms. Burke replied that was not part of the project. Member Miranda stated all the architect would tell him was there would be a postal point of service there.

Member Cascone thanked staff for the email regarding what they are trying to do with permits and archeological in the State parks. Ms. Burke stated St. Augustine passed a Resolution on it last week, and the Florida Trust and some people from Florida Public Archeology Network (FPAN) were lobbying in Tallahassee.

Chair Harrison thanked the HDC for their work this evening, and thanked staff for the new format of the staff report.

9. Staff Report – Ms. Burke explained the Preservation Award Program was up again this year, since that is done every other year. She pointed out now it includes the museum and the Main Street along with the City and the Restoration Foundation. She commented they were going to do something in May for National Preservation Month, and this year it was the 50th anniversary of the National Historic Preservation Act. She requested the HDC members continue to spread the word about the preservation awards.

Ms. Burke explained the Peck High State historical marker was approved, and from working with the Peck Alumni group they wanted to do more around the Peck Center in February. She stated partnering with the museum and the library they would be doing a whole series of events. She pointed out there would be several lectures, the installation of the State historic marker, and two showings of the film “Rosenwald”.

Chair Harrison noted the HDC had two vacancies for alternates. He pointed out Mr. Bill Tilson was interested in serving on the board, however he has a heavy workload in Mexico and Italy through the end of the year which would make his ability to attend meetings limited. There was a brief discussion about the policy on attendance, and a concern was raised about having a board member that can't make most of the meetings in a year. The members were encouraged to seek people to fill out an application to serve on the HDC.

Ms. Burke reported there was at least one case for February.

10. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 7:10 pm.

Sylvie McCann, Clerk

Michael Harrison, Chair



**HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-04 (Old Business)
February 18, 2016**

**Subject
Property:**

801 Someruelos Street (new 202 Estrada St.)



Owner/Applicant: Thomas Kite + Robin Luft-Kite

Requested Action: Certificate of Approval (COA) for construction of new single family home

1985 Historic Resource Survey: c.1814, Contributing (demolished)

Zoning/FLUM: OT-1/HDR

Existing Use: Vacant

**Adjacent
Properties:**

**North
Residential c.1888 OT-1/HDR**



**South
Vacant OT-1/HDR**



**East
Vacant OT-1/HDR**



**West
Recreation Rec/Rec**



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 returning from the January meeting with updated drawings requesting approval to construct a new single family home on the subject property. Changes from the prior set of drawings include:

- Eave width changed from 1' to 2' wide.
- Front door location on the west elevation/façade moved and columns/door and window openings realigned.
- Addition of 3' octagon on west gable end.
- Added muntins to upper window sashes in 2/1 light pattern.
- Reduced accessory building square footage to 500 SF.
- Added primary and accessory building heights to the drawings (compliant with requirements).
- Added mid-block dimension line to the drawings.
- Added driveway width (16') and noted sidewalks/pathways.
- Updated square footage to demonstrate compliance with 45% lot coverage maximum.

The applicant has not changed the foundation, indicating a cost issue and future ADA needs. Staff provided the applicant information on the economic hardship criteria in Land Development Code Section 8.03.06. See application materials for further details regarding materials.

Past COA:	HDC 2009-35	3/23/2010	Construction of new single-family home
	HDC 2008-67	1/15/2009	Demolition of structure

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Land Development Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 9 and 10 apply to this project.**

LDC Section 8.01.01.01(B) states that the review of proposed development within Old Town shall be based upon compliance with the *Old Town Preservation and Development Guidelines*, as amended from time to time. **The applicable Guidelines are: Chapter 4: New Construction (p.50) and Chapter 5: Setting (p.67).**

LDC Section 8.01.01.02 regarding specific requirements in Old Town also applies.

ANALYSIS AND STAFF RECOMMENDATION:

SOIS: The project is compliant with SOIS 9 and 10. No historic materials exist on the property and if removed in the future, the property's environment would not be impaired. Given the location of the project in a high probability archaeological area, staff recommends compliance with SOIS 8.

Old Town Preservation and Development Guidelines:

4.1 Importance of Building Setting and Placement: Help maintain a balance between building density and sense of openness. Applies to all primary and out buildings. Primary structures required to front the street and have a five (5) foot setback.

Staff comments: Compliant.

4.2 General Approach to New Residential Construction: Major emphasis on scale and construction rather than appropriate architectural styles.

Staff comments: Compliant. Two-story structure with detached two-story out building, which is consistent with other new construction in the neighborhood.

4.3 Building Elements: Primary Buildings and Out Buildings. Primary buildings are principal unit of occupation. Out buildings are ancillary in size and degree of occupation, may be attached by connecting element or detached. Garages should not be built into the primary structure.

Staff comments: Compliant.

4.4 Residential Building Design: Existing Zoning, Placement on the Grid, Lot Coverage, Building Massing, Height, Proportion of Openings, Climate, Roof Forms and Surfaces, Materials, Foundations, Windows and Shutters, Muntins, Awnings, and Connecting Elements.

Staff comments: Compliant, with the following notes/recommendations:

1. Staff has the same comments as last time about the foundation: The foundation has a raised appearance at the rear of the lot due to a sloping topography at the east. The applicant proposes landscaping to help screen the slab appearance towards the western portion of the building. Because this is the front entry, staff recommends raising the foundation further so that the front has a raised appearance. This would also enable front entry steps or other feature that would clarify this is the front of the structure. It could be a continuous foundation or pier construction per the guidelines. The foundation at the rear could use detailing, or landscaping as proposed, to help soften the continuous foundation.
2. Staff has the same comments as last time about the front porch: Staff recommends railings on the first level of the front porch to be consistent with other front porches in the neighborhood, which may also be required by code if the foundation is further elevated. This will also help define the west elevation as the main façade.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

Staff comments: Compliant.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

Staff comments: Compliant.

4.7 Sideyard Corridors: Five foot minimum requirement.

Staff comments: Compliant.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

Staff comments: The applicant has illustrated the mid-block dimensions on the site plan.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24”. Landscape elements are not included in this restriction.

Staff comments: Compliant.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

Staff comments: Compliant as provided on updated plans.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

Staff comments: The application notes use of gravel, shell or pavers for the driveway. Staff requests that the applicant select an option, or that the Board allow use of one of the three and the applicant can provide the final selection later.

LDC 8.01.01.02: Compliant, square footage on accessory building and height are consistent with the LDC standards.

Recommendation: Staff recommends approval, provided the following are addressed:

1. Further raise the foundation to be consistent with the Guidelines and other development in the district.
2. Consider porch railings on west/façade elevation to better reflect front entry.
3. Select option for driveway and sidewalk material.
4. Be mindful of SOIS 8 regarding archaeological resources on the property.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-04; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-04, as presented, **is or is not** substantially compliant with the Land Development Code, the Old Town Preservation and Development Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 12/16/15 BY: BF
PAYMENT: \$ 200.00 TYPE: CX# 124
APPLICATION #: 2015-0001802
CASE #: 2016-04
BOARD MEETING DATE: 1-21-16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: Thomas Kite and Robin Luft-Kite
Mailing Address: 427 N. Fletcher Ave. #B, Fernandina Beach, FL 32034
Telephone: 360-668-0930 Fax: _____
Email: thoskite@cybookinc.com

Agent Name: _____
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: 801 Someruelus St., Fernandina Beach, FL 32034 / 202 Estrada Street
Parcel Identification Number(s): 00-00-31-1580-0004-0120 as of 1/9/2016
Lot Number: 12 & 14 Block Number: 4 JB

PROJECT INFORMATION

- STAFF APPROVAL BOARD APPROVAL: CONCEPTUAL _____ OR FINAL _____
 New Construction Demolition
 Additions/Alterations Other: _____

Brief description of work proposed:

Build a modest 2 storey single family residence and detached 2 car garage with 2nd floor storage. The design of the house is based on traditional regional frame Farmhouse styles of the 19th century with the accompanying detached garage dimensioned to be reminiscent of a small livery barn. However, up to date green construction techniques will be used such as high efficiency foam installation in the roof deck to improve both thermal performance and shear strength under high wind loads. And Impact Resistant glass in windows and doors will reduce the build carbon footprint by making storm shutters unnecessary.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	Painted Hardy Board, siding Clapboard style	Woodrow Wilson Maize 3005-8C
Doors	PGT Series 5500 Impact Resistant glass, Slider and French	White
Windows	PGT Series 5500 Impact Resistant glass, 1 over 1, single hung	White
Roofing	GAF Timberline asphalt architectural 50 yr. shingle	Golden Harvest- weathered wood
Fascia/Trim	Painted Hardy Board	White
Foundation	concrete block w/ natural stone appearance	Natural Grey
Shutters	N/A	
Porch/Deck	Pressure treated	Natural - will weather to Grey
Fencing	N/A	N/A
Driveways/Sidewalks	Gravel, Shell, Pavers	Natural
Signage	N/A	N/A
Other- Landscaping	Plantings placed along house foundation & West porch	Various
Other		
Other		

SIGNATURE/NOTARY

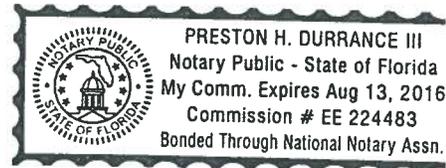
The undersigned states the above information is true and correct as (s)he is informed and believes.

12/16/2015
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
SS

Subscribed and sworn to before me this 16 day of December, 2015.



[Signature]
Notary Public: Signature

Preston H. Durrance III
Printed Name

Aug 13, 2016
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: WA drivers license

Adrienne Burke

From: Thomas Kite <thoskite@cybookinc.com>
Sent: Saturday, January 09, 2016 2:48 PM
To: Adrienne Burke
Cc: 'Robin Luft-Kite'; callconstructionrewa@comcast.net
Subject: ADDRESS CHANGE: Kite Plan- Old Town HDC application
Attachments: Kite-address-change-Fire001.pdf

Hi Adrienne-

The address of 801 Someruelus St. has been legally changed to 202 Estrada St. (pls see attached). Of course, it will take some time for the county to update property records, but the Office of the Fire Chief, City of Fernandina Beach has now officially notified them and other agencies concerned.

We took this step because the new house's front facade will face west (on Estrada St. not Someruelus).

We hope this change will avoid any confusion or delays RE: front/side/back setbacks when reviewing our application to the HDC and when we apply for building permitting.

Thanks Thomas

Return to: (enclose self-addressed stamped envelope)

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

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

This Instrument Prepared by:

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

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1580-0004-0120

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

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

Made this **3rd** day of **December 2015**

Scott Adams and Patricia S. Adams Husband and Wife, BETWEEN

whose post office address is: **464006 SR 200, Yulee Florida 32097**

of the County of _____, State of **Florida**, grantor, and
Thomas Kite and Robin Luft-Kite Husband and Wife

whose post office address is: **P.O Box 15063, Fernandina Beach Florida 32035**

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

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

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

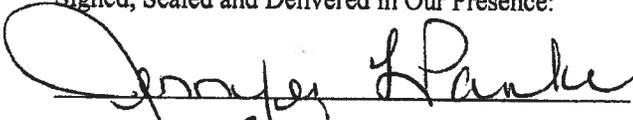
County, Florida, to-wit:

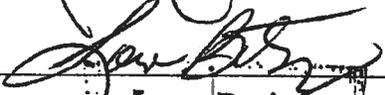
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND THE STATE OF FLORIDA AS SHOWN AND DESIGNATED UPON THE OFFICIAL PLAT OF THE SAID CITY (LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOTS NUMBERED TWELVE (12) AND FOURTEEN (14), IN BLOCK NUMBERED FOUR (4) OF "OLD TOWN", FERNANDINA, NASSAU COUNTY FLORIDA.

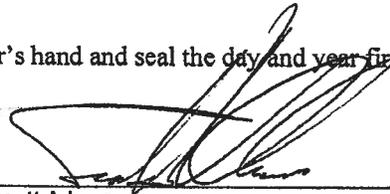
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

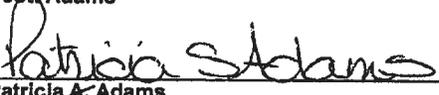
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:





Lorna Benitez



Scott Adams (Seal)


Patricia A. Adams (Seal)
S. PSA

(Seal)

(Seal)

(Seal)

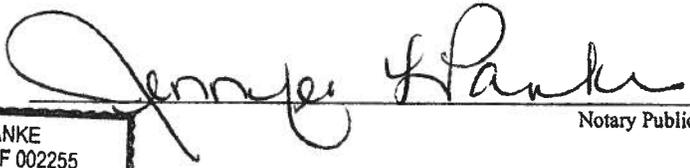
(Seal)

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **3rd** day of **December 2015** by

who is personally known to me or who has produced **a Driver's License**
as identification.

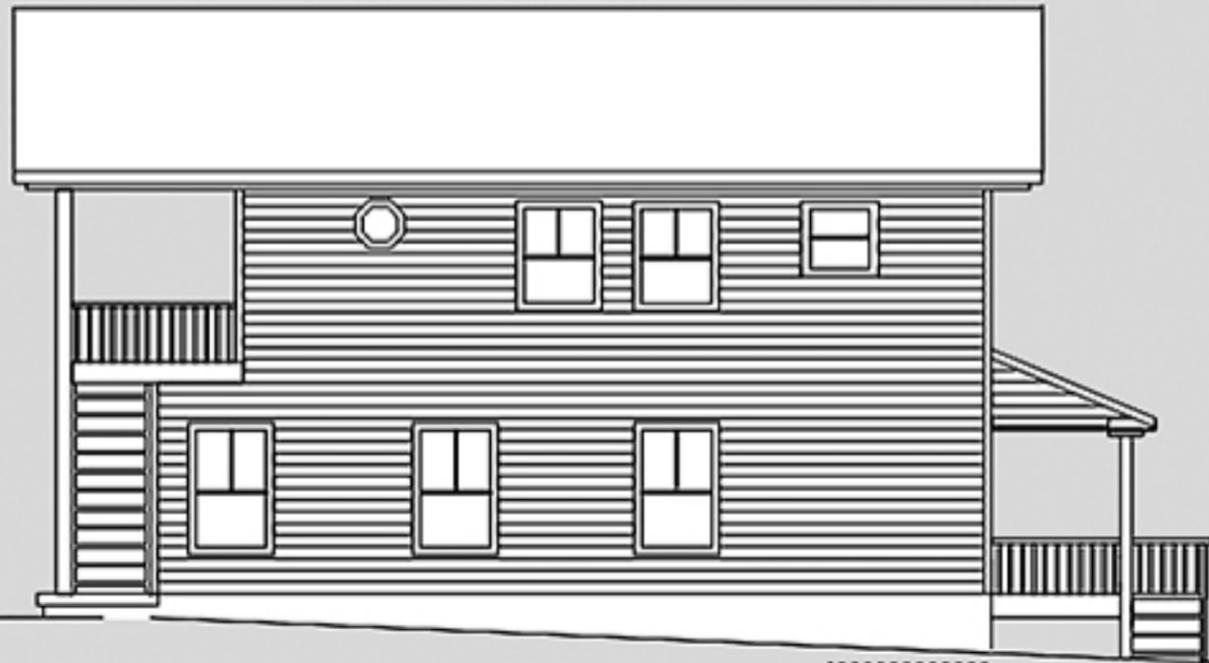
My Commission expires:
(Seal)



Notary Public


JENNIFER L PANKE
Commission # FF 002255
Expires May 4, 2017
Bonded Thru Troy Fain Insurance 800-365-7019

Main House: South Face



Detached Garage: South Face



23.4'

Main House: East Face



Materials/Finishes (house & garage use same finishes/colors):

Siding & Trim- Painted Hardy Board, siding Clapboard style

Roofing- Composition/asphalt architectural 50 yr. shingle

Doors & Windows- PGT Series 5500 w/ Impact Resistant glass, windows 1 over 1 single hung, doors slider or french

Foundation/Stem Walls- concrete block w/ natural stone appearance

Landscaping- plantings placed along house foundation & West Facade porch

Driveway & Paths- crushed seashell

Colors (siding from National Historic palette):

Siding- Woodrow Wilson Maize 3005-8C (shown on garage)

Trim/Railings/Windows/Doors- White

Foundation- Grey

Roofing- GAF Timberline Golden Harvest

Main House: North Face



26'

Main House: West Face



ESTRADA STREET

(46.6-FOOT RIGHT-OF-WAY)

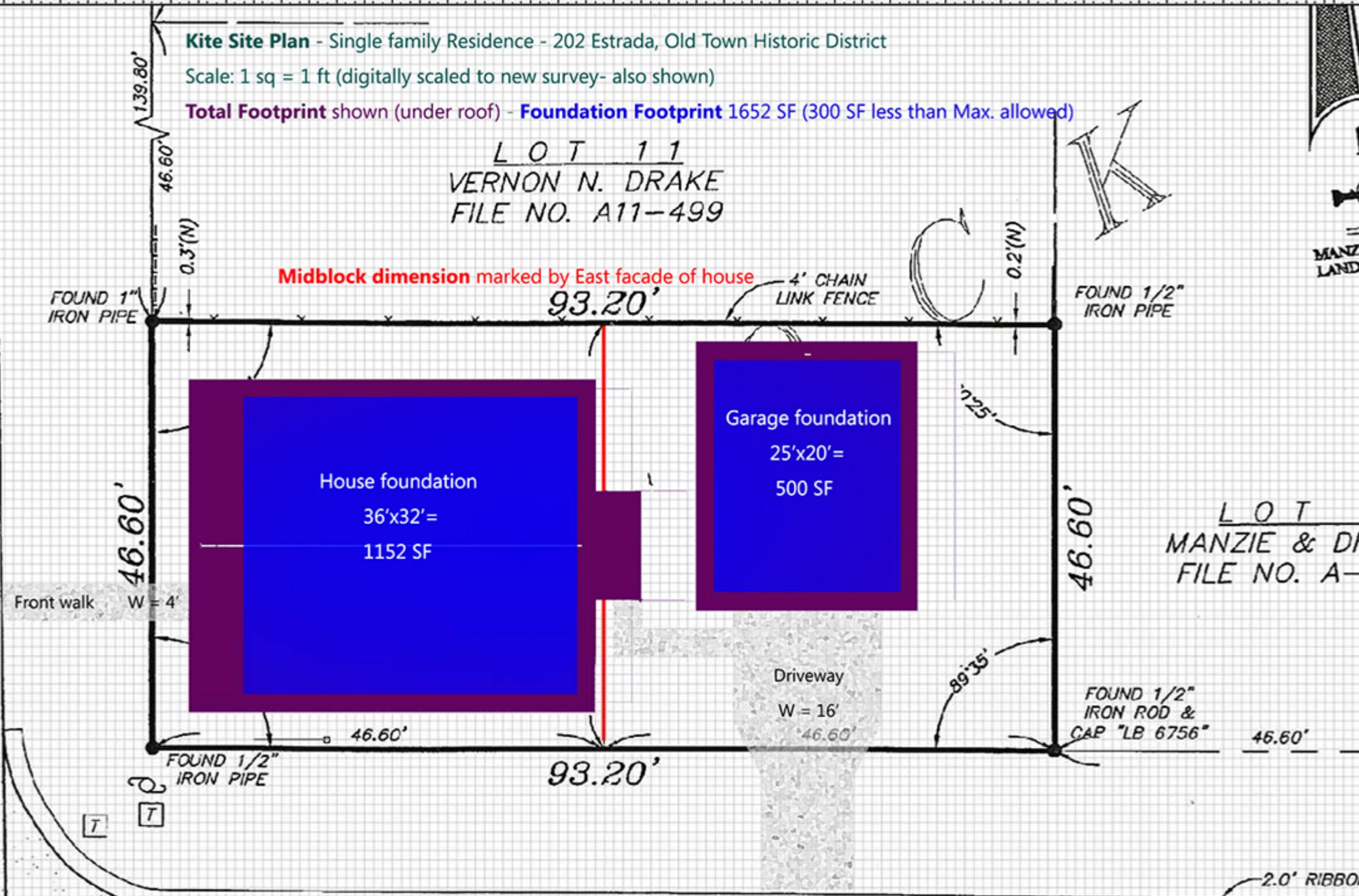
Kite Site Plan - Single family Residence - 202 Estrada, Old Town Historic District

Scale: 1 sq = 1 ft (digitally scaled to new survey- also shown)

Total Footprint shown (under roof) - Foundation Footprint 1652 SF (300 SF less than Max. allowed)

LOT 11
VERNON N. DRAKE
FILE NO. A11-499

Midblock dimension marked by East facade of house



FOUND 1" IRON PIPE

FOUND 1/2" IRON PIPE

Front walk W = 4'

Garage foundation
25'x20' =
500 SF

House foundation
36'x32' =
1152 SF

Driveway
W = 16'

FOUND 1/2" IRON ROD & CAP "LB 6756"

LOT 12
MANZIE & DR
FILE NO. A-

SOMERUELUUS STREET

2.0' RIBBON



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2016-06
February 18, 2016

Subject Property: 212 S. 5th Street



Owner/Applicant: Jean Bonvouloir for Robert + Ann Burns

Requested Action: Certificate of Approval (COA) for construction of new single family home

2007 Historic Resource Survey: N/A

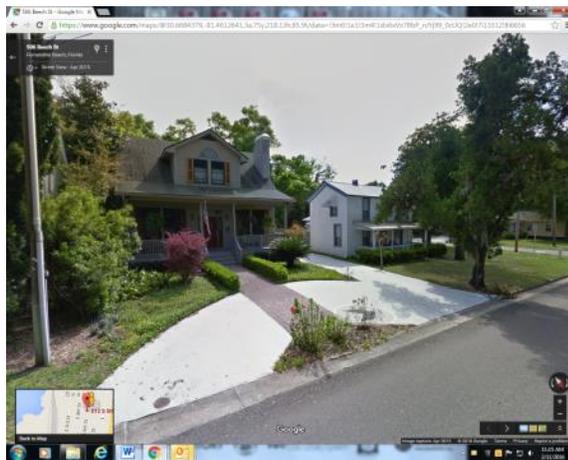
Zoning/FLUM: R-2/Medium Density Residential

Existing Use: Single Family Home

Adjacent Properties:

North
Residential c.1900/2004 R-2/MDR

South
Residential c. 1951 R-2/MDR



East
Residential c.1934 R-2/MDR

West
Residential c.1995 R-2/MDR



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 requests approval to construct a new single family home with detached accessory building on the subject property. The property owner has received a context sensitive review determination to have a 17.3' front yard setback, approved in December 2015. See application materials for details. Past COA will be provided at the meeting.

APPLICABLE GUIDELINES:

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Code states that the review of the proposed development shall be based on the *Secretary of the Interior's Standards for Rehabilitation*. **Secretary of the Interior Standards 9 and 10 apply to this project.**

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the Code states that the review of proposed development within the Historic District Overlay shall also be based upon compliance with the *Downtown Historic District Guidelines*. **The applicable 2013 Guidelines are for residential buildings: New Construction (p.108).**

ANALYSIS AND STAFF RECOMMENDATION:

Staff finds the project compliant with SOIS 9 and 10. There are no existing historic structures on the site. The property owner should be mindful of SOIS 8 regarding archaeological material. If removed in the future, there would be no overall impact on the historic property and its environment.

The Downtown Historic District Guidelines recommend new construction is compliant with adjacent buildings in terms of: height, materials, setback, width, scale, proportions, and roof form. The building should be oriented to the major street and shall have raised foundations. Staff finds that in reviewing the proposed plan against these requirements, the proposed building meets all of the above, especially in relation to the relationship to adjacent buildings. The height is compatible, as there are one and two story buildings in the immediate vicinity. Materials are contemporary construction materials, but the style is compatible with surrounding buildings. There are wide roof eaves traditional to the district. The porch and roofline are more modern, but compatible. The use of the context sensitive review for the front setback ensures a better match with the block face in terms of setback. The foundation is raised at the front of the property approximately 2.5'. The accessory structure is detached and at the rear of the property. Windows to be utilized must have raised exterior muntins.

Recommendation: Approval, subject to the following clarifications:

1. Confirm windows used will have raised exterior muntins.
2. Be mindful of SOIS 8 regarding archaeological material potentially present on the site.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2016-06; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-06, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke
CDD Director

OFFICE USE ONLY

REC'D: 1/15/16 BY: (8)
PAYMENT: \$ 300 TYPE: CLC
APPLICATION #: 2016-0000086
CASE #: 2016-06
BOARD MEETING DATE: Feb 18, 2016



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: ROBERT THOMAS BURNS JR. AND ANN M. BURNS
Mailing Address: 44 BEACHWOOD RD, AMELIA ISLAND, FL 32034
Telephone: 904 491-6320 Fax: _____
Email: TOMANNBURNS@COMCAST.NET

Agent Name: JEAN L. BONVOULOIR
Mailing Address: 306 AMELIA DR., FERN. BCH., FL 32034
Telephone: 904-556-4700 Fax: 904-491-4290
Email: BONVOULOIRJ@YAHOO.COM

PROPERTY INFORMATION

Street Address: 212 S. ^{5th} ST
Parcel Identification Number(s): 00-00-31-1800-0027-0020
Lot Number: _____ Block Number: _____

PROJECT INFORMATION

- STAFF APPROVAL BOARD APPROVAL: CONCEPTUAL _____ OR FINAL _____
 New Construction Demolition
 Additions/Alterations Other: _____

Brief description of work proposed:
NEW SINGLE FAMILY HOME



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE ROBERT THOMAS BURNS, JR. AND KAREN M. BURNS
(print name of property owner(s))

hereby authorize: JEAN L. BONVOULOIR
(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.

Robert Thomas Burns Jr
(Signature of owner)

(Signature of owner)

ROBERT THOMAS BURNS JR
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

Subscribed and sworn to before me this 18 day of November, 2015.

Karen m. Austin
Notary Public: Signature

Karen m. Austin
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ID Produced: FLDC

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE ROBERT THOMAS BURNS, JR AND ANNA M. BURNS
(print name of property owner(s))

hereby authorize: JEAN L. BONVOULOIR
(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.

Robert Thomas Burns Jr
(Signature of owner) _____
(Signature of owner)

ROBERT THOMAS BURNS JR
(Print name of owner) _____
(Print name of owner)

STATE OF FLORIDA }
 } ss
COUNTY OF NASSAU }

Subscribed and sworn to before me this 18 day of November, 2015.

Karen m. Austin
Notary Public: Signature

Karen m. Austin
Printed Name

My Commission Expires _____

Personally Known _____ OR Produced Identification ID Produced: FL DC

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104



City of Fernandina Beach
PLANNING DEPARTMENT

December 11, 2015

Robert & Ann Burns / John Bonvouloir

Re: Context Sensitive Review Application for 212 S. 5th Street

Mr. Bonvouloir,

Your application for a context sensitive review determination (File #2015-0001682 / CSR 2015-05) has been approved as December 11, 2015.

A copy of the staff report has been enclosed with this letter.

If you have any further questions, please contact the City of Fernandina Beach Community Development Department at 904-310-3135.

Respectfully,

Jacob M Platt
Planner I

Attachment

CC: File



STAFF REPORT
CSR 2015-05
Request for Context Sensitive Review Determination
December 1, 2015

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

OWNER/APPLICANT:	Robert & Ann Burns/John Bonvouloir
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	00-00-31-1800-0027-0020 212 S. 5 th Street
LAND USE + ZONING:	Medium Density Residential R-2 Zoning
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The applicant has requested a context sensitive review determination for 212 S. 5th Street in accordance with Section 4.02.03(F) of the Land Development Code. Specifically, the applicant is requesting a context sensitive review to determine what the new front yard setback would be in anticipation of construction of a new single family house.

The applicant has provided measurements as validated by a licensed land surveyor for the other properties on the block face, two of the four lots on the block face have houses that are existing non-conforming structures (meeting the 50% requirement as per 4.02.03(F)(1)(a)). The setbacks for the adjacent properties on the block face are:

- 214 S. 5th St. – 40.1'
- 216 S. 5th St. – 6.0'
- 218 S. 5th St. – 5.8'

The resulting average front yard setback for 212 S. 5th Street, based on this information, is $51.9/3 = 17.3'$

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

Policy 1.06.07 – The City shall review its existing suburban design standards and establish urban design standards or overlays in select areas of the city, as appropriate, in order to better reflect the particular character of an identified neighborhood. Changes to the suburban design standards may include changes in setback requirements.



STAFF REPORT
CSR 2015-05
Request for Context Sensitive Review Determination
December 1, 2015

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The applicant has demonstrated that the proposed front yard setback is consistent with the requirements as outlined in LDC 4.02.03(F).

Section 4.02.03(F) states:

4.02.03(F) Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

- a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.
 - i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
 - ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).
 - iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
 - iv. In using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

2. Procedure

- a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.
- b. Measurements accompanying an application must be validated by a licensed land surveyor.
- c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.
- d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.
- e. Following the notice period, the City Manager issue a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.



STAFF REPORT
CSR 2015-05
Request for Context Sensitive Review Determination
December 1, 2015

CONCLUSION:

The requested context sensitive review is compliant with the City's Comprehensive Plan. There will not be an impact to the privacy or light, air, or open space of adjacent properties. This change is consistent with the intent of the Comprehensive Plan to modify design standards to better reflect the character of the neighborhood.

Further, the application meets the criteria for a context sensitive review determination as outlined in Section 4.02.03(F). The new front yard setback will be 17.3'.

RECOMMENDATION:

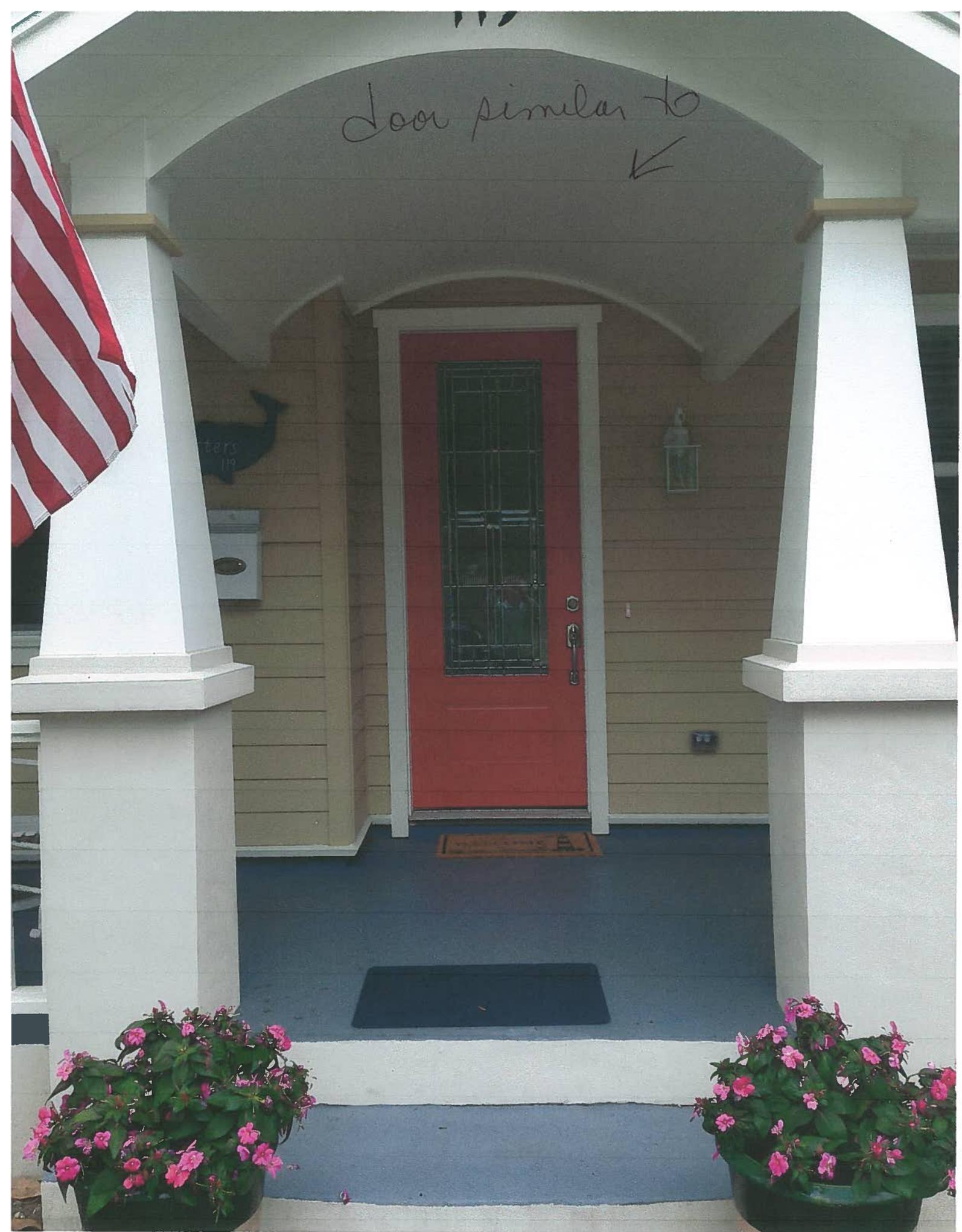
Staff recommends approval of the 17.3' front yard setback, and will post the property accordingly.

A handwritten signature in blue ink, appearing to read "J. Platt".

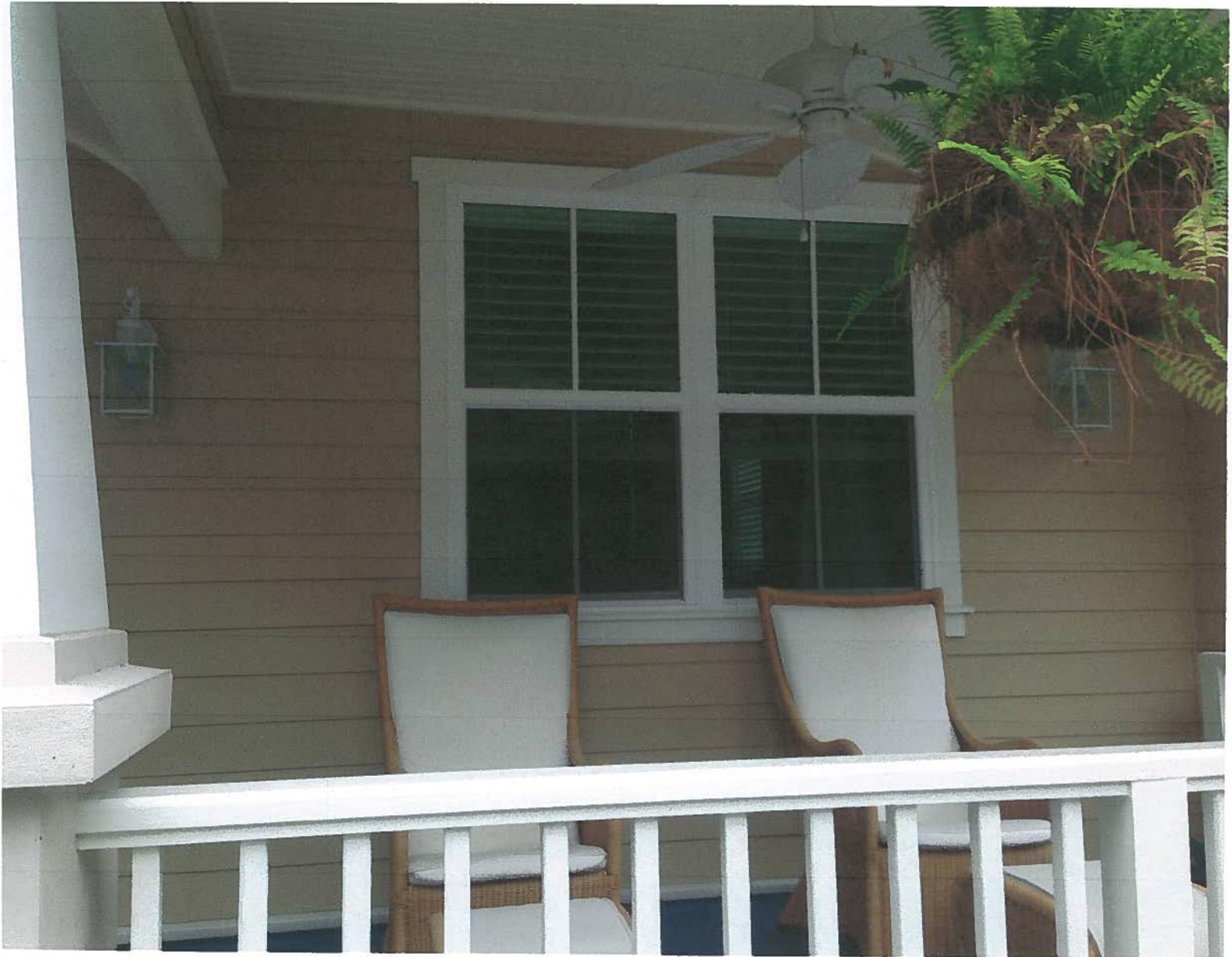
Jacob Platt
Planner I



Door similar to
←



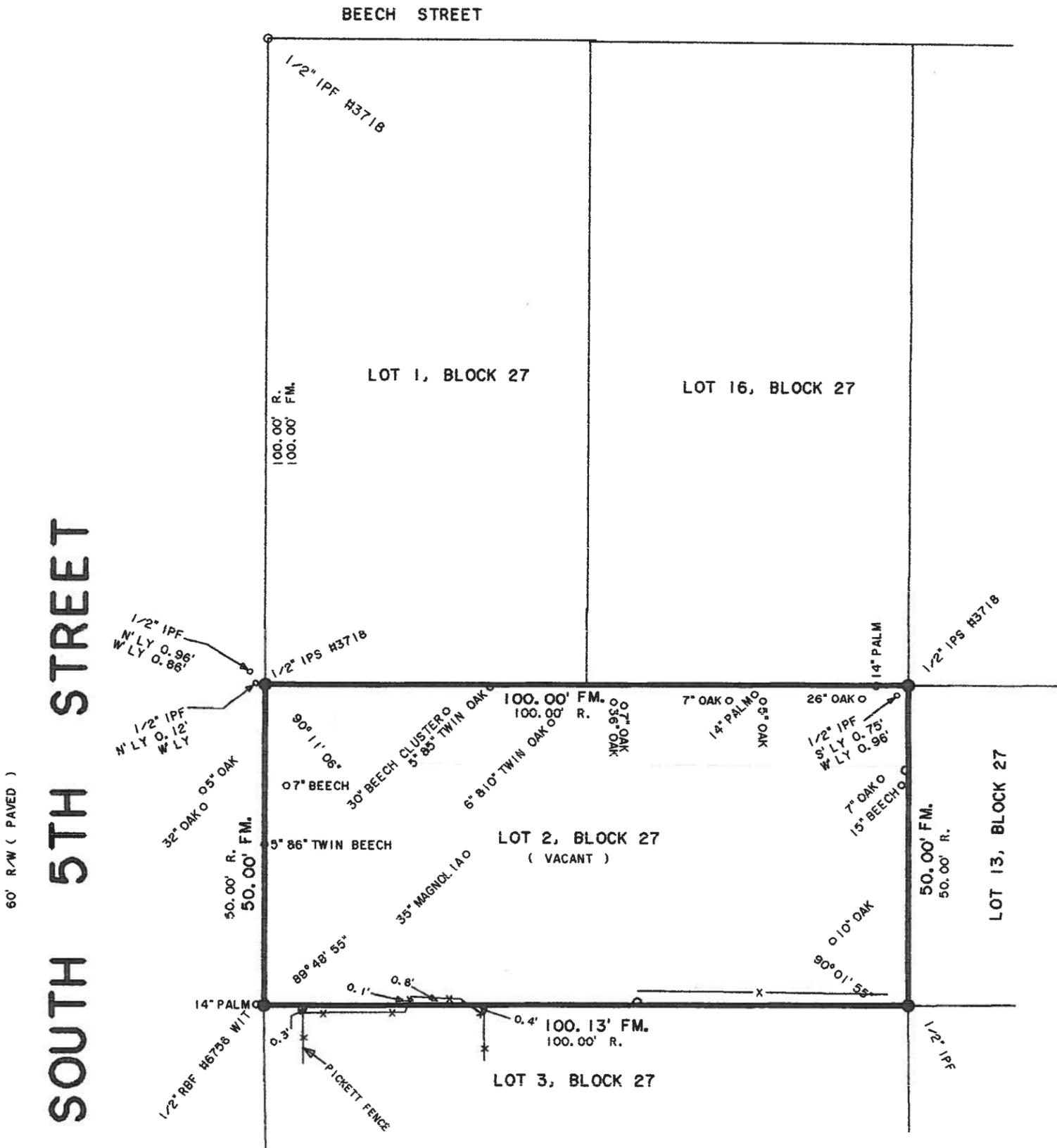
Windows similar to:



MAP SHOWING BOUNDARY SURVEY OF
LOT 2, BLOCK 27,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CAYMAN BUILDERS,



COASTAL LAND SURVEYORS

8 MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

James C. Peacock
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

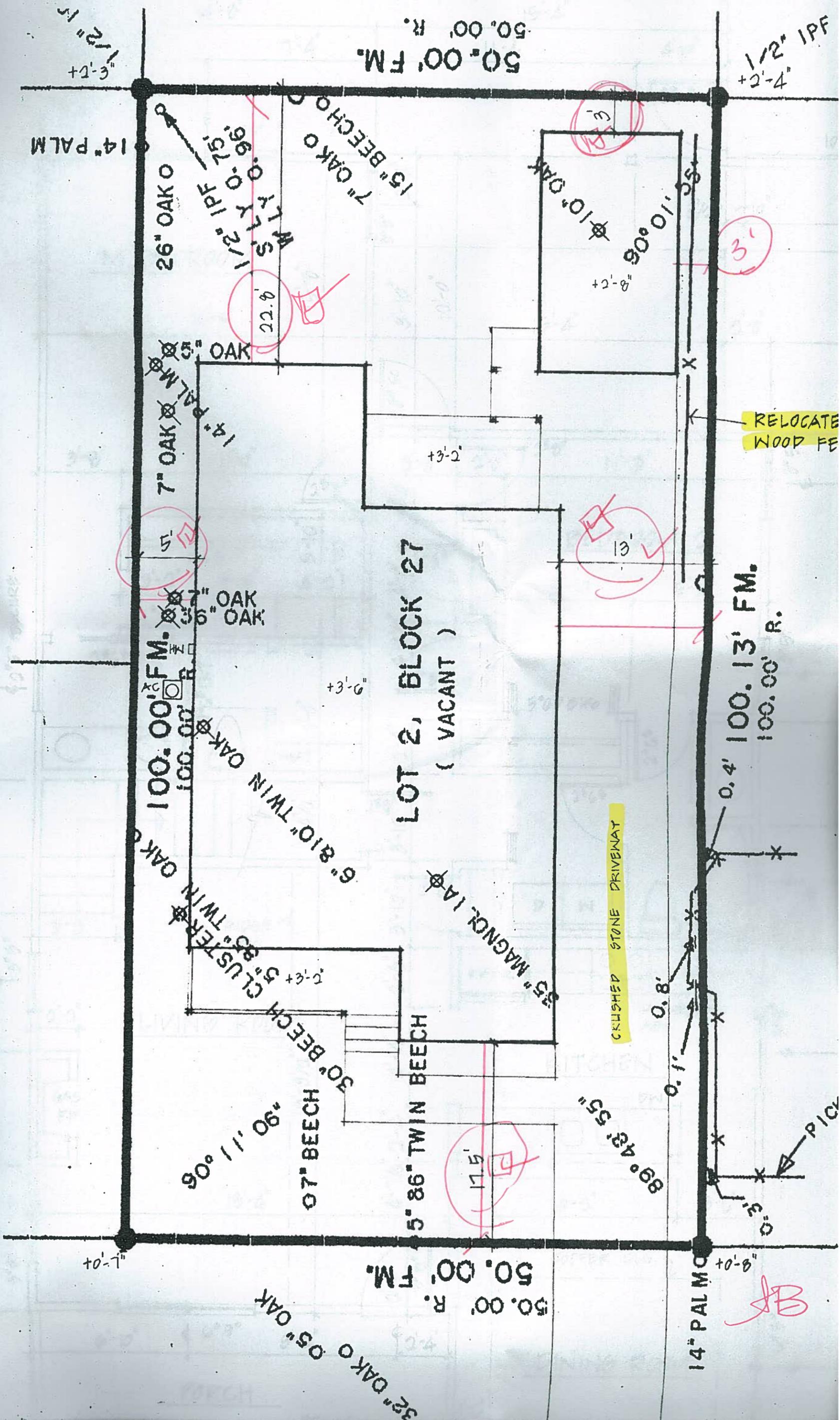
LICENSED BUSINESS NO. 6412

BEARINGS BASED ON N/A
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 0237F
DATED 12-17-10.

DATE OF SURVEY: NOVEMBER 10, 2015
SCALE 1" = 20'
JOB NO. 1511-06 F.B. 336

- CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.
LEGEND:
- | | |
|--|--------------------------------|
| IRON PIPE FOUND - IPF | POWER LINE ---P--- |
| IRON PIPE SET - IPS | PLAT - P. |
| RE/BAR FOUND - RBF | FIELD MEASURED - FM. |
| NOT TO SCALE - NTS | RECORD - R. DEED - D. |
| BUILDING RESTRICTION LINE - BRL | POWER POLE - P. |
| CONCRETE MONUMENT FOUND - CMF | CONCRETE - CONC. |
| STAINLESS STEEL PIPE FOUND - SSPF | FENCE ---X--- |
| RIGHT-OF-WAY - R/W | RIGHT-OF-WAY - R/W |
| POINT OF CURVE - PC POINT OF TANGENCY - PT | POINT OF REVERSE CURVE - PRC |
| CENTERLINE - CL | OFFICIAL RECORDS BOOK - O.R.B. |

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.



LOT 2, BLOCK 27
(VACANT)

RELOCATE
WOOD FE

CRUSHED
STONE DRIVEWAY

50.00' F.M.
50.00' R.

100.13' F.M.
100.00' R.

50.00' F.M.
50.00' R.

14\"/>

14\"/>

26\"/>

7\"/>

7\"/>

7\"/>

100.00' F.M.
100.00' R.

6\"/>

30\"/>

07\"/>

5\"/>

32\"/>

35\"/>

10\"/>

14\"/>

13'

3'

0.4'

0.8'

0.1'

89° 42' 55"

89° 42' 55"

8-0'-8"

14\"/>

1/2\"/>

1/2\"/>

22.8'

+3'-6"

+3'-2"

+8'-8"

17.5'

BE

3'

22.8'

13'

3'

6. 2 x 4 trim with beveled sill.
7. Pressure treated post, wrapped.
8. Wood fascia with wood soffit.
9. 36" h. wood railing.
10. Sloped concrete porch slab.
11. Louvered attic vent.

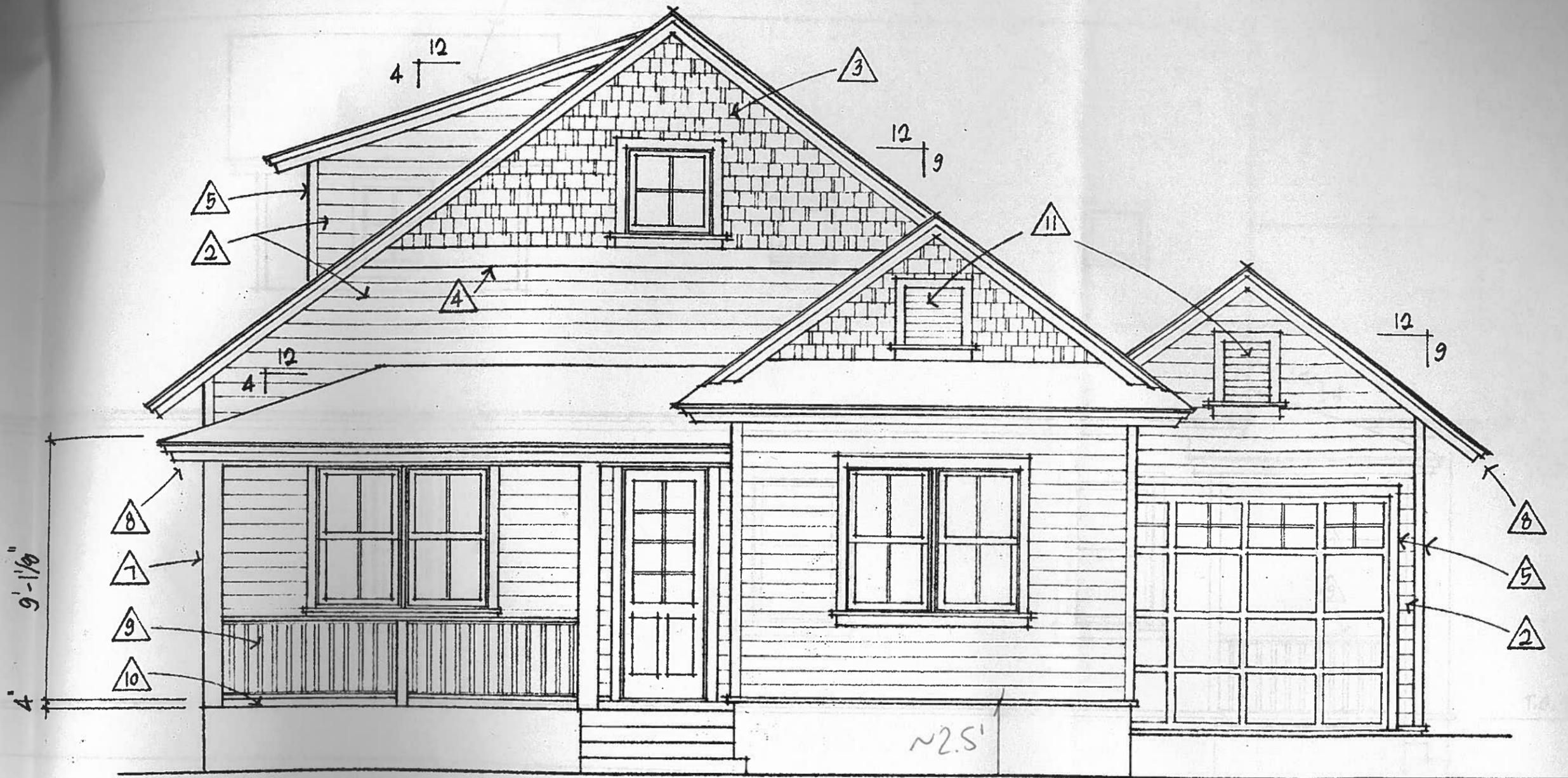


R-13

P.C.

EAST ELEVATION

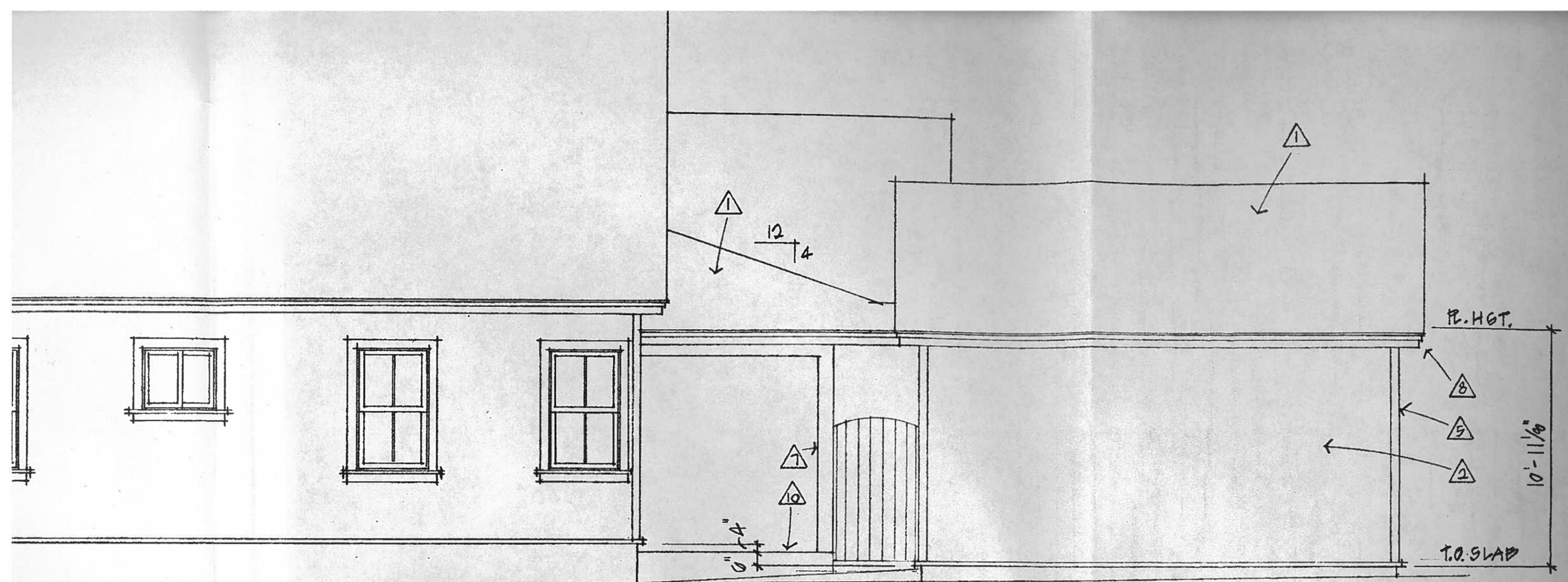
$\frac{1}{4}'' = 1'-0''$



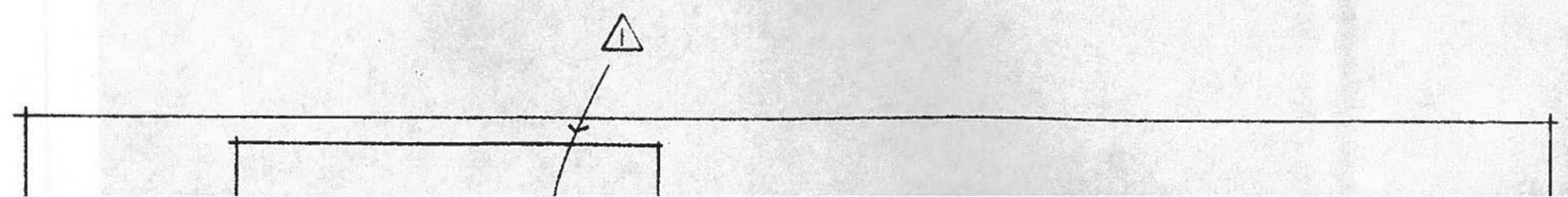
T. 24" TO
 VERT.
 N.Y.
 # TOP

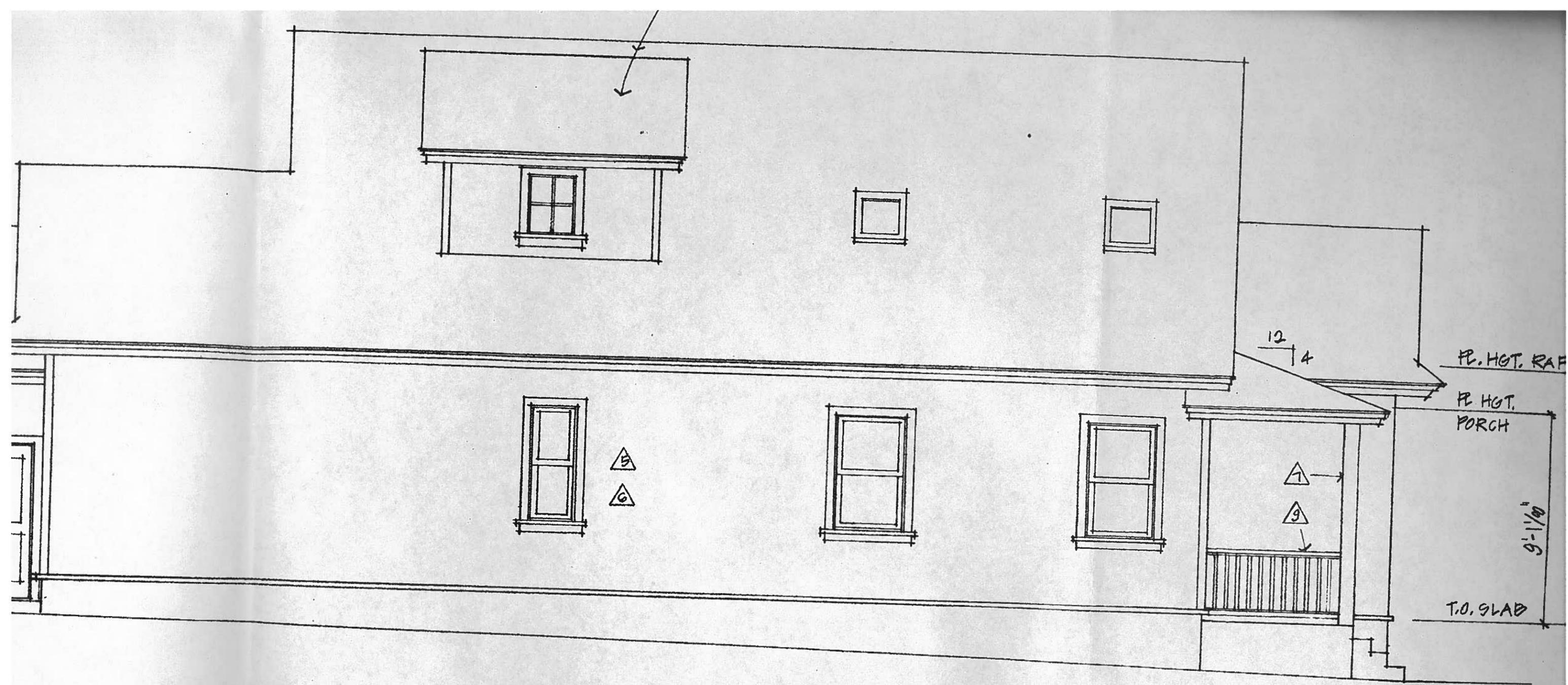
WEST ELEVATION $\frac{1}{4}'' = 1'-0''$

NORTH ELEVATION



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





NORTH ELEVATION $\frac{1}{4}'' = 1'-0''$



**City of Fernandina Beach
Advisory Board/Committee Application**

FEB 22 2016 4:11:52

CITY CLERK'S OFFICE

CITY OF FERNANDINA BEACH

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115 or cbest@fbfl.org

Nominee Information: (Please type or print) Name Douglas "Andy" Mock
Home Mailing Street Address 212 ESTRADA STREET
City FERNANDINA BEACH Zip 32034
Primary Phone 404 273 7279 Secondary Phone 904 261 5488

Please note that board materials are distributed electronically.

Email to receive board materials AndyMock@EARTHLINK.NET
Employer RETIRED Position Title HOME IMPROVEMENT CONTRACTOR
Business Street Address _____
City _____ Zip _____

Select the board(s) you are applying for:

Airport Advisory Commission	Arts and Culture Nassau
Board of Adjustment	Code Enforcement and Appeals Board
Community Development Block Grant Citizen Advisory Taskforce	General Employee Pension Board
Greens and Oversight Committee	<u>Historic District Council</u>
Housing Authority	Parks and Recreation Advisory
Peck Center Committee	CRA Advisory Board
Planning Advisory Board	Police/Fire Pension Board
Waterfront Florida Partnership	

Other _____
Why are you interested in serving on this Board? Please explain. I AM A HISTORIC HOMEOWNER

AND I AM DEDICATED TO PRESERVING THE HISTORIC PROPERTIES OF FERNANDINA BEACH. MY WIFE AND I HAVE OWNED HISTORIC PROPERTIES HERE FOR 33 YEARS.

Eligibility

- Are you a resident of the City? Yes No Length of time: _____
- Do you hold a public office? Yes No Office name: _____
- Are you employed by the City? Yes No Position: _____
- Are you currently serving on a Board? Yes No Board Name: _____

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach? Yes No

If yes, please provide details: _____

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any): NONE

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended: RESTORATION OF 5 HISTORIC HOMES HERE OVER THE LAST 33 YRS., AND A LOVE OF HISTORIC PRESERVATION.

Organization or Commissioner sponsoring nomination (if applicable): _____

Educational Background: (Check all that apply)

- High School AA BS/A MS/A Ph.D. J.D.

Other _____

Major areas of study: _____

Other experience or skills that may be valuable to the Board: _____

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?

Yes

No

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Applicant's Signature

Douglas Andy Mack

Date

2-2-16



**City of Fernandina Beach
 Advisory Board/Committee Application**

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
 204 Ash Street
 Fernandina Beach, FL 32034
 (904) 310-3115 or cbest@fbfl.org

Nominee Information: (Please type or print) Name Robert Erickson
 Home Mailing Street Address 30 S. 3rd St
 City Fernandina Beach Zip 32034
 Primary Phone 479-270-0315 Secondary Phone 479-270-0316

Please note that board materials are distributed electronically.

Email to receive board materials rettaerickson@aol.com
 Employer retired Position Title _____
 Business Street Address _____
 City _____ Zip _____

Select the board(s) you are applying for:

Airport Advisory Commission	Arts and Culture Nassau
Board of Adjustment	Code Enforcement and Appeals Board
Community Development Block Grant Citizen Advisory Taskforce	General Employee Pension Board
Greens and Oversight Committee	<u>Historic District Council</u>
Housing Authority	Parks and Recreation Advisory
Peck Center Committee	CRA Advisory Board
Planning Advisory Board	Police/Fire Pension Board
Waterfront Florida Partnership	

Other _____

Why are you interested in serving on this Board? Please explain. I believe my

experience in restoring 30 s. 3rd st back to original will
be valuable in maintaining the integrity of the Historic District

Eligibility

Are you a resident of the City? Yes No Length of time: _____

Do you hold a public office? Yes No Office name: _____

Are you employed by the City? Yes No Position: _____

Are you currently serving on a Board? Yes No Board Name: _____

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach? Yes No

If yes, please provide details: _____

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served.

Note the length of service and office held (if any): Walmart India 2007-2010
Bellavista Trail Association 2000-2007
Finance Committee Peace Lutheran Church 88-89
Rotary Club 82

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended: Decision making Ability for large Multi;

National Company to include operations and some construction

Organization or Commissioner sponsoring nomination (if applicable): _____

Educational Background: (Check all that apply)

High School AA BS/A MS/A Ph.D. J.D.

Other UofA

Major areas of study: Engineering

Other experience or skills that may be valuable to the Board: restoration skills,

Carpentry skills, visionary and leadership skills

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

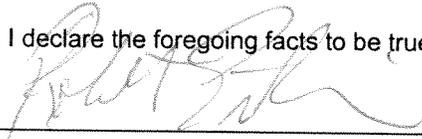
Do you understand the duties and responsibilities of the Board/Committee that you are applying for?

Yes

No

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Applicant's Signature



Date

1-29-16

Bob Erickson

Objective To secure a senior operations position with the emerging markets / India team.

Experience 6/2007-2/2010 Wal-Mart Stores, Inc. Bentonville, AR
COO Walmart India

- Responsible for areas including; store planning, IT, HR, Operations, Administration, Finance, and Strategy
- Involved in real estate site selection and construction
- Responsible for overseeing fixtures, layouts of new stores, training and development of store staff and managers and operation procedures
- Involved in replenishment and distribution of product for stores

7/1991 – 6/2007 Wal-Mart Stores, Inc. Bentonville, AR
Regional General Manager Vice President

- Operated stores in 40 out of the 50 states in the US market.
- Current region did \$10.81 billion in sales and drove profit of \$591 million.
- One of 2 Regional General Managers in the original Supercenter Division. Played a key role in taking unit growth from 68 units to over 600 units.
- Opened over 300 stores during tenure as Regional General Manager.
- Conducted region and market research in developing 3 Year Strategic Business Plan and metrics.
- Developed merchandising initiatives in region that will have corporate impact. Region is responsible for the African American customer initiative in Division U.
- Managed first 25 pilot stores that converted to POS.
- Drives financial analysis and budget development in the region.

5/1987 – 7/1991 Wal-Mart Stores, Inc. Bentonville, AR
District Manager

- Managed 2 districts in developing areas, Lafayette, Louisiana and Flagstaff, Arizona

5/1977 – 5/1987 Wal-Mart Stores, Inc. Bentonville, AR
Store Manager

- Managed 3 Wal-Mart stores located in Aurora, Missouri, Arkadelphia, Arkansas and Claremore, Oklahoma.

5/1973 – 5/1977 Wal-Mart Stores, Inc. Bentonville, AR
Assistant Manager

- Was an Assistant Manager in 5 Wal-Mart stores.

Training

- Walton Institute of Retailing 1987
- Walton Institute Phase 2 1992
- Walton Institute Coach 1992
- Covey Leadership 1993
- Dale Carnegie 1993

- Advanced Leadership 1996
- Inclusion Mindset 2004
- Investigative Protocol 2004
- Business Strategy, Duke University 2006

Awards

- District Manager of the Year 1987
- Regional Vice President of the Year 1999 and 2000
- Tom Coughlin Leadership Award 1999
- Sam M. Walton Hero Award 2000
- Division A Al Johnson "Buck at a Time" Award 2003

References

- Doug McMillion CEO Walmart Stores Inc.
- Rollin Ford Executive Vice President Administration Wal-Mart Stores
- Doug Degn Retired Executive Vice President Walmart Stores
- Pam Kohn Retired Senior Vice President Walmart Stores
- Mike Moore Executive Vice President Store Operations Walmart
- Leroy Schuetts Retired Senior Vice President Store Operations