



AGENDA  
HISTORIC DISTRICT COUNCIL  
JUNE 16, 2016  
5:00 PM  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034

**1. CALL TO ORDER**

**2. ROLL CALL/DETERMINATION OF A QUORUM**

**3. APPROVAL OF MINUTES**

Approval of Minutes from the HDC May 19, 2016 Regular Meeting.

**Documents:** [2016 05-19 HDC RM Minutes Draft.pdf](#)

**4. NEW BUSINESS**

**4.1. ANTHONY SCALIES C/O JOHN DODD ARCHITECT INC., 310 N. 5TH STREET (HDC 2016-14)**

Construction of new 2 story detached accessory dwelling. (*Quasi-Judicial*)

**Documents:** [HDC 2016-14\\_Scalies\\_agenda packet.pdf](#)

**4.2. ROBERT E. ZAWISTOWSKI, 202 ESTRADA STREET (HDC 2016-15)**

Construction of new 2 story single family dwelling and 2 story accessory building. (*Quasi-Judicial*)

**Documents:** [HDC 2016-15\\_Zawistowski\\_agenda packet.pdf](#)

**4.3. E. CLINCH KAVANAUGH, 10 N. 2ND STREET (HDC 2016-16)**

Variance requested from LDC sections 1.07.00 definition of "lodging accommodation", specifically the dis-allowance of a full kitchen and laundry facilities in individual units and 7.01.04(A)(3) requiring one parking space. (*Quasi-Judicial*)

**Documents:** [HDC 2016-16\\_Kavanaugh\\_agenda packet.pdf](#)

**4.4. MAC + GI LLC C/O DONNA LYNN VAMPUYMBROUCK, 14 S. 2ND STREET (HDC 2016-17)**

Demolition of brick outbuilding only. (*Quasi-Judicial*)

**Documents:** [HDC 2016-17\\_Mac and GI LLC\\_agenda packet.pdf](#)

**4.5. CITY OF FERNANDINA BEACH C/O MARSHALL MCCRARY, 17 S. FRONT STREET PARKING LOT B (HDC 2016-18)**

Reconstruction of waterfront parking lot B. (*Quasi-Judicial*)

**Documents:** [HDC 2016-18\\_COFB\\_Parking Lot B\\_agenda packet.pdf](#)

**5. STAFF-APPROVED CERTIFICATES OF APPROVAL**

- 5.1. **WILLIAM + MARTHA LORD, 23 S. 5TH STREET (HDC SA 2016-41)**  
Remove and replace rotten wood deck boards on first and second floor porches, no expansion to footprint. Remove and replace rotten wood siding with wood to match.
  - 5.2. **JACK KRIESEL, 14 N. 4TH STREET (HDC SA 2016-42)**  
Repaint exterior with Spiced Cedar and Bagel colored paint.
  - 5.3. **WILLIAM + DEIRDRE THORNTON, 306 S. 7TH STREET (HDC SA 2016-43)**  
For the following items:
    1. Reroof with architectural shingles
    2. Replace non-historic railings on front porch
    3. Replace front steps with brick
    4. Paint non-historic front steps brick + railing Homestead Resort Jefferson White
    5. Paint door + awnings Royal Navy Blue
  - 5.4. **ROY + CYNTHIA CARTER, 119 S. 5TH STREET (HDC SA 2016-44)**  
Install 4FT picket fence in front yard, to be clear stained.
  - 5.5. **MAURIE DUGGER, 126 S. 4TH STREET (HDC SA 2016-46)**  
Install 4FT picket fence with arbor at gate in front yard and 6FT privacy stockade fence along rear property line. Both to be painted or stained to match the house.
6. **PUBLIC COMMENT - ITEMS NOT ON THE AGENDA**
  7. **BOARD REPORTS**
  8. **STAFF REPORT**
    - 8.1. **MARSHALL MCCRARY'S INTRODUCTION OF NEW CDD EMPLOYEE SALVATORE (SAL) CUMELLA, PLANNER II**
  9. **ADJOURNMENT**

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**NEXT SCHEDULED HDC REGULAR MEETING IS JULY 21, 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.

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 he/she 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 5:00 pm.

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

**Council Members Present**

Michael Harrison, Chair  
Shelly Rawls  
Robert Erickson

George Sheffield, Vice-Chair  
Jennifer King-Cascone

**Others Present**

Tammi Bach, City Attorney  
Kelly Gibson, Senior Planner  
Sylvie McCann, Recording Secretary

There was a brief discussion about the newly appointed alternates to the HDC (Ms. Angela Conway and Mr. William Tilson).

There were no ex parte communications to be disclosed by the HDC members.

3. **Approval of Minutes** – According to the agenda support documents, the Minutes for the April 21, 2016 Regular Meeting were presented for approval. Chair Harrison suggested adding Mr. Platt as being present at the meeting. **A motion was made by Member Cascone, seconded by Member Sheffield, to approve the Minutes as amended. 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.

4.1. **3HL, LLC C/O PAUL J. LUNETTA, 508 CENTRE STREET (HDC 2016-13)** Demolition of 1,652 SF structure and slab including grading of lot. (*Quasi-Judicial*)

Ms. Gibson explained this case was for consideration of demolition of a non-contributing structure located at 508 Centre Street. She stated it is a vacant commercial structure that has been that way for quite some time. She commented the structure appears to have been built according to the Property Appraiser’s site in 1965, and contains some mid-century modern style façade elements. She pointed out the structure is considered to be non-contributing to the district. She provided further details from the staff report including that staff recommends approval of the requested demolition of the structure. Chair Harrison noted this structure did not appear on the recent surveys. Ms. Gibson stated it wasn’t on the surveys at all. Chair Harrison inquired if that was usual. Ms. Gibson replied that was unfortunately one of the errors that occurred through the most recent survey. She pointed out in the most recent survey that entire block fronting Centre Street was excluded. She explained the City has applied for a grant to redo the historical resources survey, which the City hopes to get.

Mr. Paul Lunetta, one of the property owners, stated for a number of years they have wanted to develop something on that property. He explained for the last 15+ years there has been no real activity or interest in leasing the building. He commented there has been interest in the site, and stated their request was to demolish the building and to be able to build a new structure consistent with downtown. He presented a conceptual rendering of the structure for two or three retail or commercial tenants. He commented they have been in discussions with a potential tenant for the building. He pointed out they own the parking lot that is behind the building, and the plan was to refurbish that parking lot. Chair Harrison inquired about the length of frontage. Ms. Gibson replied it is a 50 by 100 foot parcel. Member Cascone noted the application was strictly for demolition. Mr. Lunetta commented they have struggled to develop any kind of activity in that particular building, but the building is pretty run down. He pointed out the building is an eyesore in the area, and expressed his opinion that it was a hazard that needs to be removed.

Member Erickson inquired when they anticipated construction of the new facility. Mr. Lunetta replied he didn't have a date, but they are actively looking for a tenant. Member Erickson questioned what would be used as cover when they bring it down to grade before construction. Mr. Lunetta explained the architect did a demolition plan for them with the grading. Member Erickson briefly explained his concern was what it would look like after the building is torn down. Chair Harrison inquired if it would be used as a parking lot if it wasn't fenced. Mr. Lunetta replied it could be. Ms. Gibson stated she didn't think there was any prohibition from creating parking on Centre Street. It was noted there needed to be a safe surface and that the original plan was to put a fence around it.

Ms. Gibson inquired if it was anticipated that they would be using the driveway that is on the north side of that site. Mr. Lunetta replied no. Ms. Gibson commented that could be restored to be part of the streetscape.

The public hearing was opened at this time.

Mr. Jeff Kurtz, representing Fernandina Beach Main Street, 715 Centre Street, commented the property in question is one that is in need of attention. He explained he looked at whether anything notable happened at this property that contributed to the history of Fernandina Beach, but it was of limited scale as far as historical importance. He stated the second thing was whether it contributed any beauty or aesthetic element or charm to the district, but it was of a different era and was out of context with the rest of Centre Street. He commented replacing what is there with a new business that is vibrant and brings people into the district and contributes to the success of downtown would be preferable.

There being no further comments from the floor the public hearing was closed.

Member Cascone commented the HDC does not take demolition applications lightly, but in this case she would have to vote for demolition of this particular property. Chair Harrison stated on Centre Street in the commercial district every building has to be earning its keep, and it needs to be occupied and used. There was a brief discussion to clarify that this demolition request was for 508 Centre Street as HDC 2016-13. **A motion was made by Member Cascone, seconded by Member Sheffield, to approve HDC 2016-13 including appropriate fencing and surface; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-13 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.**

## 5. Staff-Approved Certificates of Approval

- 5.1. **REHA LONDON, 416 S. 7TH STREET (HDC 2015-20) \*\*\*AMENDED\*\*\*** Addition of white Gingerbread gable brackets to front elevation.
- 5.2. **BIMBI LLC C/O FASTSIGNS, 11 N. 3RD STREET (HDC SA 2016-35)** Install 9SF projecting sign.
- 5.3. **CITY OF FERNANDINA BEACH C/O ISLE OF EIGHT FLAGS, FRONT STREET PARKING LOT C (HDC SA 2016-36)** Install temporary trailer in Parking Lot C for Shrimp Festival Committee Head Quarters.
- 5.4. **SWANN BUILDING LP C/O FRED EVATT, 7 N. 4TH STREET (HDC SA 2016-37)** Remove and replace damaged door. New door to have 3 by 3 lite pattern with raised exterior muntins and will be same color as previous door.
- 5.5. **EILEEN S. MOORE + IRA STEWART, 505 CEDAR STREET (HDC SA 2016-38)** Install 6FT wood stockade fence. Will be stained to match building.
- 5.6. **ALUN + GEORGENIA YAKABOW C/O LYNNE ANDERSON, 324 S. 7TH STREET (HDC SA 2016-39)** Construct rear wood deck addition not visible from the street.
- 5.7. **CHRISTOPHER + DIANNA TWIGGS, 304 N. 5TH STREET (HDC SA 2016-40)** Install half-round gutters to match existing.

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

**6. Public Comment - Items Not on the Agenda** – Mr. Bill Kavanaugh, 112 North 6<sup>th</sup> Street, presented a handout to the HDC and showed that each of the parcel numbers were an individual lot. He explained parcel #10 was the Jones Davis house and was built on one of the 46 by 46 lots on the south of 7. He stated they bought two lots on the corner of Estrada and Lady Street. He commented the only thing they changed was on the bluff at the corner of White Street and Marine Street all the houses on the bluff face the river. He commented he didn't want to sell a lot and then find out they could only build on one 46 by 46 lot. Chair Harrison expressed his opinion that we should not be dividing Spanish lots. Mr. Kavanaugh pointed out that it doesn't change the grid. Chair Harrison commented what Mr. Kavanaugh did on Ladies and Estrada is extremely helpful for new purchasers in that you restored the grid by reestablishing the two lots that were platted by the Spanish. He explained what you do with the Property Appraiser in grouping pieces of land together for a taxable parcel is simply between the owner and the Property Appraiser. He stated what Mr. Kavanaugh was planning to do in block 1 was a proposal to divide lot 8 in half. He expressed his concern that this changes the grid, and pointed out it was important how you build on the grid. There was some discussion about this, and it was noted that Chair Harrison was concerned about any further division of platted Spanish lots.

Member Cascone left the meeting at this time.

Member Sheffield inquired if this was anything the HDC had jurisdiction over. Ms. Gibson commented Mr. Kavanaugh was seeking an interpretation and direction about this moving forward. She stated this was something that needs to be better codified in the code, and noted the intent was to restore the underlying platted grid as originally created for Old Town where possible. She pointed out there wasn't clear direction within the Land Development Code (LDC) about refacing some of the media peonias. Member Sheffield inquired if this would have to go before the Planning Advisory Board (PAB). Ms. Gibson replied changes to the code would go before the PAB, and typically when there are changes that affect the historic district it would come to the HDC for review purposes. She commented her understanding was the intent was the City was trying to restore and retain the original platted grid of Old Town and not degrade that in any way. She stated the refacing of the lots as proposed would not be in keeping with the original grid. There was further discussion about restoring the grid and what Mr. Kavanaugh was trying to do.

Mr. Lou Goldman, 23 South 6<sup>th</sup> Street, commented he attended a few meetings ago to talk about the smoke stacks on several of the new restaurants. He stated at this time five of the six restaurants are completed, but nothing has been done to eliminate this issue in the future. He explained his understanding was Burlingame had to do something else with their smoke stacks, but it didn't come back to the HDC to put the stacks up there. He noted the Old Town Guidelines were adopted into the LDC, but for some reason the guidelines in the Downtown Historic District were not adopted into the LDC. He expressed his opinion that the Downtown Historic District guidelines needed to be adopted into the LDC so that the City can do something about future restaurants, which would help improve the integrity of the historic district. Chair Harrison requested a report on lessons learned on the Burlingame project including what were the concerns that were raised as a result from the design stage, what improvements could be made to the process to prevent a recurrence of the negative aspects, and what can be done now to deal with any existing concerns related to the design. Staff would work on this to report back in June. There was further discussion about this and other sites where there have been issues with the mechanical equipment being seen from the street. It was noted going forward the HDC would require that the mechanical plans be presented along with the architectural basics during the HDC approval process.

Mr. Goldman requested the HDC have something in the LDC to say when the building is finished you can't see the equipment from the street. Member Sheffield agreed, but pointed out it was hard to define. He commented on one sidewalk you may not be able to see it, but on another sidewalk you may be able to see it. He referred to the Palace and stated it was almost impossible to hide everything from every possible angle. He explained this would require a lot of discussion and examination. Chair Harrison questioned staff if the LDC has visibility

requirements for mechanical equipment. Ms. Gibson replied not beyond dumpsters. There was some discussion about having a clause added to address the visibility of mechanicals. There was also some discussion about ways to screen mechanical equipment without having conflicts with the Building Code, and what other historic districts doing.

**7. Board Business** – There was a brief discussion about the new alternates for the HDC noting that Mr. Tilson would not be available until November. City Attorney Bach explained from what the City Commission said Mr. Tilson’s absences between now and November were to be considered excused. It was noted that Mr. Parker was notified that he was not appointed, but his application would be kept on file.

**8. Board Reports** - Chair Harrison referred to the discussion about the splitting of Spanish lots and inquired if staff wanted direction from the HDC. Ms. Gibson replied staff’s interpretation was very clear and the intent was to not allow for the division and refacing lots and it was looking where possible to restore the original grid. She commented it could be made clearer in the LDC. She explained a minor amendment could be made to add language to 8.01.01.02. It was noted that downtown was different and there was nothing that prevents them from being subdivided, but that was not part of the relevance of the downtown historic district. There was some discussion about having a motion to ask staff to develop a text amendment for the Old Town Guidelines to make it clear that the division of Spanish lots of record was not acceptable, and to encourage landowners that own multiple parcels to attempt to restore the grid. *A motion was made by Member Erickson that the HDC adopt the original Old Town grid and encourage property owners that can to reestablish or conform to the original grid in their land dealings; and that they not be able to reconfigure or split Spanish lots. Motion fails for lack of second.*

Member Sheffield commented that doesn’t prevent staff from doing research and making a recommendation. Ms. Gibson stated to her the intent of the Old Town district is very clear as it is and the City would not honor the configuration as was indicated on the Property Appraiser’s site. She explained they should build on the two media peonias together as a single family home or the full peonia, but not to reface them to have parcels. She commented if someone came in for a minor subdivision, which was what was required to separate them that would be denied. She clarified that would be violating the intent behind the district that was created and it was creating an unbuildable lot even though it was being combined with another. She stated it would create a partial lot that is not able to support a single family dwelling unit. Member Rawls noted the wording was already in the guidelines. Ms. Gibson stated to staff it is very clear, but obviously not to everyone. It was suggested to bring back suggestions to the board. After a brief discussion, *a motion was made by Chair Harrison, seconded by Member Erickson, that staff look at ways to make clearer the requirements in the guidelines to preserve and restore the original Spanish lots to the extent possible.* There was some discussion about the motion on the floor *Vote upon passage of the motion was taken by ayes and nays and was as follows:*

- Member Erickson: Aye*
- Member Sheffield: Nay*
- Member Rawls: Nay*
- Chair Harrison: Aye*

*Motion failed.*

Ms. Gibson stated this can be brought back as a discussion item to give the HDC an opportunity to look at the plat and the design guidelines. She explained she would forward the LDC section that pertains to Old Town to see how everything works together. She stated she would also bring back lessons learned about mechanical equipment from information that Ms. Burke previously shared. She pointed out she would provide the Old Town grid to the HDC members in advance of the meeting (original plat). Member Rawls commented the Patio Place the HDC had a discussion about showing the condenser unit on the drawings. Ms. Gibson questioned as an architect what does that requires, and inquired if that was the next level beyond design that is reviewed by the

HDC. Member Rawls explained usually the architect and engineer are working together so that can be part of the architectural presentation. City Attorney Bach suggested staff send out an email to restate this for the HDC since some members were not present and to explain their homework before the next meeting.

**9. Staff Report** – Ms. Gibson reported the department hopes to have a permanent staff member within the next month or two. She stated until then both Mr. Platt and she were available for the HDC.

Chair Harrison extended his congratulations to Member Erickson on the preservation award for his home.

**10. Adjournment** - There being no further business to come before the Historic District Council, the meeting was adjourned 6:23 pm.

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**Sylvie McCann, Clerk**

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**Michael Harrison, Chair**



**HISTORIC DISTRICT COUNCIL STAFF REPORT  
HDC 2016-14  
June 16, 2016**

**Subject Property:** 310 N 5<sup>th</sup> Street



**Owner/Applicant:** Anthony Scalies/John Dodd

**Requested Action:** Certificate of Approval (COA) for construction of a 625sq.ft. detached accessory dwelling

**2007 Historic Resource Survey:** C. 1910

**Zoning/FLUM:** R-2/Medium Density Residential

**Existing Use:** Single Family Home

**Adjacent Properties:**

**North**  
SFH R-2/Medium Density Residential



**South**  
SFH, R-2/Medium Density Residential



**East**  
Vacant, R-2/Medium Density Residential



**West**  
SFH, R-2/Medium Density Residential



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

**SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

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The applicant is requesting approval to construct a two story detached accessory dwelling. The 625 square foot structure will be place in the southeast corner of the property.

**Past COA:**

SA 2016-16	2/26/16	Repaint structure oaklands dainty blue exterior
SA 2005-11	2/5/16	Install 6' cedar fence on north side of lot
HDC 2007-42	5/22/08	Demolition and reconstruction of front porches, new foundation and piers and hardiboard siding with 6" reveal

Proposed building materials are in the application packet.

**APPLICABLE GUIDELINES:**

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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: Outbuildings (p.101).**

**ANALYSIS AND STAFF RECOMMENDATION:**

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The proposed project is compliant with both the Secretary of the Interior Standards and Downtown Design Guidelines. No historic materials will be destroyed and if the building were removed in the future, there would be no impact on the historic structure. The Design Guidelines state that new outbuildings should be designed to be complimentary to the dwelling's architectural style and scale of the adjacent dwelling, and to the rear of the main building or set back from the side. The proposed structures meet all of the above. The proposed structure meets all Land Development Code setback and height requirements.

**Recommendation:** Approval.

**MOTION TO CONSIDER:**

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I move to **approve or deny** HDC case number 2016-14; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-14, 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.



Jacob M. Platt  
Planner I

**OFFICE USE ONLY**

REC'D: 5/17/16 BY: 8

PAYMENT: \$ 200 TYPE: CK 1504

APPLICATION #: 2016-000817

CASE #: 2016-14

BOARD MEETING DATE: 6-16



**APPLICATION FOR HISTORIC DISTRICT COUNCIL COA**

**APPLICANT INFORMATION**

Owner Name: Scalies Tony Sharon

Mailing Address: 310 North 5th Street, Fernandina Beach FL 32034

Telephone: (610) 842-3099 Fax: \_\_\_\_\_

Email: tsameliaisland@gmail.com

Agent Name: John H Dodd Architect Inc.

Mailing Address: 2775 Racheal Avenue Fernandina Beach FL 32034

Telephone: 904 583 4044 Fax: \_\_\_\_\_

Email: johnnydodd@bellsouth.net

**PROPERTY INFORMATION**

Street Address: 310 North 5th Street, Fernandina Beach FL 32034

Parcel Identification Number(s): 00-00-31-1800-0033-0020

Lot Number: 2 Block Number: 33

**PROJECT INFORMATION**

- STAFF APPROVAL       BOARD APPROVAL: CONCEPTUAL \_\_\_\_\_ OR FINAL Y
- New Construction       Demolition
- Additions/Alterations       Other: \_\_\_\_\_

Brief description of work proposed:  
New Detached Accessory Building

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	HARDIBOARD LAP SIDING	valspar oaklands dainty blue
Doors	PGT VINYL	WHITE
Windows	PGT VINYL	WHITE
Roofing	STANDING SEAM METAL	MILL FINISH ALUMINUM
Fascia/Trim	RAFTER TAILS W/ T&G - MATCH EXST'G	Valspar Woodlawn Dewkist
Foundation		
Shutters		
Porch/Deck	BUTTED SYP PT DECKING	Valspar Woodlawn Dewkist
Fencing		
Driveways/Sidewalks	SHELL	MATCH EXST'G HOUSE
Signage		
Other		
Other		
Other		

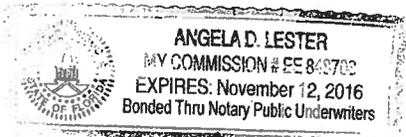
**SIGNATURE/NOTARY**

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

5.17.16  
Date

John H. Dadd  
Signature of Applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU }  
SS



Subscribed and sworn to before me this 17 day of May, 2016.

Angela D. Lester  
Notary Public: Signature

Angela D. Lester  
Printed Name

11/12/16  
My Commission Expires

Personally Known X OR Produced Identification \_\_\_\_\_ ID Produced: \_\_\_\_\_



**OWNER'S AUTHORIZATION  
FOR AGENT REPRESENTATION**

I /WE ANTHONY M. SCALIES  
(print name of property owner(s))

hereby authorize: JOHN H DODD ARCHITECT INC.  
(print name of agent)

to represent me/us in processing an application for: HDC APPLICATION - DETACHED ACCESSORY BLDG  
(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 of owner)

ANTHONY M. SCALIES  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

Pennsylvania  
STATE OF ~~FLORIDA~~  
Chester  
COUNTY OF ~~NASSAU~~

Subscribed and sworn to before me this 18 day of May, 2016.

Lindsey S Ellingsworth Lindsey S Ellingsworth November 19, 2016  
Notary Public: Signature Printed Name My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification Drivers License ID Produced: PA 21143304

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
LINDSEY S ELLINGSWORTH  
Notary Public  
HONEY BROOK TWP, CHESTER COUNTY  
My Commission Expires Nov 19, 2016

INSTR # 201605364, Book 2030, Page 1868 Doc Type D, Pages 2, Recorded  
02/29/2016 at 03:27 PM, John A Crawford, Nassau County Clerk of Circuit Court,  
Deed Doc. D \$2870.00 Rec. Fee \$18.50

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Prepared by:

Law Offices of Jacobs & Associates, P.A.  
961687 Gateway Boulevard, Suite 201-I  
Fernandina Beach, Florida 32034

File Number: 201642-SCALIES  
Consideration: \$410,000.00

## Warranty Deed

**THIS WARRANTY DEED** made this February 26, 2016 A.D. By **KIM DAVIES**, whose address is: 320 North 5th Street, Fernandina Beach, Florida 32034, hereinafter called the grantor, to **ANTHONY SCALIES, a married person**, whose post office address is: 5 Vinelyn Lane, Coatesville, Pennsylvania 19320, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that tract or parcel of land lying and being 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: **Lot 2 in Block 33.**

Parcel ID Number: 00-00-31-1800-0033-0020

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015

Prepared by:  
Law Offices of Jacobs & Associates, P.A.  
961687 Gateway Boulevard, Suite 201-I  
Fernandina Beach, Florida 32034

File Number: 201642-SCALIES  
Consideration: \$410,000.00

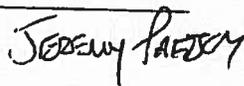
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Sarah F. Adams

  
KIM DAVIES (Seal)  
Address: 320 North 5th Street  
Fernandina Beach, Florida 32034

  
Morena C. Jones

  
JEREMY PAFFORD

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 26th day of February, 2016, by KIM DAVIES, who has produced Drivers License as identification.

  
Notary Public

My Commission Expires: \_\_\_\_\_









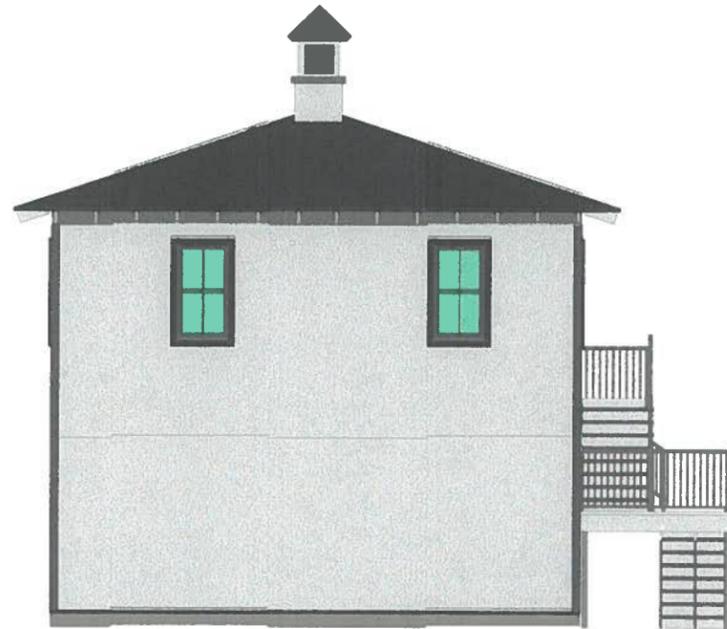




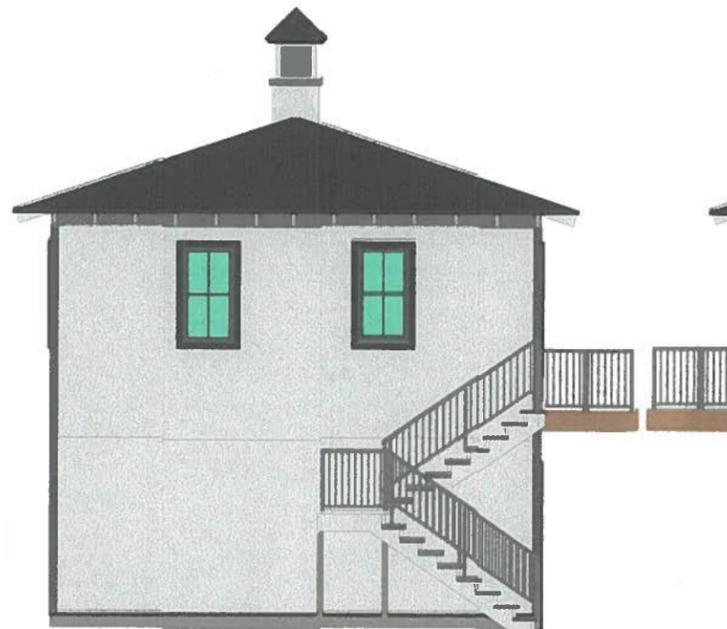


**NOTICE OF PUBLIC HEARING**  
A RESIDENT AND  
OTHER NEARBY PARTY  
MAY OBJECT TO THE  
ISSUING, DUL, OR  
APPROVAL OF  
THIS PROPERTY.  
FOR THE PUBLIC HEARING  
DATE: 10-11-25  
**DO NOT REMOVE**

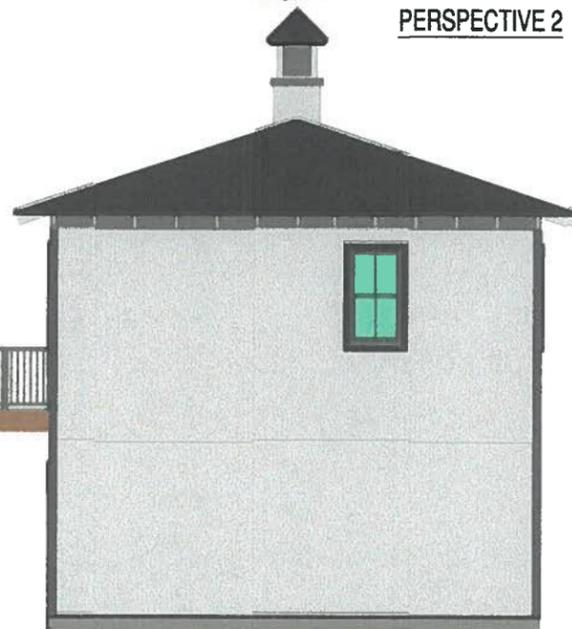
U.S. MAIL  
310



**EAST ELEVATION**  
1/4"=1'



**NORTH ELEVATION**  
1/4"=1'



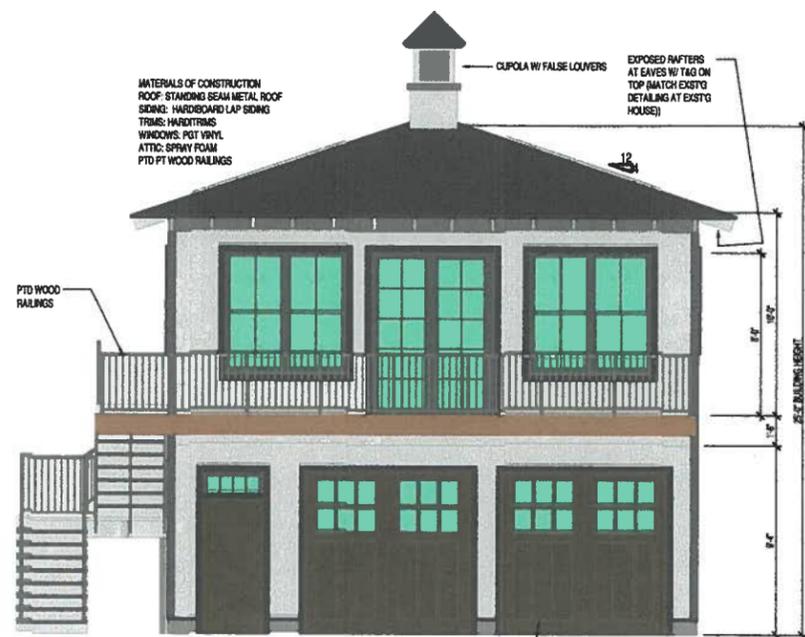
**SOUTH ELEVATION**  
1/4"=1'



**PERSPECTIVE 2**



**PERSPECTIVE 1**



**WEST ELEVATION**  
1/4"=1'

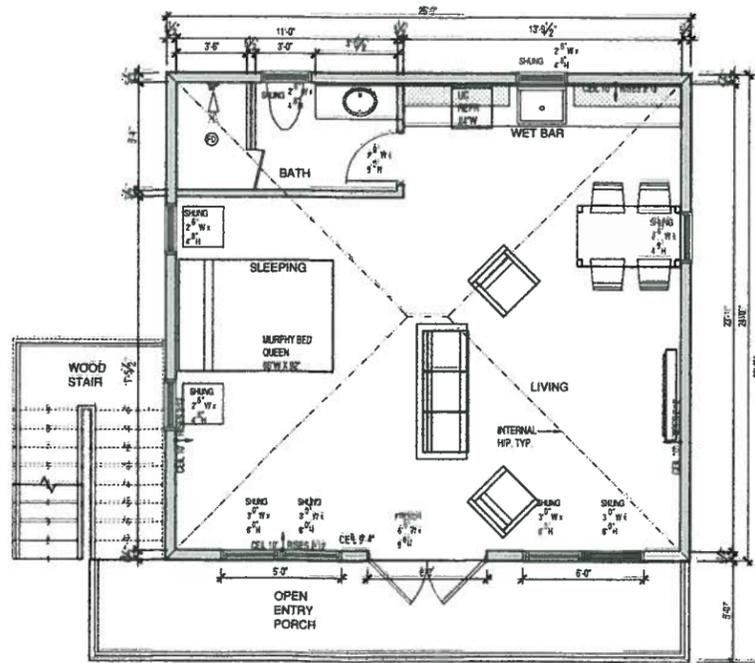
MATERIALS OF CONSTRUCTION  
ROOF: STANDING SEAM METAL, ROOF  
SIDING: HARDBOARD LAP SIDING  
TRIMS: HARDTRIMS  
WINDOWS: PGT VINYL  
ATTIC: SPRAY FOAM  
PTD PT WOOD RAILINGS

CUPOLA W/ FALSE LOUVERS

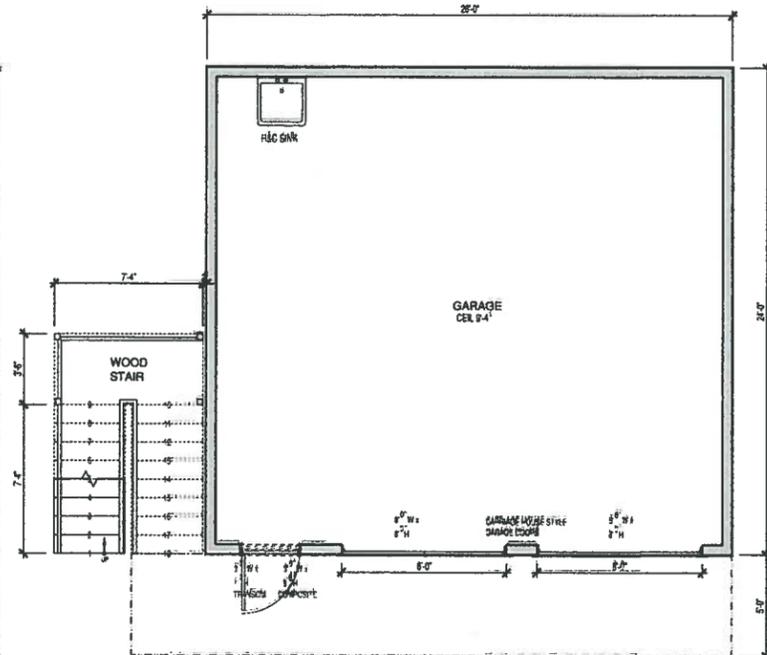
EXPOSED RAFTERS  
AT EAVES W/ TAG ON  
TOP (MATCH EXISTG  
DETAILING AT EXISTG  
HOUSE)

PTD WOOD  
RAILINGS

CARRIAGE HOUSE STYLE GARAGE DOORS -  
TO BE SELECTED BY OWNER

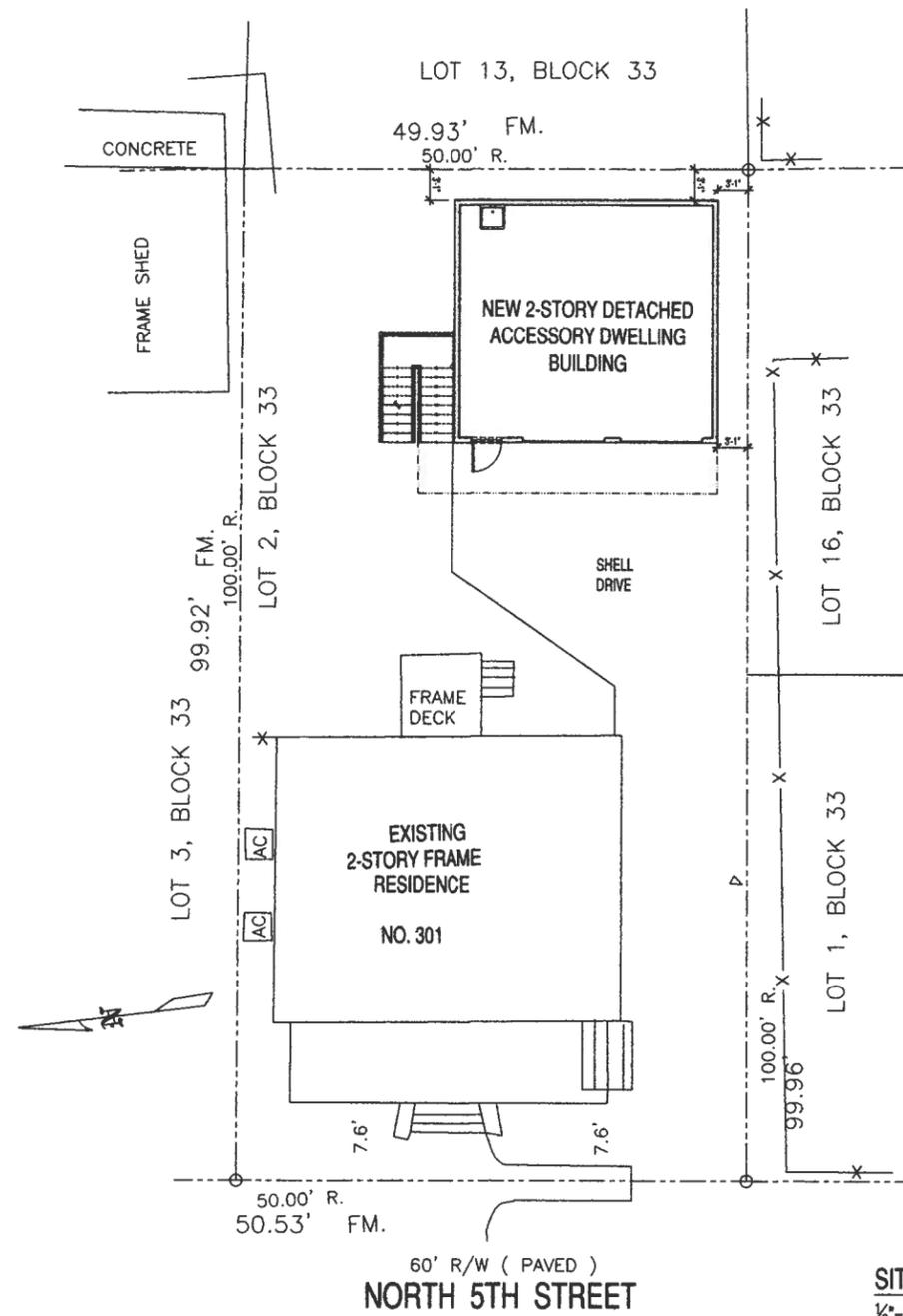
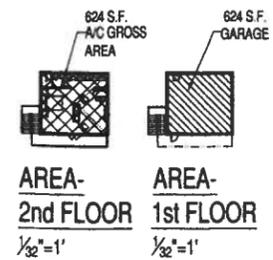


**2nd FLOOR PLAN**  
1/4"=1'



**1st FLOOR PLAN**  
1/4"=1'

HDC - CITY OF FB	
5-16-16	
<small>This Drawing is not released for the purpose of construction unless the Professional Seal is in the Title Block to the right.</small>	
<b>John H. Dodd</b> ARCHITECT, INC. FL ARCH 16987 2775 RACHAEL AVENUE FERNANDINA BEACH, FL 32044 TEL: (904) 683-4044 Email: JDD@JOHNHODDARCHITECT.COM	
Issue Date of Progress Print:	
Issue:	1-16-16
Reviewed:	HDC REVIEW
SCALE GRAPHIC SCALE 1/4"=1' 	
<b>SCALES RESIDENCE - DETACHED ACCESSORY BUILDING</b> <b>310 NORTH 5th STREET, FERNANDINA BEACH</b>	
North Arrow	Sheet A-1.1



SITE PLAN  
1/8" = 1'

HDC - CITY OF FB  
5-16-16

John H. Dodd  
ARCHITECT, INC.  
FL AR0018887  
2775 HACHUEL AVENUE  
FERNANDINA BEACH, FL 32044  
TEL: (904) 883-4044  
FAX: (904) 883-4044

Issue Date of Progress Print	
1/16/16	HDC REVIEW

SCALIES RESIDENCE - DETACHED ACCESSORY BUILDING  
310 NORTH 5th STREET, FERNANDINA BEACH

SITE PLAN

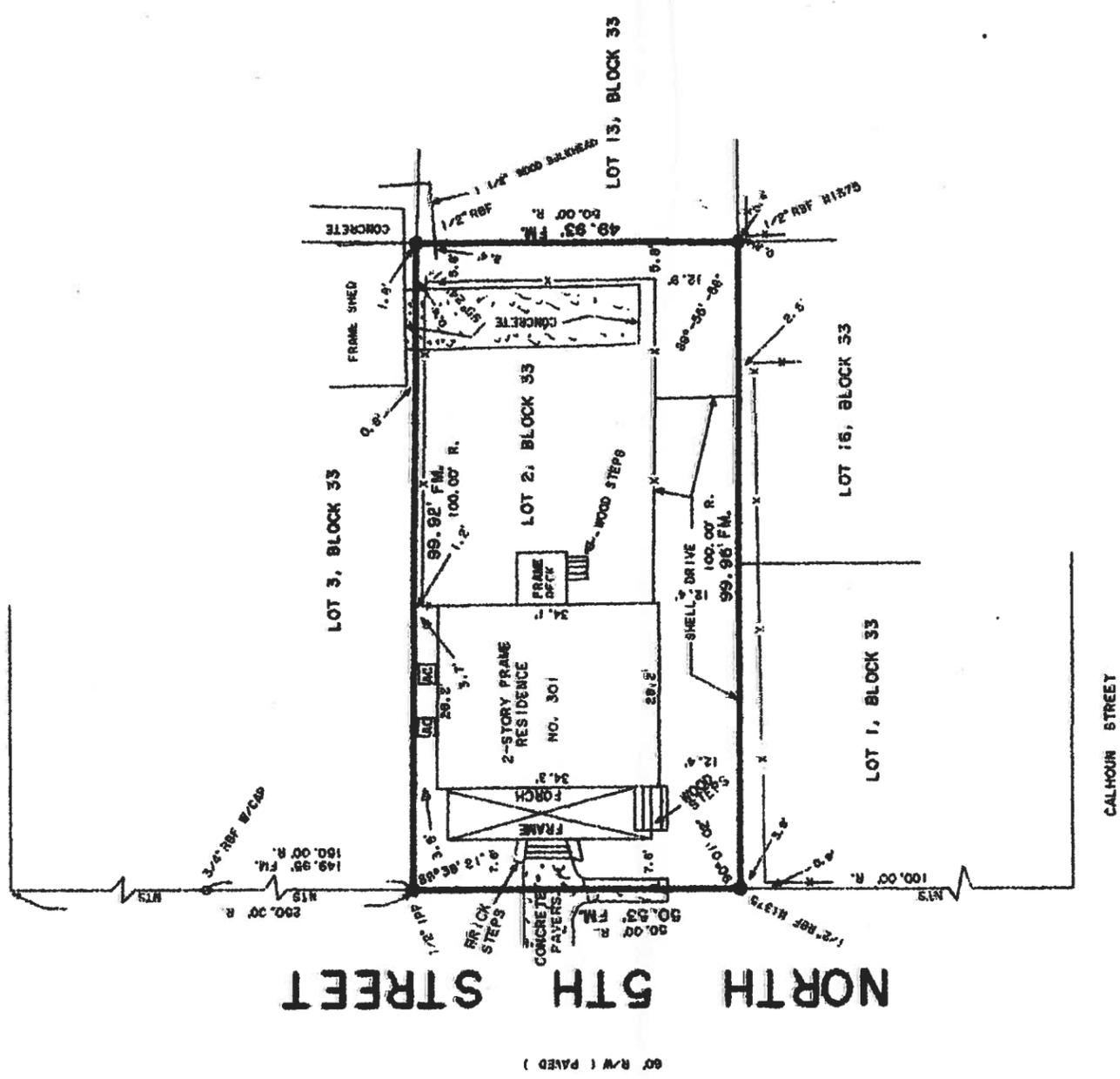
North / East Key

C-1

MAP SHOWING BOUNDARY SURVEY OF  
LOT 2, BLOCK 33,

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 1887, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1801 ).

CERTIFIED TO:  
ANTHONY SCALIES,  
CHICAGO TITLE INSURANCE CO.  
LAW OFFICES OF JACOBS & ASSOCIATES, P.A.



**COASTAL LAND SURVEYORS**

8 MAPPERS, INC.  
34 NORTH FOURTEENTH STREET  
FERNANDINA BEACH, FLORIDA 32032  
TEL. 904-261-8850 FAX 904-277-8650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 9J-17.080, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

*James C. Pascook*  
JAMES C. PASCOOK, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3718  
GEORGIA CERTIFICATE NO. 2365  
LICENSED BUSINESS NO. 6412

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A  
PROPERTY SHOWN HEREON LIES WITHIN  
FLOOD ZONE X AS SHOWN ON  
FEMA FLOOD INSURANCE RATE MAP, 0237P  
COMMUNITY NO. 120172 PANEL NO. \_\_\_\_\_  
DATED 12-17-10  
DATE OF SURVEY: FEBRUARY 18, 2018  
SCALE 1" = 20'  
JOB NO. 1802-08 F.B. 338  
CORNER MARKERS HAVE NO IDENTIFICATION I.L.M.O.  
LEGEND:  
POWER LINE \_\_\_\_\_  
IRON PIPE FOUND - I/PY \_\_\_\_\_  
IRON PIPE SET - I/PS \_\_\_\_\_  
REBAR FOUND - RFB \_\_\_\_\_  
WELL ID SCALE \_\_\_\_\_  
BUILDING RESTRICTION LINE - BR \_\_\_\_\_  
CONCRETE MASTERY FOUND - CMF \_\_\_\_\_  
STAINLESS STEEL PIPE FOUND - SSFP \_\_\_\_\_  
POINT OF CURVE - PC \_\_\_\_\_ POINT OF TANGENCY OF REVERSE CURVE - PTC \_\_\_\_\_  
CENTERLINE - CL \_\_\_\_\_ OFFICIAL RECORDS BOOK - O.R.B. \_\_\_\_\_  
PLAT - P \_\_\_\_\_  
FIELD MEASURED - F.M. \_\_\_\_\_  
RECORD - R \_\_\_\_\_  
POWER POLE - PP \_\_\_\_\_  
CONCRETE - CONC. \_\_\_\_\_  
FRAME \_\_\_\_\_  
START-OF-SET - S/OSET \_\_\_\_\_  
R/W \_\_\_\_\_

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



**HISTORIC DISTRICT COUNCIL STAFF REPORT  
HDC 2016-15  
June 16, 2016**

**Subject  
Property:**

**202 Estrada Street**



**Owner/Applicant:** Robert E. Zawistowski

**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 requests a certificate of approval to construct a new single family home with a detached outbuilding on lots 12 and 14 of block 4 in Old Town.

<b>Past COA:</b>	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, except that the outbuilding is shown at three feet from the eastern property line. Applicant has told staff that the correction will be made for permitting.

**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. The Florida Building Code is going to require fall protection if the front porch is More than 36" above grade.

**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 with porch post and break to stair.

**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.

**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:** Compliant.

**LDC 8.01.01.02:** Compliant.

**Recommendation:** Staff recommends approval.

**MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2016-15; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-15, 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.



Jacob M. Platt  
Planner I



**OFFICE USE ONLY**

REC'D: 5/13/16 BY: adl

PAYMENT: \$ 200.00 TYPE: CK# 329

APPLICATION #: 2016-0000831

CASE #: 2016-15

BOARD MEETING DATE: 6-16-16

**APPLICATION FOR HISTORIC DISTRICT COUNCIL COA**

**APPLICANT INFORMATION**

Owner Name: ROBERT E ZAWISTOWSKI

Mailing Address: 138 SANBORNS GROVE RD BRIDGTON, ME 04009

Telephone: (207) 232-5455 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Street Address: 202 ESTRADA OLD TOWN FERNANDINA

Parcel Identification Number(s): 00-00-31-1580-0004-120

Lot Number: 12 & 14 Block Number: 4

**PROJECT INFORMATION**

- STAFF APPROVAL       BOARD APPROVAL: CONCEPTUAL \_\_\_\_\_ OR FINAL X
- New Construction       Demolition
- Additions/Alterations       Other: \_\_\_\_\_

Brief description of work proposed:

CONSTRUCTION OF NEW RESIDENCE AND

OUTBUILDING.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	HARDIE BOARD CEDARMILL OR Smooth	ARCTIC WHITE
Doors	ANDERSON 400 OR A	WHITE
Windows	ANDERSON 400 OR A ZOVEN I	WHITE
Roofing	ARCHITECTURAL ASPHALT	GRAY
Fascia/Trim	HARDIE TRIM	ARCTIC WHITE
Foundation	SPLITFACE CONCRETE BLOCK	GRAY
Shutters	BAHAMAMA	BLUE
Porch/Deck	ECONOMY PINE	NATURAL
Fencing	N/A	N/A
Driveways/Sidewalks	CRUSH SHILL/BRICK OR SIMILAR	NATURAL
Signage	N/A	N/A
Other	POUCH CEILING BEAD BOARD COMPOSITE	LIGHT BLUE OR GREEN
Other	LOT 12/14 GRANITE POST = 4" x 4" x 12"	NATURAL
Other	LOT 12/14 UNIQUE POST ON PORCH	ARCTIC WHITE

**SIGNATURE/NOTARY**

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

5/13/2016  
Date

Robert E. Zepheri  
Signature of applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 13 day of May

Cherry Skarpalezos  
Notary Public: Signature

Cherry Skarpalezos  
Printed Name  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification ME DL ID Produced: ✓

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):  
**00-00-31-1680-0004-0120**

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 **17th** day of **February 2016**, BETWEEN  
**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 **Nassau**, State of **Florida**, grantor, and  
**Robert E. Zawistowski a Married Man**

whose post office address is: **138 Sanborns Grove Road, Bridgton Maine 04009**

of the County of \_\_\_\_\_, State of **Maine**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** -----  
----- (**\$10.00**) 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:

Jennifer L. Panke  
Witness Jennifer L. Panke

Lorna Benitez  
Witness Lorna Benitez

Thomas Kite (Seal)

Robin Luft-Kite (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **17th** day of **February 2016** by  
**Thomas Kite and Robin Luft-Kite, Husband and Wife**  
who is personally known to me or who has produced a **Driver's License**  
as identification.

My Commission expires:

(Seal)

Jennifer L. Panke  
Notary Public



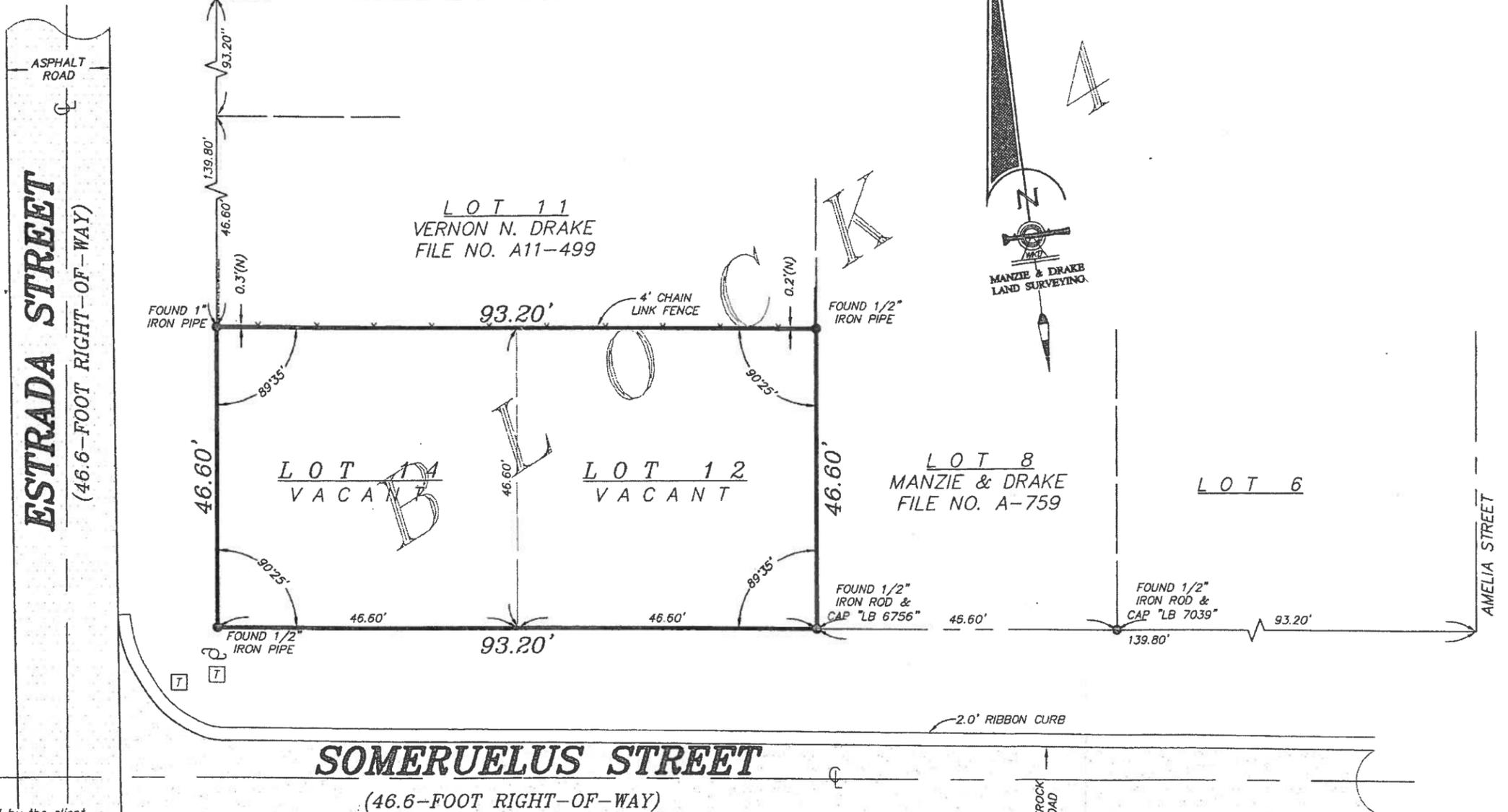
# MAP OF BOUNDARY SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND 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.

**CERTIFIED TO:**  
 THOMAS KITE & ROBIN LUFT-KITE  
 AMELIA TITLE AGENCY, INCORPORATED  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

P.I.N. = 00-00-31-1580-000P-0000



**LEGEND**

- ⊕ = CENTERLINE
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- ⊠ = TELEPHONE PEDESTAL

**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) Internal angles shown hereon are based on recovered monumentation.
- 5) "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."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2015 BY MANZIE AND DRAKE LAND SURVEYING

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

*Michael A. Manzie*  
 MICHAEL A. MANZIE, P.L.S. 4069

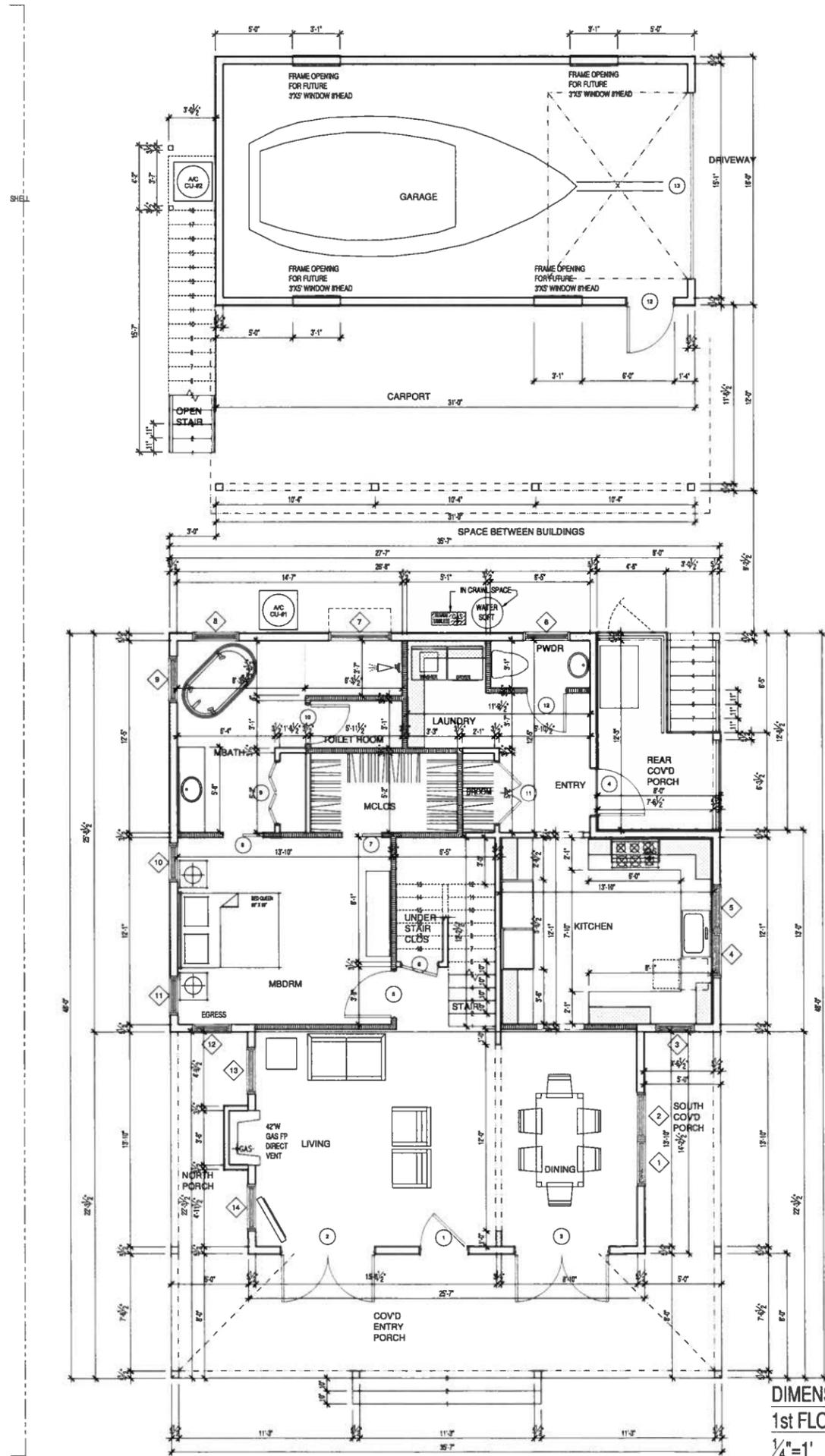
11/30/15

**MANZIE & DRAKE LAND SURVEYING**

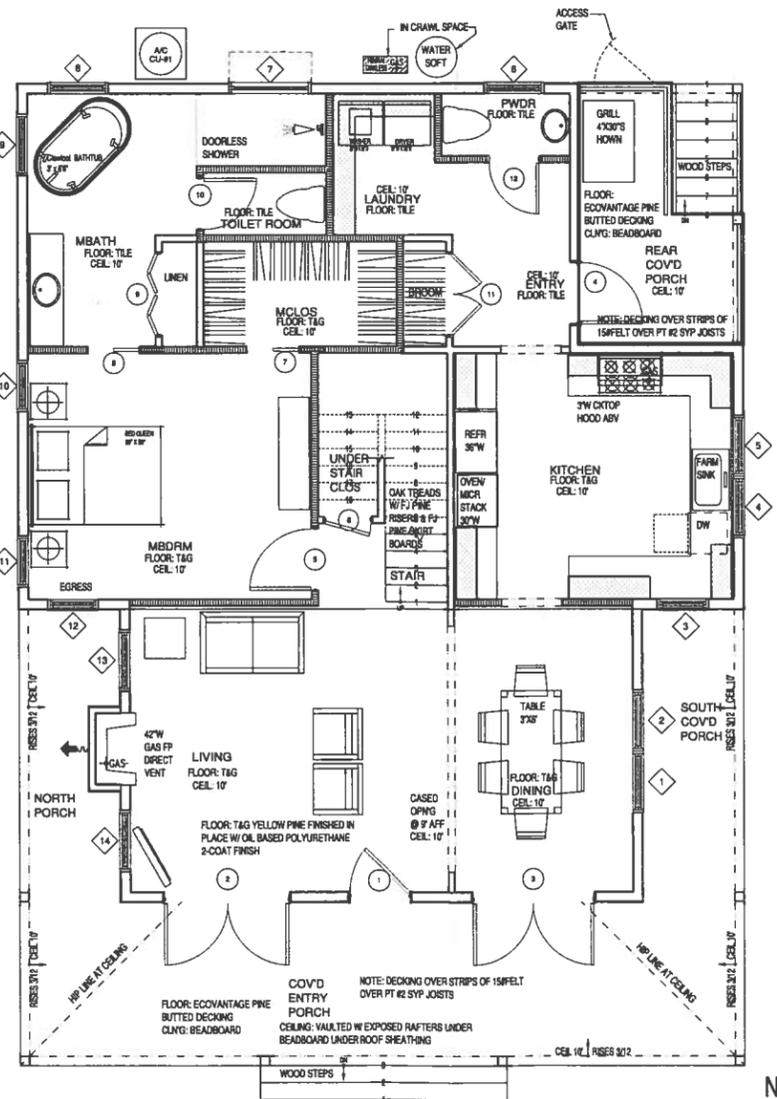
117 South Ninth Street, Fernandina Beach, FL 32034  
 (904) 491-5700 FAX (904) 491-5777  
 Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 19402 DATE: 11/20/15 CADD: BH  
 F.B. NO: X-276 PAGE NO: 68 FIELD CREW: CB FILE NO: A-3968



**DIMENSIONED  
1st FLOOR PLAN**  
1/4"=1'



**NOTED  
1st FLOOR PLAN**  
1/4"=1'

**DOORS 1st**

#	W	H	REMARKS
1	3'-0"	8'-0"	ENTRY - TBS
2	3'-0"	8'-0"	
3	3'-0"	8'-0"	
4	3'-0"	8'-0"	
5	3'-0"	8'-0"	
6	2'-4"	8'-0"	
7	2'-8"	8'-0"	
8	2'-8"	8'-0"	
9	4'-0"	8'-0"	
10	2'-5"	8'-0"	
11	4'-0"	8'-0"	
12	2'-8"	8'-0"	
13	2'-8"	8'-0"	
14	12'-0"	9'-0"	CARRIAGE HOUSE STYLE - TBS

**WINDOWS 1st**

#	W	H	REMARKS
1	3'-0"	8'-0"	
2	3'-0"	8'-0"	
3	2'-5"	5'-0"	
4	3'-0"	5'-0"	
5	3'-0"	5'-0"	
6	3'-0"	5'-0"	
7	4'-0"	2'-0"	
8	3'-0"	8'-0"	
9	3'-0"	8'-0"	
10	2'-5"	8'-0"	
11	2'-5"	8'-0"	
12	2'-5"	8'-0"	
13	2'-5"	8'-0"	
14	3'-0"	9'-0"	

Date Released for Permit:  
**XX-XX-XX**

This Drawing is not released for the purpose of construction unless the Permitting Authority has approved this drawing.

**John H. Dodd  
ARCHITECT, INC.**  
FLAR0018867  
2775 RACHEL AVENUE  
FERNANDINA BEACH, FL 3204  
TEL: (904) 583-4044  
Email: JHD@JOHNHODDARCHITECT.COM

Issue Date of Progress Prints:  
4-2-18 PRELIMINARY PROCH/ADC

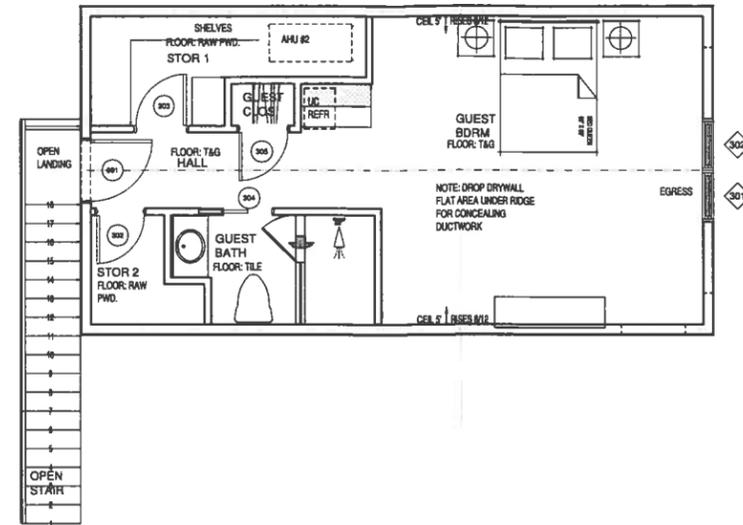
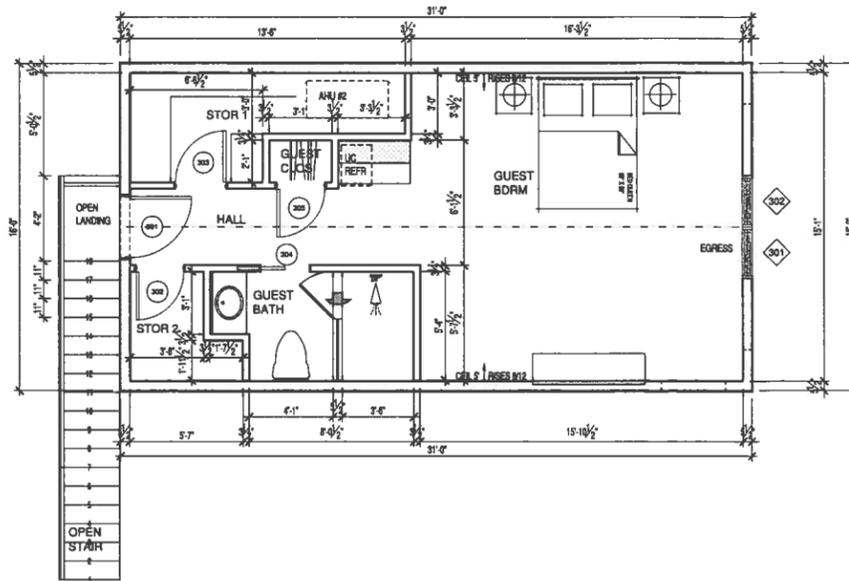
**ZAWISTOWSKI RESIDENCE**  
**202 ESTRADA STREET, FERNANDINA BEACH**

SCALE: 1/4"=1'

**1st FLOOR PLAN**

North / E/W Key

Sheet **A-1.1**

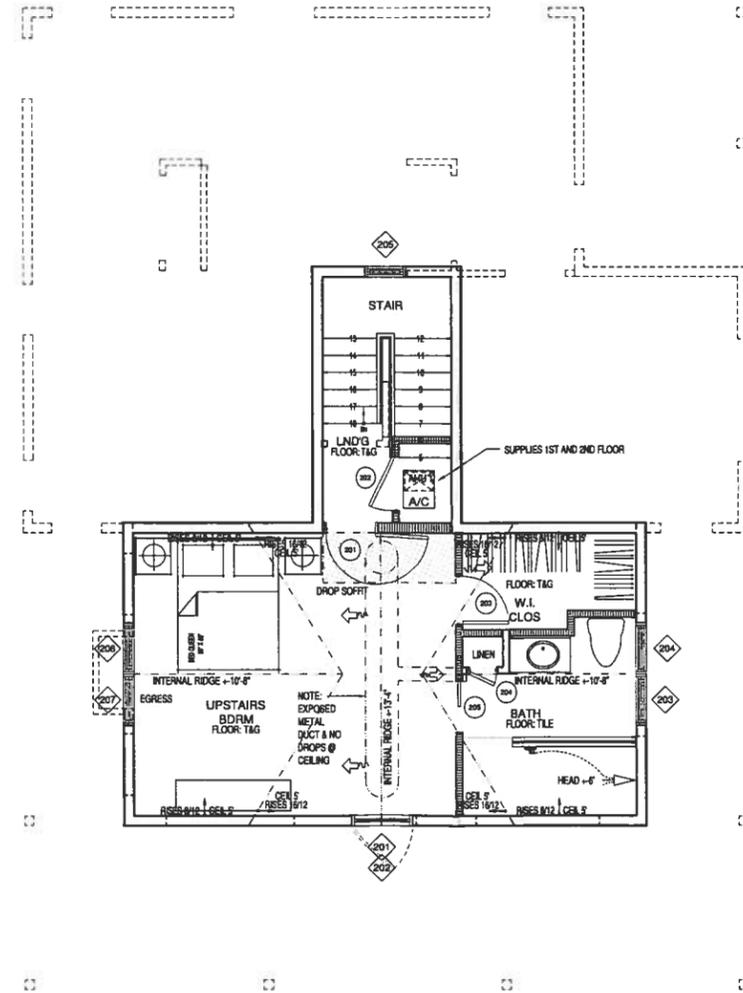
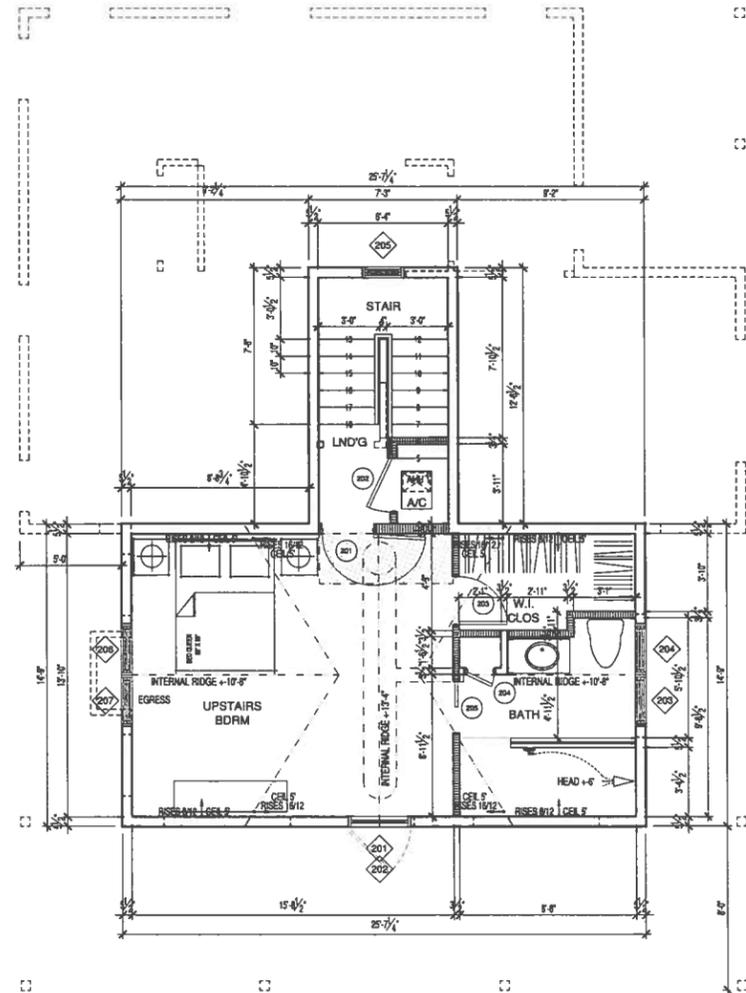


**DOORS 2nd**

#	W	H	REMARKS
201	2'-6"	6'-6"	-
202	2'-6"	6'-0"	-
203	2'-6"	6'-6"	-
204	1'-6"	6'-6"	-
205	2'-6"	6'-6"	-
301	3'-0"	6'-6"	-
302	2'-6"	6'-6"	-
303	2'-6"	6'-6"	-
304	2'-6"	6'-6"	-
305	2'-6"	6'-6"	-

**WINDOWS 2nd**

#	W	H	REMARKS
201	3'-0"	4'-0"	-
202	3'-0"	4'-6"	-
203	2'-6"	5'-6"	-
204	2'-6"	5'-6"	-
205	2'-6"	4'-0"	-
206	2'-6"	5'-6"	-
207	2'-6"	5'-6"	-
301	2'-6"	5'-6"	-
302	2'-6"	5'-6"	-



Date Released for Permit:  
XX-XX-XX

John H. Dodd  
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FL-AR016887  
2775 RACHEL AVENUE  
FERNANDINA BEACH, FL 32044  
TEL: (904) 583-4944  
Email: JHD@JHDDODDARCHITECT.COM

Issue Date of Progress Print:

Sheet	Issued for:
4-1-16	PRELIMINARY PROGRAM

**ZAWISTOWSKI RESIDENCE**  
**202 ESTRADA STREET, FERNANDINA BEACH**



**DIMENSIONED**  
**2nd FLOOR PLAN**  
1/4" = 1'

**NOTED**  
**2nd FLOOR PLAN**  
1/4" = 1'

2nd FLOOR PLAN

North Arrow Key

Sheet **A-1.2**

### DESIGN PRESSURE - OPENINGS

TRIBUTARY AREA (SF)	INTERIOR ZONE		EDGE STRIP 1/2' - 3'	
	POS. (+)	NEG. (-)	POS. (+)	NEG. (-)
5	26.1	28.2	26.1	28.3
10	25.2	27.3	25.2	27.3
20	24.2	26.6	24.2	27.2
50	24.2	25.1	24.2	25.3
100	23.4	24.4	23.4	25.7
200	22.7	23.7	22.3	24.8

1. DESIGN WIND PRESSURES REPRESENT THE NET PRESSURE (SUM OF EXTERNAL AND INTERNAL PRESSURES) APPLIED NORMAL TO WALL SURFACES.  
 2. LINEAR INTERPOLATION BETWEEN VALUES OF TRIBUTARY AREA IS PERMISSIBLE.  
 3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE EXTERIOR WALL SURFACE, RESPECTIVELY.  
 4. ALL COMPONENT AND CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN THE TABLE.  
 5. COMPONENT AND CLADDING ELEMENTS WITHIN A DISTANCE OF 1/4" FROM OUTSIDE CORNERS OF THE BUILDING SHALL BE DESIGNED FOR THE EDGE STRIP PRESSURES. OTHERWISE, USE INTERIOR ZONE PRESSURES. IF UNCERTAINTY EXISTS, CONSULT WITH ARCHITECT FOR DIRECTION IN WRITING.  
 6. STANDARDS LABELING: EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR MANUFACTURER. NOTICE OF ACCEPTANCE TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS: ANSI / AAMA / NWMA 1014.S. 2-87

### ARCHITECTURAL LEGEND

NOTE: SOME SYMBOLS INDICATED IN LEGEND MAY NOT OCCUR IN DRAWINGS

**8" (90M) CMU WALL**  
 8" (90M) CMU WALL

**2x4 @ 16" O.C. W/ 1/2" GB B.S. (U.N.O.) & R-13 INSUL. @ ALL EXTERIOR AND ATTIC WALLS**  
 2x6 @ 16" O.C. W/ 1/2" GB B.S. (U.N.O.) & R-13 INSUL. @ ALL EXTERIOR AND ATTIC WALLS

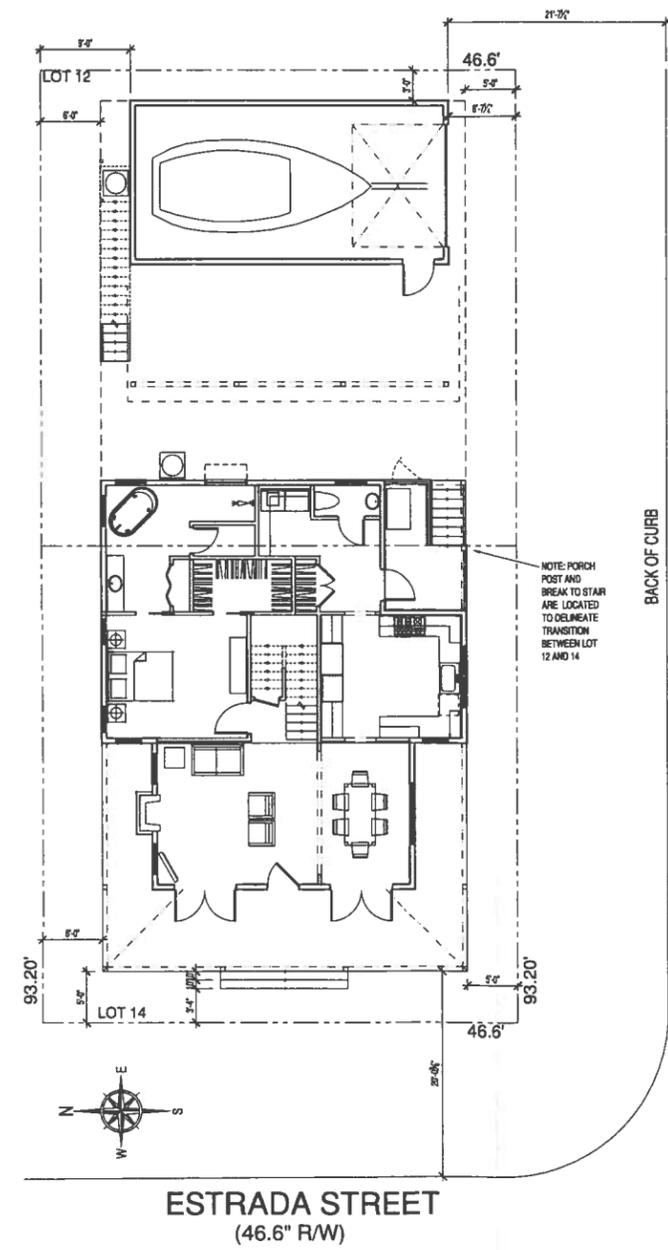
**2x6 THERMAL OR SOUND INSULATED INTERIOR WALL @ 16" O.C. W/ 1/2" GB B.S. (U.N.O.) & R-13 INSUL. @ ALL**  
 2x6 THERMAL OR SOUND INSULATED INTERIOR WALL @ 16" O.C. W/ 1/2" GB B.S. (U.N.O.) & R-13 INSUL. @ ALL

**WINDOW LEGEND**  
 FIXED, SINGLE OR DOUBLE HUNG, CASSEMENT, DOUBLE CASSEMENT, AWNING, TRANSOM, SWING, POCKET SLIDING, INFOLD, FACTORY MULL, WINDOW SCHED, WINDOW JOINTS AT JOBB

**DOOR LEGEND**  
 SWING, POCKET SLIDING, INFOLD, FACTORY MULL, WINDOW SCHED, WINDOW JOINTS AT JOBB

**FLOOR LEVEL CHANGES**  
 CHANGE IN FINISH FLOOR ELEVATION, HATCH REPRESENTS FLOOR, VERT. DISTANCE OF STEP, RAISED CURB

**CABINETS & MILLWORK**  
 CLOTHES-CONTRACTOR TO COORD. CLOS. STOR., UPPER CABINET, SPLASH LOWER CABINET, UPPER CABINET, ROD CONNECTORS, CONTINUOUS (UNINTERFERED) THERMO-BREAK UP/LIFT-RESISTANCE CONNECTOR



<b>AREA- 2nd FLOOR</b> 1/32" = 1'	<b>AREA- 1st FLOOR</b> 1/32" = 1'
GUEST SUITE 496 AC GROSS AREA 468	GARAGE (NOT A/C) 496 CARPORT 370 COVD. PORCH 100 AC GROSS AREA 1,185 COVD. PORCH 420 1,185 TOTAL AC AREA 468 1,653

Date Released for Permit: XX-XX-XX

The Drawing is not valid for the purposes of construction unless the Release Date is the Title Block or other.

**John H. Dodd ARCHITECT, INC.**  
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 2775 RACHAEL AVENUE  
 FERNANDINA BEACH, FL 32034  
 TEL (904) 583-4044  
 Email: JHADD@JHODDARCHITECTSOUTH.NET

Issue Date of Progress Print	Issue Date
3-21-16	REVIEW WITH DIMENSIONS
3-18-16	1ST REVIEW 3-18-16

**ZAWISTOWSKI RESIDENCE**  
**202 ESTRADA STREET, FERNANDINA BEACH**

SCALE: 1/8" = 1'-0"

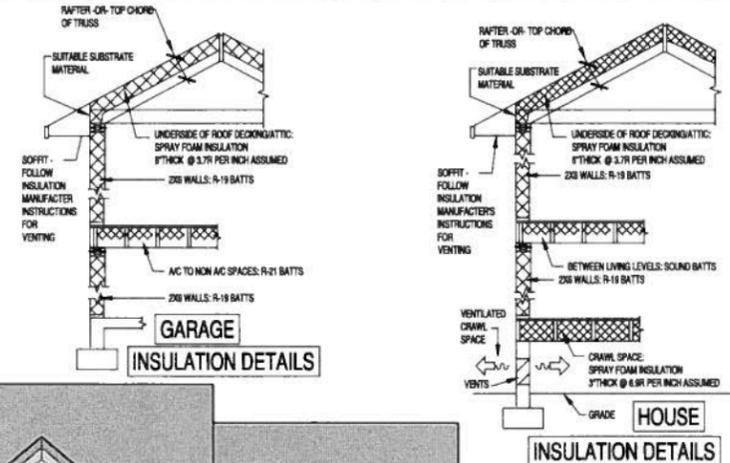
**SITE PLAN**  
 North Arrow, Sheet: C-1

**SITE PLAN**  
 1/8" = 1'



**NORTH ELEVATION**  
1/4"=1'

**EAST ELEVATION**  
1/4"=1'



**MATERIALS AND FINISHED NOTES:**

NOTE: CONTRACTOR SHALL NOT SUBSTITUTE ZIP SYSTEM FOR WALL OR ROOF SHEATHING IN LIEU OF SPECS HERE.

4-FIBERGLASS ROOF SHINGLES:  
SHINGLES: FOR BASE BID: GAF TIMBERLINE LAMINATED FIBERGLASS SHINGLES OR EQUAL OVER STANDARD WATERPROOFING OVER 1/2" THK PLYWOOD (NOT OSB) ROOF SHEATHING. COORDINATE WARRANTY PERIOD W/ OWNER. FASTENING: FASTENERS FOR ASPHALT SHINGLES SHALL BE H.D. GALVANIZED, MIN.

GUTTERS: GUTTERS ARE NOT INCLUDED IN CONTRACTORS SCOPE OF WORK.

SOFFIT: HARDIPANEL, FASCIA: PAINTED PT #2 SYP

LAP SIDING: HARDIPANEL, COORDINATE TYPE (CEDAR/MILL VS SMOOTH) WITH OWNER. 4" EXPOSURE, OVER TYVEK OVER 1/2" THK PLYWOOD SHEATHING (NOT OSB) OVER 2X6 STUDS NAILING: BLIND NAIL W/ STAINLESS STEEL GRADE 316 FASTENERS PER MANUF.

TRIMS: EXTERIOR COLUMNS AND BEAMS FACING, 4" WIDE CORNER TRIMS, 4" WIDE WINDOW & DOOR TRIMS, OTHER EXTERIOR TRIMS: HARDIPANEL, FASTENED W/ SMALL HEAD SCREW W/ SHANK STAINLESS STEEL, GRADE 316 NAILS, SET AND FILLED

EXTERIOR DECKING: ECODECK, ECODECK WOOD DECKING W/ STAINLESS STEEL, SMALL HEAD SCREWS

INTERIOR WALLS FINISH: 1/2" GYP BD, SCREWED, SMOOTH FINISH

INTERIOR CEILING FINISH: 1/2" GYP BD, SCREWED, SMOOTH FINISH

INTERIOR BATHROOMS WALLS: CONTRACTOR TO COORDINATE GREEN BOARD VS REGULAR DRYWALL WITH OWNER

BATHTUBS/SHOWERS: CERAMIC TILE WALLS OVER 1/2" THK CEMENT BACKER BOARD OVER 1/4" LAPPED FELT OVER STUDS FROM FLOOR TO CEILING @ BATHTUB AREAS TYP. LUM.

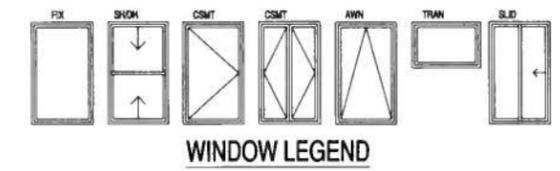
TILED SHOWER FLOORS: USE SCHLUTER SHOWER SYSTEM W/ KERDI DRAIN AND KERDI MAT TILE. COORDINATE W/ OWNER

INTERIOR TRIMS: INTERIOR RAILINGS; INTERIOR SHELVING: CONTRACTOR TO COORDINATE ALL PROFILES AND WOOD GRADES W/ OWNER.

WINDOWS AND DOORS:  
BASE BID: ANDERSON 400 SERIES  
ALTERNATE DEDUCT: PGST ALL VINYL  
NOTES: 1. COASTAL HARDWARE PACKAGE  
2. PROVIDE PRICING IN IMPACT RESISTANT AND NON-IMPACT FOR OWNERS EVALUATION

BAHAMA SHUTTERS: COMPOSITE, COORDINATE MANUFACTURER MODEL W/ OWNER

**IMPORTANT NOTE:** ALL EXTERIOR FASTENERS AND METALS USED AT EXTERIOR SHALL BE GRADE 316 STAINLESS STEEL, NO EXCEPTIONS. THIS INCLUDES BUT IS NOT LIMITED TO:  
- SIDING & TRIMS FASTENERS; SOFFIT & FASCIA FASTENERS  
- DECKBOARD FASTENERS & FRAMING FASTENERS; RAILING FASTENERS  
- EXPOSED STRUCTURAL STRAPPING/CONNECTORS/CLIPS  
- LIGHTING FIXTURES FASTENERS; REPLACE ANY NON SS SCREWS AND OTHER PARTS POSSIBLE WITH STAINLESS FOR NO RUST STREAKING  
- GUTTERS SCREWS AND STRAPS THAT ARE NOT PAINTED ALUMINUM

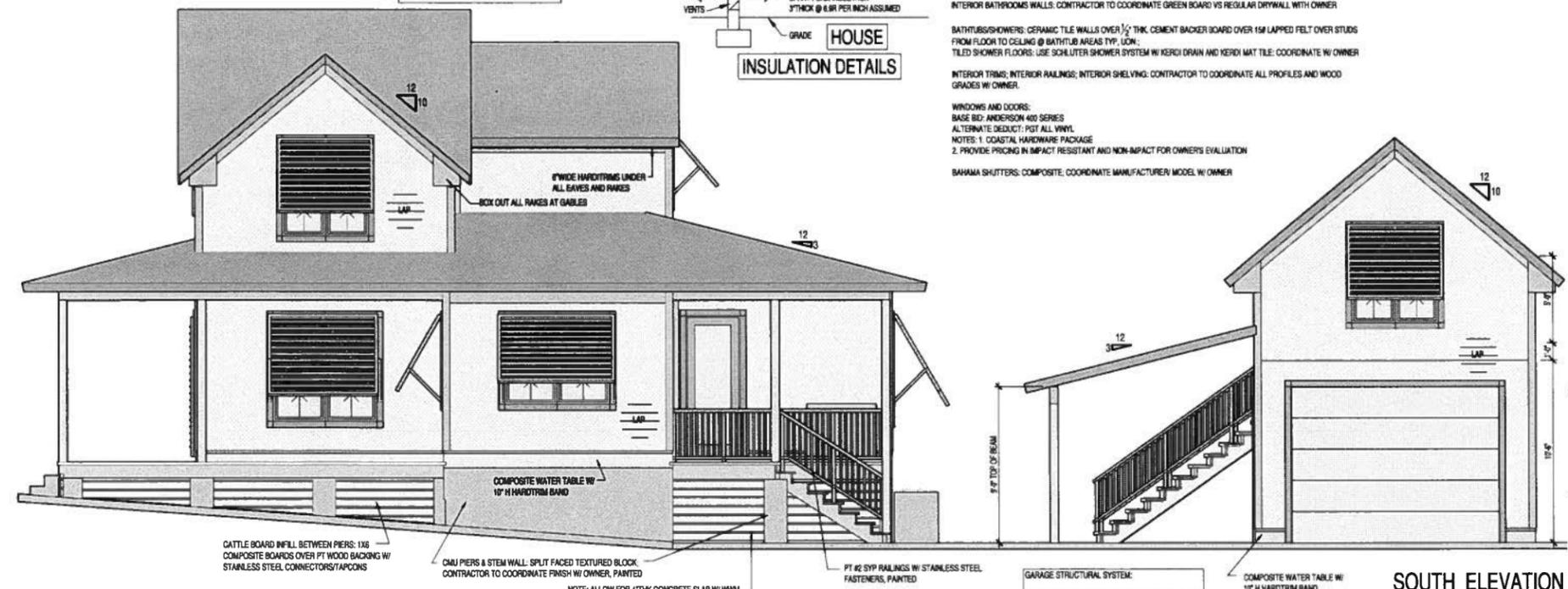


Date Released for Permit:  
**XX-XX-XX**

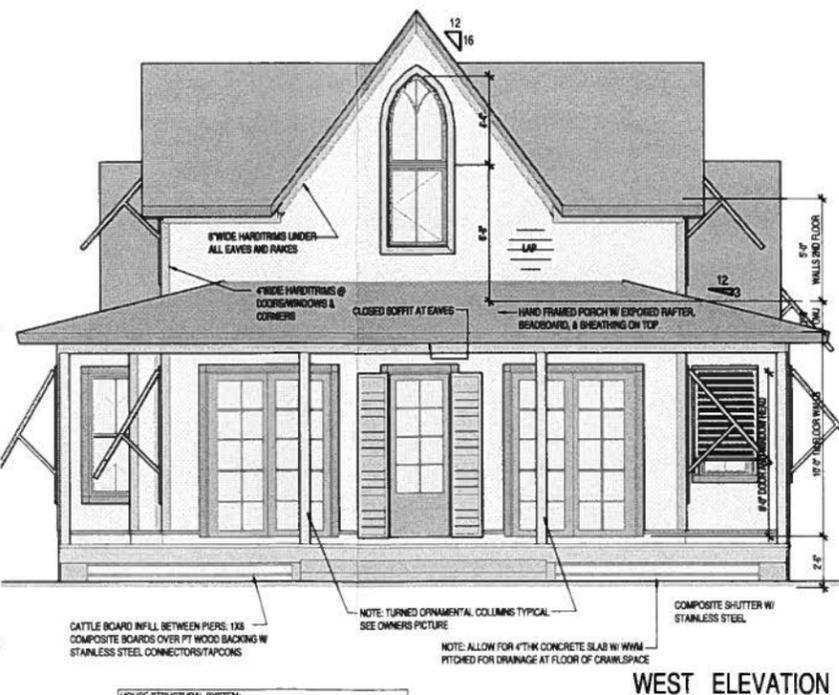
The Drawing is not intended for the purpose of construction unless the Permit Code in the Title Block is added.

**John H. Dodd**  
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FAX: (904) 583-4344

Issue Date of Progress Print:  
Date: \_\_\_\_\_  
Scale: 1/4"=1' PRELIMINARY PROGRESS



**SOUTH ELEVATION**  
1/4"=1'



**WEST ELEVATION**  
1/4"=1'

CATTLE BOARD INFILL BETWEEN PIERS: 1x6 COMPOSITE BOARDS OVER PT WOOD BACKING W/ STAINLESS STEEL CONNECTORS/TAPCONS

CMU PIERS & STEM WALL: SPLIT FACED TEXTURED BLOCK CONTRACTOR TO COORDINATE FINISH W/ OWNER, PAINTED

NOTE: ALLOW FOR 4" THK CONCRETE SLAB W/ W/W/ PITCHED FOR DRAINAGE AT FLOOR OF CRAWLSPACE

PT #2 SYP RAILINGS W/ STAINLESS STEEL FASTENERS, PAINTED

**GARAGE STRUCTURAL SYSTEM:**  
FOUNDATION: MONOLITHIC SLAB 18" W X 10" H W/ (2) #5  
EXTERIOR WALLS: 2X6  
2ND FLOOR FLOOR SYSTEM: 18" CWJ  
ROOF FRAMING: HAND FRAMED 2X10 RAFTERS

**HOUSE STRUCTURAL SYSTEM:**  
CMU STEM WALL UNDER WALLS W/ (2) #4 X 10" FOOTING AND (3) #5 CONT.  
1ST FLOOR FLOOR SYSTEM: 2X10 W/ 2X12 PT GIRDERS OVER PIERS  
EXTERIOR WALLS: 2X6  
2ND FLOOR FLOOR SYSTEM: 18" CWJ  
ROOF FRAMING: HAND FRAMED 2X10 RAFTERS

**ZAWISTOWSKI RESIDENCE**  
202 ESTRADA STREET, FERNANDINA BEACH

GRAPHIC SCALE: 1/4"=1'

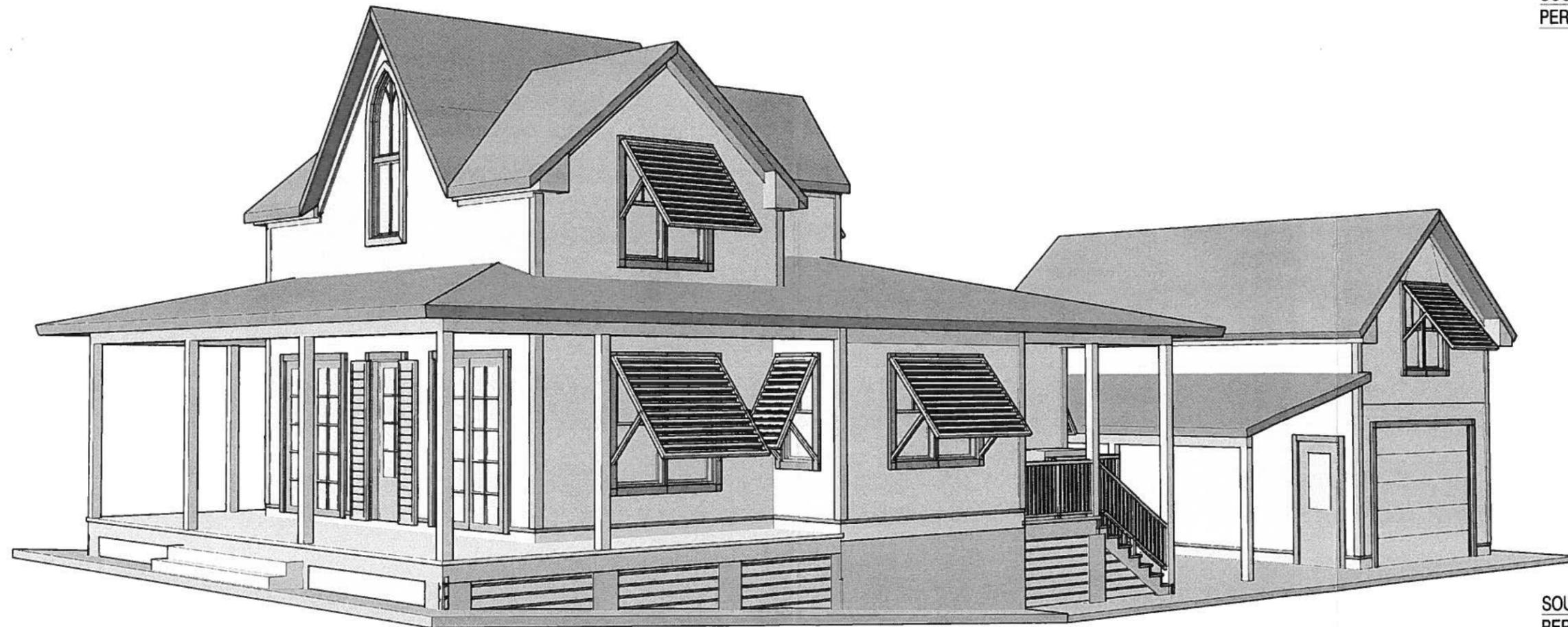
0 1 2 3 4 5 6 7 8 9 10 12 15 20 25 30 35 40 45 50

**ELEVATIONS**

North 1/4"=1' Key Sheet  
A-2.1



SOUTHEAST  
PERSPECTIVE



SOUTHWEST  
PERSPECTIVE

Date Released for Permit:  
XX-XX-XX

The drawing is not released for the purpose of construction unless the Release Date in the Title Block is blank.



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Email: JOHN@JOHDODDARCHITECT.COM

Issue Date of Progress Print:

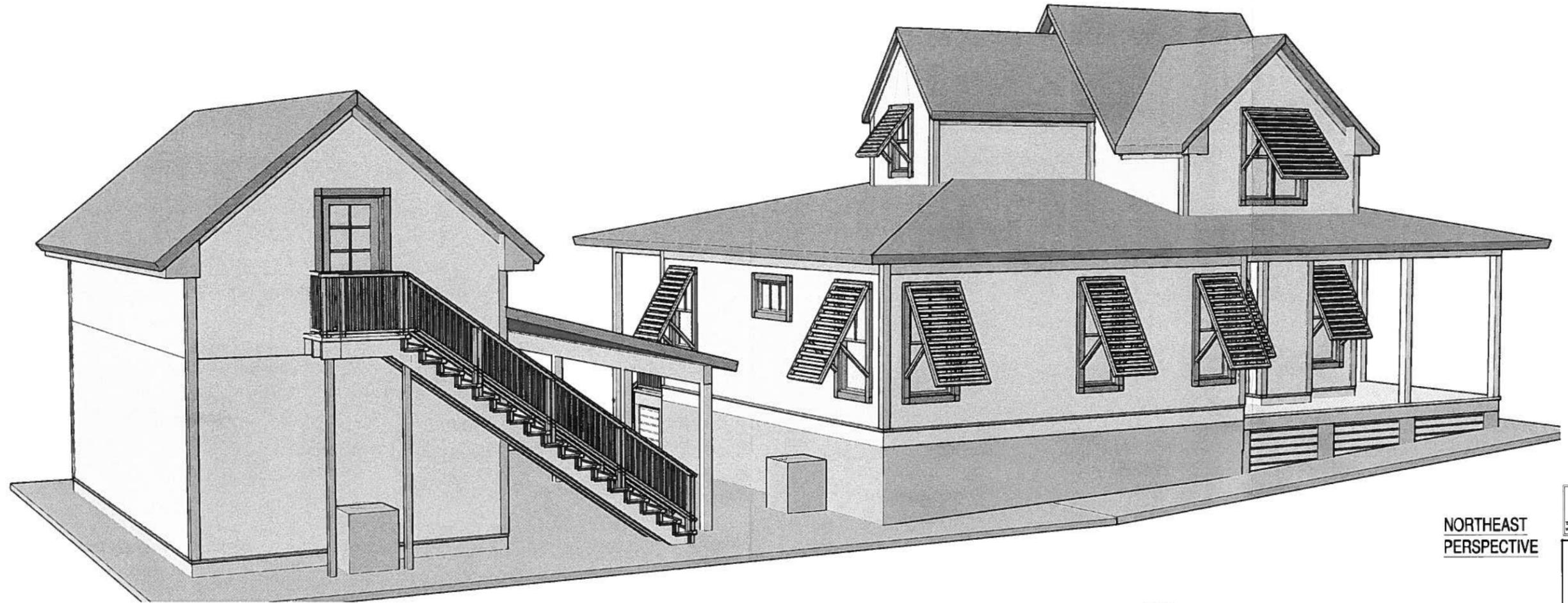
Sheet  
6-7-18 PRELIMINARY PROGRESS

ZAWISTOWSKI RESIDENCE  
202 ESTRADA STREET, FERNANDINA BEACH



PERSPECTIVES 1

North Arrow  
Sheet  
A-3.1



NORTHEAST  
PERSPECTIVE

Date Released for Permit:  
XX-XX-XX

The Drawing is not intended for the purpose of construction unless the Permit Code is the "Permit Code to which it refers."



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FAX: (904) 583-4044  
E-MAIL: JOHNNY.DODD@JHDDA.COM

Issue Date of Progress Permit:

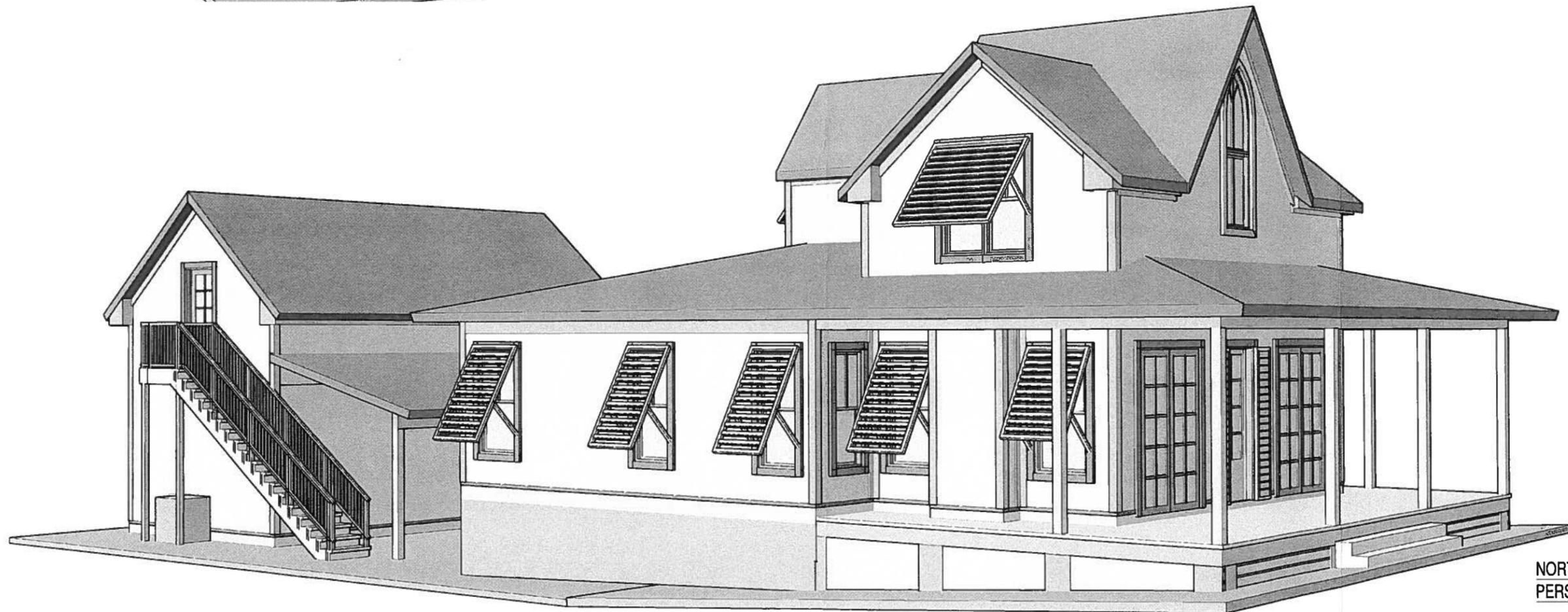
4-7-16 PRELIMINARY ARCH/DOC


ZAWISTOWSKI RESIDENCE  
202 ESTRADA STREET, FERNANDINA BEACH



PERSPECTIVES 2

North Arrow Key  
A-3.2



NORTHWEST  
PERSPECTIVE



NORTH



ESTRADA



SOUTH



ESTRADA

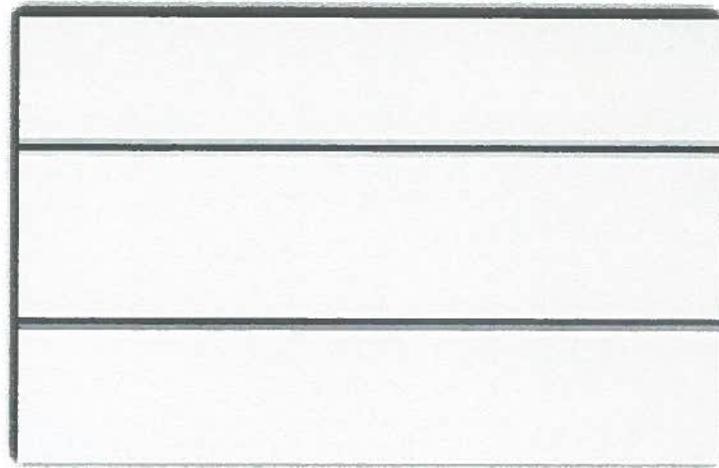
← SIMBUVELUS  
EAST →

ESTRADA - WEST





HARDIE BOARD CEDAR MILL  
SIDING



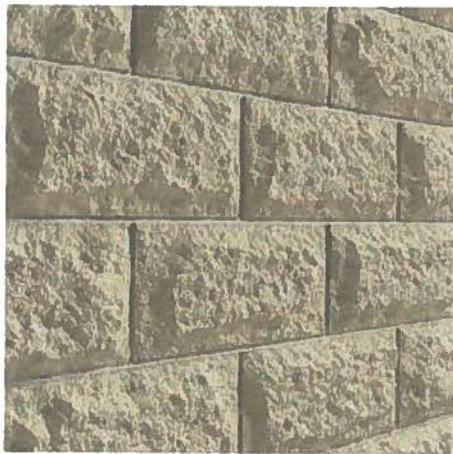
HARDIE BOARD SIDING - Smooth



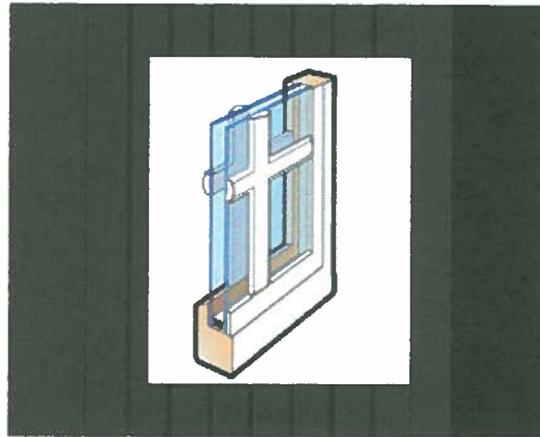
HARDIE BOARD TRIM



SPLIT FACE CONCRETE BLOCK



SPLIT FACE CONCRETE BLOCK

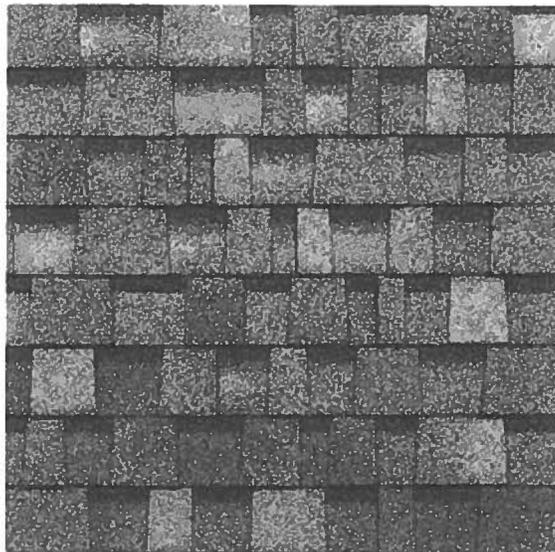


WINDOWS & DOORS WILL HAVE  
RAISED MULLIONS



FRENCH DOORS





GRAY ASPHALT ROOF SHINGLES

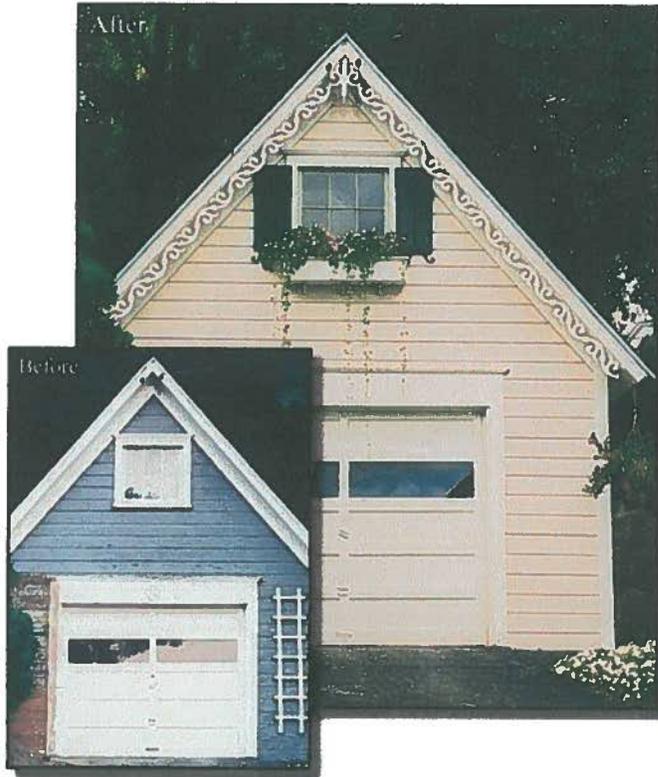


EXAMPLE POACH DECKING

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**R.T. Photo 4**

Adding [Wisteria Running Trim](#) and a fresh coat of paint transformed this plain garage into a great outbuilding.

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EXAMPLE RUNNING TRIM



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## Wisteria Running Trim



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EXAMPLE RUNNING TRIM



*EXAMPLE PORCH TRIM*



EXAMPLE BAHAMA SHUTTERS - BLUE



STYLES OF GARAGE DOOR - NOT COLOR



GARAGE DOOR  
SIDE ENTRY



TRIM /  
PORCH CEILING

SHUTTERS /  
PORCH CEILING

DOORS

APPROXIMATE COLORS



**HISTORIC DISTRICT COUNCIL STAFF REPORT  
HDC 2016-16 (VARIANCE)  
June 16, 2016**

**Subject Property:** 10 N. 2<sup>nd</sup> Street



**Owner/Applicant:** E. Clinch Kavanaugh

**Requested Action:** Variance from LDC Section 1.07.00 definition of Lodging Accommodation prohibiting full kitchens and laundry facilities; 7.01.04(A)(3) requiring one parking space

**2007 Historic Resource Survey:** c.1878, Masonry Vernacular, Contributing

**Zoning/FLUM:** C-3/Central Business District

**Existing Use:** 1<sup>st</sup> Floor Bar/2<sup>nd</sup> Floor Vacant

**Adjacent Properties:**

**North**  
c. 1878 Commercial C-3/CBD



**South**  
c. 1878 Commercial C-3/CBD



**East**  
Vacant Lot C-3/CBD



**West**  
c. 1882 Commercial C-3/CBD



---

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

### **SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

---

This application requests a deviation from two sections of the Land Development Code. The definition of lodging accommodations in section 1.07.00, prohibits individual rooms from have full kitchens and laundry facilities. Section 7.01.04(A)(3) requires lodging accommodations in the Central Business District (CBD) to provide off street parking. Lodging accommodations and Bed and Breakfast inns are the only two uses in the CBD that are required to provide parking.

- **Lodging accommodations** means any unit, group of units, dwelling, building or group of buildings within a single complex of buildings, which is rented to guests more than three (3) times in a calendar year for periods of less than thirty (30) days, or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. Lodging Accommodations may not be homesteaded and shall not contain a kitchen, but may have a kitchenette as defined in this section. Lodging Accommodations shall not contain laundry facilities in individual units or rooms, but may have a central laundry room accessible to all guests. See also *Hotel/motel*.
- **Kitchenette** means an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding 10 cubic feet. Stoves, ranges, and other cook tops are prohibited
- **7.01.04(A)(3)** Due to the nature and character of the Central Business District, the provision of off street parking will not be required, except for lodging accommodations and bed and breakfast inns. For these uses, the off street parking requirement shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter.

Specifically, the applicant seeks a variance from these two requirements in order to rent the second floor as a lodging accommodation. The building was originally a dry goods store, warehouse and stable. Over the years the building has seen a variety of uses from offices to restaurants and currently a bar on the first floor.

The intent behind prohibiting lodging accommodations from having full kitchens and laundry facilities is to prevent the conversion of short-term lodging facilities into residential dwelling units.

This parcel will support one dwelling unit, which could have the full kitchen and laundry room, no off street parking space would be required. That dwelling unit could be used as a long term rental (more than 30 days).

### **CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

---

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.01.03 – The City shall encourage the maintenance, restoration and adaptive reuse of existing urban areas, including buildings, infrastructure, and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).
- Policy 1.02.07 –The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.
- Policy 1.02.12 –The City shall ensure that the image, function, architecture, and ambiance of the historic downtown further the use and development of downtown as the ceremonial, civic, and cultural center of the

City. Toward this end, the City shall preserve and enhance the identity, design, and vitality of the downtown, including the designated Downtown Historic District, Old Town Historic District, and the surrounding downtown core.

- Objective 1.04 - ...The City will focus its redevelopment and infill efforts to encourage development in already urbanized areas that...capitalize on existing community assets...
- Objective 1.05 - To promote re-use of structures that contribute to the character, diversity and sustainability of a neighborhood and to promote economic redevelopment by regulating structures and uses that do not conform to the current Plan or Land Development Code, but were lawfully established and in compliance with all applicable ordinances and laws at the time the structure was constructed and/or the use began, the City shall permit the continuation of the structure until such time that it becomes hazardous or dangerous and shall seek to eliminate nonconforming land uses.
- Objective 1.06 – Community character is reflected in lot sizes, house sizes, site placement, height, architectural features, and existing vegetation. The City shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life, in order to prevent teardowns, encourage reuse, infill and new development.
- Policy 11.01.01 – The City shall encourage the protection, preservation and conservation of districts, sites, landmarks and/or structures within the City that are included on the National Register of Historic Places, or in a locally designated historic district, to ensure their protection from demolition, deterioration, reconstruction or alteration.
- Policy 12.02.03 – the City shall, through its Comprehensive Plan and Land Development Code policies and implementation, continue to preserve, enhance, and improve the City’s aesthetic characteristics and its historical, cultural, and environmental resources as assets to attract targeted businesses to the City.
- Objective 12.04 – The City shall seek to strengthen its local economy by expanding visitor demand and promoting year-round tourism while balancing the needs of its citizens and preserving its unique character, and its cultural, historical, and environmental resources.
- Policy 12.04.02 – The City, through its Land Development Code, shall establish policies which promote high-value and sustainable tourist development which support the City’s Comprehensive Plan goals for energy efficient and low impact development.

#### **CONSISTENCY WITH THE LAND DEVELOPMENT CODE:**

---

Variance procedures and criteria are set forth in Sections 10.02.01 through 10.02.04.

- Section 10.02.01(A) states that within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC where the required findings of Section 10.02.00 are met.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the HDC to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
  - A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
  - A variance shall not be granted which authorizes any use or standard that is prohibited by the City’s Comprehensive Plan.
  - No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
  - A variance shall not change the requirements for concurrency.
  - A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
  - A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
  - A variance shall not be granted for procedure or process components of this Land Development Code.

- A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

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

- Section 10.02.02(A) – *In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall make a positive finding with regard to each of the following provisions: (Staff findings in **BOLD**.)*
  1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs. **Yes, special conditions and circumstances do exist. This request is for one lodging unit. Lodging accommodations and bed and breakfast inns are required to provide for off street parking because they typically have multiple rooms. Due to the nature and character of the Central Business District, residential dwelling units are not required to provide off street parking. The one lodging unit will no greater of an impact to on street parking than a residential dwelling unit would. Installing the full kitchen and laundry room will also allow the property owner to use the 2<sup>nd</sup> floor as a private residence if and when they decide to do so without any further modifications.**
  2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. **No, granting the variance does confer upon the applicant a special privilege. All lodging accommodations are prohibited from having full kitchens and laundry facilities in individual units, and are required to provide off street parking in the Central Business District. However, the applicant is proposing one rental unit in a contributing historical structure that does not have room to accommodate off street parking. Parking would not be required for a primary residence or a long term rental unit, both of which could have a full kitchen and laundry facility.**
  3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. **No, literal interpretation of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties. Considering the site constraints of a fully built out contributing historical structure in the downtown core makes providing off street parking more challenging. This should be handled different for new construction, but in this particular context of an adaptive reuse it is not feasible. Parking would not be required for a primary residence or a long term rental unit, both of which could have a full kitchen and laundry facility.**
  4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. **Yes, providing this type of lodging accommodation in a contributing historic structure helps ensure the continued use, and helps avoid deterioration or demolition. The applicant is only proposing one rental unit.**
  5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. **Yes, the Code and Plan encourage adaptive reuse of structures that contribute to the character, diversity and sustainability of a neighborhood and to promote economic redevelopment. A downtown lodging accommodation that will allow a guest to stay in a contributing historic structure will attract more visitors to the City of Fernandina Beach.**

6. **Public Interest:** Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. **Yes, the variance would not cause injury to the area involved or be detrimental to the public health, safety, welfare or environment. The structure and associated use helps contribute to the diversity, character and stability of the Central Business District.**

▪ Section 10.02.03 – *In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):*  
(Staff findings in **BOLD**.)

A. That a variance is necessary to maintain the historic character of property through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare. **Yes, there would be no injury to the public interest, safety or welfare.**
2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places. **Yes, providing off street parking for an existing contributing structure in the Central Business District is not possible for this property.**
3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site. **Not applicable.**
4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district. **Yes, the applicant is only proposing one rental unit which will help ensure the continued use of a historic structure and helps avoid deterioration or demolition.**
5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building. **Not applicable.**
6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area. **Not applicable.**

B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare. **Yes, a variance would not be contrary. The structure and associated use helps contribute to the diversity, character and stability of the Central Business District.**
2. The variance would not significantly diminish the historic character of the Historic District or Site. **Yes, it would not diminish the district or site; it will only enhance and help maintain the vitality of the downtown.**

3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site. **Yes, this would allow the applicant the desired space use with the appropriate facilities.**
  
4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building. **Not applicable.**

**ANALYSIS TO CONSIDER:**

---

Staff finds that this case is consistent with the Comprehensive Plan in that it encourages a use that is consistent with our Central Business District. It will also help retain the vitality of the downtown and surrounding downtown core. Private property rights and access to light, air and open space are retained with the proposed request. Lastly, providing for this adaptive reuse meets the needs of the applicant and helps ensure the continued use of a contributing historic structure.

In evaluating the variance criteria under 10.02.02(A), staff finds that the applicant cannot positively meet all six criteria. Specifically, #2 and #3 are not satisfied; therefore, staff has to recommend denial.

The Board may wish to consider that in evaluating the additional variance criteria under 10.02.03(A) related to properties in the Historic District, staff finds that all applicable criteria have satisfied.

**Recommendation:** Denial

**MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2016-16; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-16, 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.



Jacob M Platt  
Planner I

OFFICE USE ONLY

REC'D: \_\_\_\_\_ BY: \_\_\_\_\_  
PAYMENT: \$ 650.00 TYPE: #1221-001  
APPLICATION #: 2016-0000832  
CASE #: 2016-16  
BOARD MEETING DATE: 6-16-16



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: E. CLINCH KAVANAUGH  
Mailing Address: 132 N 6TH ST FERNANDINA FL 32034  
Telephone: 904-753-0370 Fax: \_\_\_\_\_  
Email: CLINCHKAVANAUGH@GMAIL.COM

Agent Name: NA  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPERTY INFORMATION

Street Address: 10 N. 7th 2nd ST.  
Parcel Identification Number(s): 00-00-31-1800-0010-0020  
Lot Number: 2 Block Number: 10

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 7.01.04(A)(3) & 1.07.00  
Lodging Accommodations  
Brief description of work proposed (use additional sheets if necessary):  
INSTALL FULL KITCHEN & WASHER AND DRYER IN 2,100 sq ft  
LOFT APARTMENT & ELIMINATION OF PARKING  
REQUIREMENT FOR SINGLE UNIT PARKING SPACE

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

1. **Special Conditions:** Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs. NATURE AND CHARACTER OF CBD OFF STREET PARKING NOT REQUIRED FOR APARTMENT SPACE IN HISTORIC BUILDING  
TO MY KNOWLEDGE THERE IS NO OTHER 2,100 FOOT LOFT APARTMENT IN HISTORIC DISTRICT ON THE 2nd FLOOR OF A HISTORIC BUILDING THAT IS PROHIBITED TO HAVE A FULL KITCHEN AND WASHER AND DRIER. THERE IS NO ROOM FOR FOR A "CENTRAL LAUNDRY" WHICH IN THIS CASE WOULD BE CENTRAL TO NOTHING
2. **Special Privilege:** Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. ALL HISTORIC STRUCTURES IN CBD ARE ALLOWED TO HAVE FULL KITCHENS + WASHERS AND DRIERS. BECAUSE ONLY ONE 2,100 SQ FT LOFT APARTMENT WITH A CENTRAL LAUNDRY ROOM IS NON-SENSICAL. AS IS NOT ALLOWING A KITCHEN. ALSO TRUCE OF PARKING IN REQUIREMENTS IN CDC. THERE HAS BEEN NO CONVERSION TO A MORE INTENSIVE USE
3. **Literal Interpretation:** Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. ALL HISTORIC STRUCTURE IN CBD THAT HAVE LIVING SPACE ARE EXEMPT FROM PARKING REQUIREMENTS, THEY ALSO HAVE FULL KITCHEN & WASHER / DRYERS HISTORICALLY 2nd FLOOR OF 10 N 2nd WAS USED AS LIVING SPACE
4. **Minimum Variance:** The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. THIS IS ABSOLUTE MINIMUM VARIANCE AND IT WILL HAVE NO NEGATIVE IMPACT ON ANYTHING. IT IS A REASONABLE USE OF THE BUILDING TO ALLOW THE 20FT APT. TO BE USED AS "LIVING SPACE"
5. **General Harmony:** Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. THE VARIANCE IS IN COMPLETE HARMONY WITH THE LDC & COMP PLAN IN THAT ENCOURAGE APPROPRIATE REUSE OF HISTORIC BUILDINGS IN THE CBD AND WILL IMPROVE THE QUALITY OF LIFE AND CULTURAL RESOURCES FOR SGO GOAL 11 (HISTORICAL PRESERVATION ELEMENT AND GOAL 12 OF COMP. PLAN AS IT RELATES TO YEAR ROUND TOURISM AND VISITOR DEMAND

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

THIS VARIANCE IS COMPATIBLE WITH SURROUNDING PROPERTIES AND WAS ORIGINALLY USED AS PAVILION SPACE. GRANTING THE VARIANCE WILL NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY, WELFARE OR ENVIRONMENT

If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

**SIGNATURE/NOTARY**

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

5-13-2016  
Date

[Signature]  
Signature of Applicant

STATE OF FLORIDA }  
                                  ss }  
COUNTY OF NASSAU }

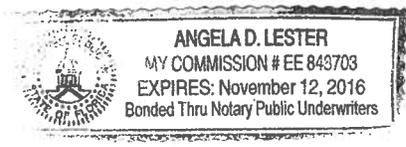
Subscribed and sworn to before me this 13 day of May, 2016.

[Signature]  
Notary Public: Signature

Angela D. Lester  
(Printed Name)

11/12/16  
My Commission Expires

Personally Known X OR Produced Identification \_\_\_\_\_ ID Produced: \_\_\_\_\_



Prepared By: Roswitha Abels Graves  
Jacobs & Associates, P.A.  
961687 Gateway Blvd. Suite 201-I,  
Fernandina Beach, FL 32034  
incidental to the issuance of a title insurance policy.  
File Number: 200570-kavanaugh  
Parcel ID Number: 00-00-31-1800-0010-0020  
Grantee(s) SS Number: [REDACTED]



INSTR # 200511029  
OR BK 01304 PG 1916  
RECORDED 03/29/2005 10:15:08 AM  
JOHN A. CRAWFORD  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
DOC TAX PD (F.S. 201.02) 1,533.70  
RECORDING FEES 10.00

### QUIT CLAIM DEED (CORPORATE)

This QUIT CLAIM DEED, dated 03/15/2005 by:  
**Vineyard Fox Co., a Florida Corporation**  
whose post office address is:  
**10 N. 2nd Street, Fernandina Beach, FL 32034**  
hereinafter called the GRANTOR, to:  
**Elwin Clinch Kavanaugh**  
whose post office address is:  
**10 North 2nd Street Fernandina Beach FL 32034**

hereinafter called the GRANTEE:  
(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

Dec. 10, 2004  
Doc. 1593.70

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in Nassau County, 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: Lot 2, Block 10.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.  
**Vineyard Fox Co., a Florida Corporation**

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Mercera C Jones  
Print Name: Mercera C Jones  
Signature: Roswitha E. Graves  
Print Name: \_\_\_\_\_

By: [Signature]  
E. Clinch Kavanaugh, President

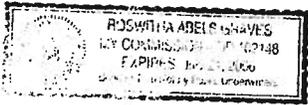
State of Florida  
County of Nassau

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 03/15/2005 by:  
**E. Clinch Kavanaugh, President**  
of  
**Vineyard Fox Co., a Florida Corporation**, on behalf of the corporation  
He/She is personally known to me or who has produced as identification.

Printing 10.00  
Stamps 1533.17  
Tax \_\_\_\_\_  
Total 1543.17

Notary Seal

Signature: Roswitha Abels Graves  
Print Name: Roswitha Abels Graves





**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2016-17**  
**June 16, 2016**

**Subject Property:** 14 S. 2<sup>nd</sup> Street  
 c. Accessory structure is on the 1926 Sanborn  
 Fire Insurance Maps

**Owner/Applicant:** Mac & Gi LLC /  
 Donna Lynne VanPuymbrouck



**Requested Action:** Certificate of Approval  
 (COA) for the demolition of a noncontributing  
 accessory structure.

**2007 Historic Resource Survey:** This parcel is  
 listed as noncontributing in the 1985 and  
 2007 surveys.

**Zoning/FLUM:** C-3 / Central Business District

**Existing Use:** Storage for Joe's Bistro

**Adjacent  
 Properties:**

**North**  
 c. 1966 Commercial Office C-3/CBD

**South**  
 c. Parking Lot C-3/CBD



**East**  
 c. 1973 Restaurant C-3/CBD

**West**  
 c. 1989 Commercial Office C-3/CBD



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

### **SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

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The applicant requests the demolition of a 192 square foot commercial storage structure. This particular parcel is listed as noncontributing on both the 1985 and 2007 Historical Surveys. The storage structure the applicant is requesting to demolish is on the 1926 Sanborn Fire Insurance Maps.

Professional Engineer Asa Gillette inspected the structure and provided a letter with his findings. The structure has a wood wall system with a brick veneer that appears to supporting some of the roof load. The brick veneer has suffered settlement damage and the mortar is crumbling. According to Mr. Gillette the wall does not appear to have any lateral ties and it is starting to bow outwards. Please see Mr. Gillette's evaluation that is attached.

At this point the owner has installed temporary shoring to stabilize the wall as you can see in the attached pictures.

**Past COA: None for the storage building.**

### **APPLICABLE GUIDELINES:**

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Land Development Code (LDC) 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 2 and 3 apply to this project.**

LDC Section 8.03.04(A) states that the review of demolition shall be based on the following criteria, which are described in this section:

1. Secretary of the Interior's Standards for Rehabilitation
2. Applicable Design Guidelines, which in this case are the Historic Preservation Guidelines for the Downtown Historic District
3. City Comprehensive Plan
4. City Land Development Code

Section 8.01.01.01(B) and Section 8.03.04(A)(2) of the LDC 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: Demolition (p.109).**

Section 8.03.03.01(D) States that the HDC may request written evidence is submitted as part of an application for a Certificate of Approval for Demolitions. **Asa Gillette, P.E. submitted an letter with his evaluation of the structure.**

### **ANALYSIS AND STAFF RECOMMENDATION:**

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This applicant decided to demolish the structure only after have a Professional Engineer determine that the structure was not practical to save. This demolish will also ensure the safety for Joe's Bistro Patrons. Staff concludes the requested action is substantially consistent with the Comprehensive Plan, Land Development Code, the Downtown Historic District Guidelines and the Secretary of the Interior's Standards to warrant approval at this time.

**Recommendation:** Approval

**MOTION TO CONSIDER:**

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I move to **approve or deny** HDC case number 2016-11; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-13, 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.



Jacob M. Platt  
Planner I

OFFICE USE ONLY

REC'D: 5/16/16 BY: A  
PAYMENT: \$200 TYPE: CK 1022  
APPLICATION #: 2016-0000856  
CASE #: HDC 2016-17  
BOARD MEETING DATE: 6-16-16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: Mac + Gi, LLC, Howard McLure, Manager  
Mailing Address: 4361 Chickering Lane, Nashville, TN 37215  
Telephone: 615-661-5963 Fax:  
Email: howard.mclure@gmail.com howard.mclure@gmail.com

Agent Name: ~~Howard~~  
Mailing Address:  
Telephone: Fax:  
Email:

PROPERTY INFORMATION

Street Address: 14 Second Street South, Fernandina Beach  
Parcel Identification Number(s):  
Lot Number: Block Number:

PROJECT INFORMATION

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

Brief description of work proposed:
Proposal is to demolition the Brick Shed only;
A replacement project will be submitted in the future.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric		
Doors		
Windows		
Roofing		
Fascia/Trim		
Foundation		
Shutters		
Porch/Deck		
Fencing		
Driveways/Sidewalks		
Signage		
Other		
Other		
Other		

**SIGNATURE/NOTARY**

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

5/24/16  
Date

[Signature]  
Signature of Applicant



STATE OF ~~FLORIDA~~ <sup>SC</sup> ~~Tennessee~~ <sup>SS</sup>  
COUNTY OF ~~NASSAU~~ <sup>Davidson</sup>

Subscribed and sworn to before me this 24<sup>th</sup> day of May, 2016.

[Signature]  
Notary Public: Signature

Sarah C. Martin  
Printed Name

5.10.19  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification X ID Produced: TNDL: 103928559



# OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Mac + Gi, LLC, Howard McClure, Manager  
(print name of property owner(s))

hereby authorize: Donna Lynne VanPymbroock  
(print name of agent)

to represent me/us in processing an application for: Demolition permit  
(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 of owner)

Howard McClure  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

Tennessee  
STATE OF FLORIDA <sup>scm</sup>  
COUNTY OF <sup>scm ss</sup> ~~NASSAU~~ Davidson

Subscribed and sworn to before me this 24<sup>th</sup> day of May, 2016.

[Signature]  
Notary Public: Signature

Sarah C. Martin  
Printed Name

5-10-19  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification X ID Produced: TNDL: 103928559



ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0269-0020	2015	REAL ESTATE	13278	002	

MAC & GI LLC  
4361 CHICKERING LN  
NASHVILLE, TN 37215

14 S 2ND  
BLOCK 269 LOTS 2 & 3  
IN OR 1800/65  
CITY OF FDNA BEACH

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
<b>BOARD OF COUNTY COMMISSIONERS</b>						
GENERAL FUND	5.9768	346,815	0	346,815	2,072.84	
TRANSPORTATION	0.5902	346,815	0	346,815	204.69	
<b>SCHOOL BOARD</b>						
BASIC DISCRETIONARY	0.7480	346,815	0	346,815	259.42	
CAPITAL OUTLAY	1.4000	346,815	0	346,815	485.54	
SCHOOL BOARD LOCAL EFFORT	5.0050	346,815	0	346,815	1,735.81	
ST JOHNS RIVER MGMT DIST	0.3023	346,815	0	346,815	104.84	
FL INLAND NAVIGATION DIST	0.0320	346,815	0	346,815	11.10	
MOSQUITO CONTROL DISTRICT	0.1472	346,815	0	346,815	51.05	
<b>CITY OF FERNANDINA BEACH</b>						
FERNANDINA BEACH	6.1021	346,815	0	346,815	2,116.30	
VOTER APPROVED DEBT	0.2023	346,815	0	346,815	70.16	
<b>TOTAL MILLAGE</b>		<b>20.5059</b>	<b>AD VALOREM TAXES</b>		<b>\$7,111.75</b>	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$0.00</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$7,111.75</b>
---------------------------------------	-------------------

If Paid By	Feb 29, 2016				
Please Pay	\$0.00				

JOHN M. DREW, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0269-0020	2015	REAL ESTATE	13278	002	

RETURN WITH  
PAYMENT

MAC & GI LLC  
4361 CHICKERING LN  
NASHVILLE, TN 37215

14 S 2ND  
BLOCK 269 LOTS 2 & 3  
IN OR 1800/65  
CITY OF FDNA BEACH

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR - 86130 LICENSE ROAD, FERNANDINA BEACH FL 32034, OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Feb 29, 2016				
Please Pay	\$0.00				



**Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management**

---

June 3, 2016

Mr. Tony Perez, C.B.O.  
Building Department  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, Florida 32034

**Re: Joe's Second Street Bistro  
14 South 2<sup>nd</sup> Street  
Fernandina Beach, FL**

**Storage Building Damage**

Dear Mr. Perez:

We inspected the above referenced site to examine the existing storage building which is composed of an old wood wall system with brick veneer system. The storage building resides in the northwest corner of the property, outside the footprint of the existing restaurant. The property appraiser website dates an out-building structure at 1960, but this structure appears to be older.

The storage building has suffered structural damage in the past due to wood destroying organisms, water intrusion and distant neglect. The aged brick veneer system has detached from the south wall and begun to settle and bow outwards. These items appear to have affected a majority of the storage structure. The owner has installed temporary shoring of the brick veneer system along the south wall.

The governing building code at this time is the Florida Building Code, 5<sup>th</sup> Edition (2014). The governing volume is *Existing Building*, with Chapter 5 classifying the work as repair, which is covered under Chapter 6. If the building has not sustained significant structural damage, then damaged elements shall be permitted to be restored to their predamage condition. If substantial structural damage has occurred to the vertical elements or lateral force-resisting system, the building shall be evaluated. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the Florida Building Code, Building for current pertinent load combinations. Repairs for historic buildings are governed under Section 602.4 and allow for replacement that matches the original configuration, height, size and original methods of construction.

After a limited visual inspection, the following items were observed:

- The brick veneer exterior system has suffered settlement damage and the aged mortar is starting to crumble and break apart. Cracks and separation are large enough to notice the damaged wood stud system behind the veneer system.
- The brick veneer exterior system is listing and bowing outwards. It appears roof load may be transferring to the brick veneer system (which it's not designed to support) compounded with settlement of the soil. It is unknown what, if any footing exists under the brick veneer.
- The brick veneer exterior system does not appear to be reinforced nor contains any lateral ties.

- Through limited visual inspection, the existing stud system has suffered water and termite (or other WDOs) damage over the years.

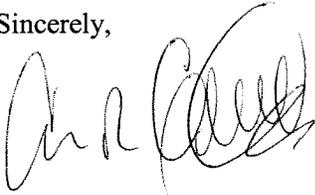
Based on review of the structure and the current damage, we believe that the overall brick veneer system has sustained enough substantial damage, that repair does not seem feasible. It would be safe to assume, based on limited visual inspection and conditions of the building, some form of damage to the wood wall system exists, although it may be isolated. It would be also safe to assume that some load from the roof system is transferring to the brick veneer system. Removal of the brick veneer system may cause additional damage, so temporary bracing and shoring of the roof system is recommended.

Repairs and upgrades to the building would most likely exceed the threshold definition of “substantial improvement”, which limits the cost of repairs to less than fifty percent of the market value of the structure before the repairs. Exceeding this definition would subject the repairs to meet current wind load. Although the visibility of the interior wall system was limited, further detailed inspection would most likely conclude the structure has sustained “substantial structural damage”, as defined in Chapter 2 due to past and current damage.

We conclude that demolition of the structure would be most practical due to the amount of past and current damage. It is not feasible to attempt repairs below the definition of substantial improvement and the structure, even if restored to its predamage condition, would not meet current wind (and other) loads as dictated by the Florida Building Code, 5<sup>th</sup> Edition (2014). It should be noted that repairs or demolition should occur sooner rather than later since the brick veneer system may degrade further, causing a safety issue and further damage to the structure.

We hope you find this letter satisfactory to allow for demolition of the above referenced structure. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,



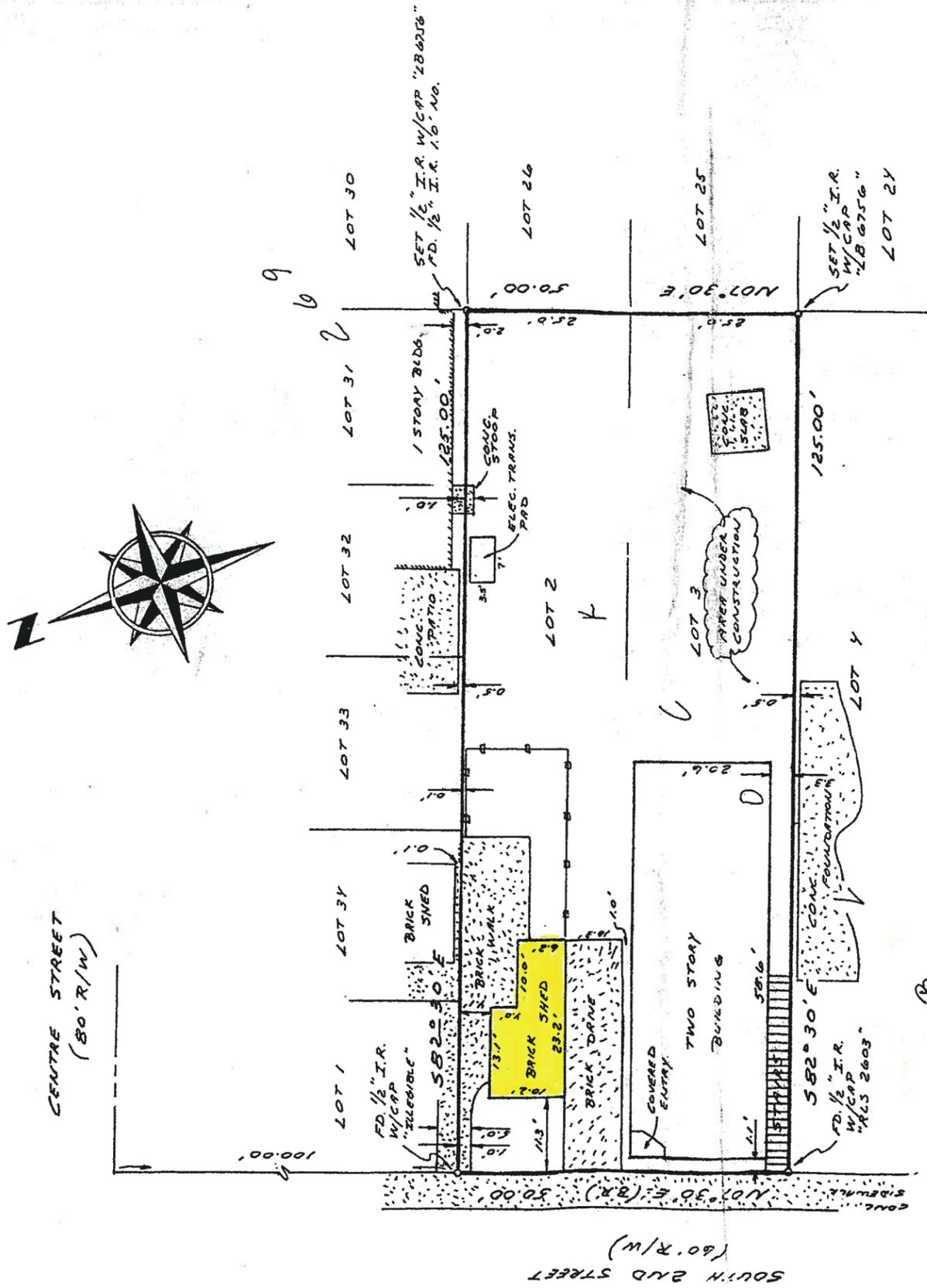
Asa R. Gillette, P.E.  
FL P.E. No. 56177  
Gillette and Associates, Inc.

cc: D. Lynne (contractor)  
file

# MAP SHOWING BOUNDARY SURVEY OF

## LEGAL DESCRIPTION:

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND 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) KNOWN AS: **LOTS 2 & 3 IN BLOCK 269.**



## 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 and/or angles shown hereon are <sup>assumed</sup> relative to those shown on the plot-referenced-in-the-legal-description. The bearing reference line is indicated as thus (BR).
- 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 "AE-1" as per F.E.M.A. Flood Insurance Rate Map, Panel 22070-0001-E Dated 5-5-88.
- 8) This firms Certificate of Authorization Number is "LB 6756".

**CERTIFIED TO:**  
**G. DAWN ROBERTS-ROBUCCI**  
 FIRST UNION NATIONAL BANK OF FLORIDA  
 OLDE TOWNE TITLE INSURANCE CO  
 FIDELITY NATIONAL TITLE INSURANCE CO.

REVISION: 12-30-97; PROPERTY LINE IMPROVEMENTS

LEGEND	
CALC.	= CALCULATED
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.	= CENTERLINE
C.M.	= CONCRETE MONUMENT
C.P.	= CONCRETE CURB
D.F.	= DRAIN FIELD
E.	= EASEMENT
ELEV.	= ELEVATION
FF	= FINISHED FLOOR
FD	= FOUND
IR	= IRON PIPE
IR	= IRON ROD
IR	= IRON ROD W/ PLASTIC CAP
L	= LENGTH
MEAS.	= MEASURED
N & T	= NAIL & TIN TAG
N.C.V.D.	= NATIONAL GEODESIC VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODESIC VERTICAL DATUM
P.	= BEARING REFERENCE
P.R.	= OFFICIAL RECORD BOOK
P.L.N.	= OFFICIAL RECORD NUMBER
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CURVATURE POINT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.O.I.	= POINT OF INTERSECTION
P.O.M.	= PERMANENT MONUMENT
P.O.R.	= POINT OF REFERENCE
P.O.S.	= POINT OF SIGHT
P.O.T.	= POINT OF TANGENCY
P.O.V.	= POINT OF VERTICAL INTERSECTION
R.	= RADIUS
R.F.O.W.	= RIGHT-OF-WAY
S.P.	= SPOT ELEVATION
S.P.M.	= SPOT MONUMENT
U.L.F.	= UTILITY LINE
W.C.P.	= WOOD CONCRETE FLATWORK
W.P.	= WOOD POWER POLE

I HEREBY CERTIFY THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Michael A. Manzie*  
 MICHAEL A. MANZIE, P.L.S.  
 FLORIDA CERTIFICATE No. 4069

**Olde Isle Surveying & Mapping Company**

OLDE ISLE SURVEYING & MAPPING COMPANY  
 910 South Eighth Street, Fernandina Beach, FL 32034  
 (904) 277-0885 FAX (904) 277-8990

SCALE: 1"=20'  
 DATE: 12-22-97  
 DRN BY: *DLB*  
 CKD BY: *MR*  
 JOB NO: 97220  
 F.B. NO: 11  
 PAGE NO: 52



14 S 2nd Street  
Circa  
1903



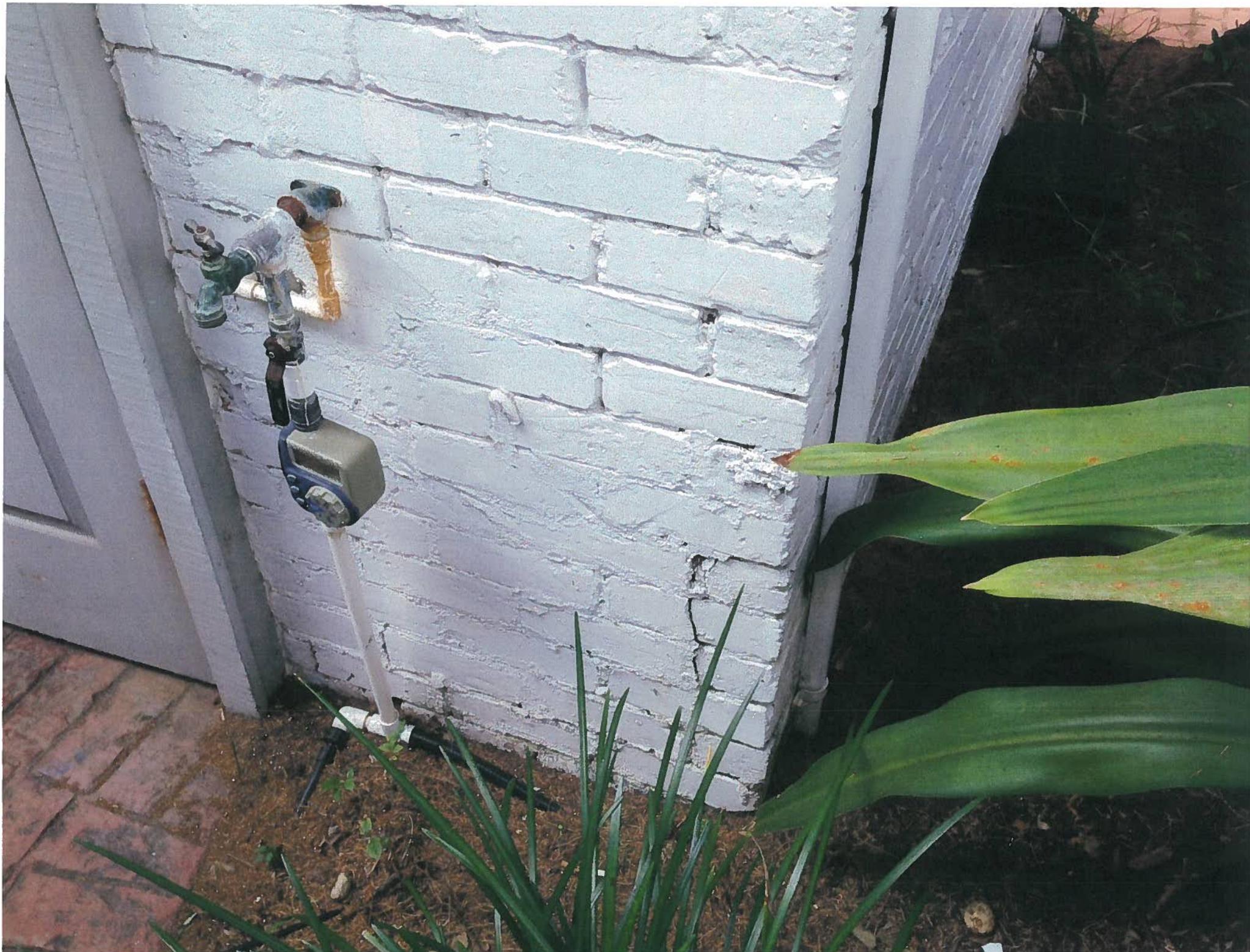


















SAFE  
OUT  
888-895-7233







**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2016-18**  
**June 16, 2016**

**Subject Property:** 310 N 5<sup>th</sup> Street

**Owner/Applicant:** COFB/Marshall McCrary



**Requested Action:** Certificate of Approval (COA) for the reconstruction of Parking Lot B and the expansion and improvement of the existing green space.

**2007 Historic Resource Survey:** N/A

**Zoning/FLUM:** I-W/

**Existing Use:** Parking Lot

**Adjacent Properties:**

**North**  
 Parking Lot, I-W/Waterfront Industrial



**South**  
 Parking Lot, I-W/Waterfront Industrial



**East**  
 Train Depot & Hotel, C-3/CBD



**West**  
 Marina I-W/Waterfront Industrial



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 for the reconstruction of Parking Lot B, which includes the redesign of parking and traffic circulation as well enlarging and improving the existing waterfront green space. The Parking Lot B design coordinates with the overall waterfront park plan adopted by the City Commission in 2009.

#### **APPLICABLE GUIDELINES:**

---

Section 8.01.02(B) of the Code states that the review of proposed development within the Community Redevelopment Area shall be based upon compliance with the **CRA Design Guidelines**. This property lines within the "Public Waterfront Design Area." The applicable Guidelines are as follows:

- 5.1 – Parking
  - Access to Parking
  - Landscaping Parking Facilities
  - Pervious Surfaces
- 5.2 Street Furniture
- 5.3 Lighting

#### **ANALYSIS AND STAFF RECOMMENDATION:**

---

The proposed project is consistent with the guidelines in providing safe and efficient pedestrian circulation between adjacent properties. The landscaping will improve the appearance of Parking Lot B and provide shade for ground surfaces. Pervious pavers will be used for all parking stalls and pedestrian paths, reducing storm water runoff and water pollution into the Amelia River.

The benches, trash receptacles and bike racks are consistent in design and appear to be low maintenance, durable products. The bike racks are not shown on the plans, but they should be placed in an easily visible and accessible area, not impede pedestrian movement. A four foot black aluminum fence will be placed on the western side of the railroad tracks.

Lighting will consist of commercial grade incandescent string lights around all Cabbage Palms, along with up lights for all of the Date Palms.

Staff concludes that the request is substantially consistent with the Land Development Code and CRA Guidelines.

**Recommendation:** Approval

#### **MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2016-18; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2016-18, 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



Jacob M. Platt  
Planner I

OFFICE USE ONLY

REC'D: 5/16/16 BY: [Signature]  
PAYMENT: \$ — TYPE: —  
APPLICATION #: 2016-0000857  
CASE #: 2016-18  
BOARD MEETING DATE: 6-16-16



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: City of Fernandina Beach  
Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034  
Telephone: 904.310.3135 Fax: \_\_\_\_\_  
Email: dmartin@fbfl.org

Agent Name: Marshall McCrary  
Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034  
Telephone: 904.310.3135 Fax: \_\_\_\_\_  
Email: dmccrary@fbfl.org

PROPERTY INFORMATION

Street Address: 17 S. Front Street  
Parcel Identification Number(s): 00-00-31-1760-0025-0000  
Lot Number: \_\_\_\_\_ Block Number: \_\_\_\_\_

PROJECT INFORMATION

- STAFF APPROVAL
- BOARD APPROVAL: CONCEPTUAL \_\_\_\_\_ OR FINAL X
- New Construction
- Demolition
- Additions/Alterations
- Other: \_\_\_\_\_

Brief description of work proposed:

Reconstruction of Parking Lot B at the waterfront to redesign parking and circulation on Front Street and enlarge and improve the existing green space. The Lot B design coordinates with the overall waterfront park plan adopted by the City Commission in 2009.

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric		
Doors		
Windows		
Roofing		
Fascia/Trim		
Foundation		
Shutters		
Porch/Deck		
Fencing	4' ALUMINUM ALONG RR	BLACK
Driveways/Sidewalks	VARIED – SEE PLANS	
Signage	N/A	
Other – TRASH BINS	METAL – SEE SPECS	BLACK
Other – BIKE RACK	METAL – SEE SPECS	BLACK
Other - BENCHES	METAL – SEE SPECS	BLACK

**SIGNATURE/NOTARY**

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

5/17/2016  
Date

[Signature]  
Signature of Applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss



SYLVIE McCANN  
Notary Public, State of Florida  
My Comm. Expires Nov. 12, 2016  
Commission No. EE 850673

Subscribed and sworn to before me this 17 day of May, 2016.

[Signature]  
Notary Public: Signature

SYLVIE McCANN  
Printed Name

11/12/16  
My Commission Expires

Personally Known  OR Produced Identification  ID Produced:



# OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DALE L. MARTIN, City Manager  
(print name of property owner(s))

hereby authorize: MARSHALL MCCRARY, CDD Director  
(print name of agent)

to represent me/us in processing an application for: HDC – Waterfront Park Plan, Parking Lot B  
(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.

*Dale L. Martin*  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

DALE L. MARTIN  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
                                  ss }  
COUNTY OF NASSAU }

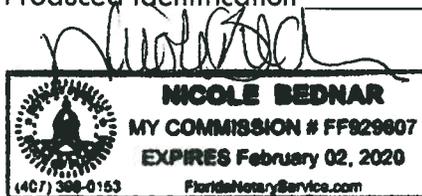
Subscribed and sworn to before me this 16<sup>th</sup> day of May, 2016.

*Nicole Bednar*  
Notary Public: Signature

Nicole Bednar  
Printed Name

Feb. 2, 2020  
My Commission Expires

Personally Known  OR Produced Identification \_\_\_\_\_ ID Produced: \_\_\_\_\_





GENERAL NOTES

INDEX

SITE / GEOMETRY

WATER NOTES

SHEET

DESCRIPTION

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS. EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NAVD 1988.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY COASTAL LAND SURVEYORS (261-8950)

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS, IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP/LIT) SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE A MINIMUM OF 14 GAUGE SOLID COPPER WIRE, COATED AND SUITABLE FOR BURIAL. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS, REVEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE CITY OF FERNANDINA BEACH BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM THE CITY OF FERNANDINA BEACH.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (1-2%) PER NASSAU COUNTY REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION.

38. ALL CONSTRUCTION, MATERIAL AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE CITY OF FERNANDINA BEACH AND CITY OF FERNANDINA BEACH STANDARDS.

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS. ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND UNITED WATER FLORIDA.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

ALL PERMITTING AGENCIES

- 1 COVER SHEET
- 2 INDEX SHEET
- 3 DEMOLITION PLAN
- 4 GEOMETRY PLAN
- 5 POST DEVELOPMENT DRAINAGE PLAN
- 6 LANDSCAPE PLAN
- 7 IRRIGATION PLAN
- 8 MISCELLANEOUS DETAILS
- 9 AUTOTURN DETAIL

FIRE NOTES

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (INFPA 1,16.4.3.3, 2009 EDITION)

2. CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (INFPA 1,18.3.4.1, 2009)

3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

SEWER NOTES

1. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER OF RECORD A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE. THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS. DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3. GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4. ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5. A SEPARATE SEWER SERVICE 16" MINJ SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR

7. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9. FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM. THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 4J STANDARD FOR HYDROSTATIC TESTING. PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTILITY COMPANY REPRESENTATIVE.

10. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

11. WHEN A PROPERTY LINE CAN NOT BE DEFINED, THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

12. NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

13. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

14. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

15. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

16. IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS, LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM. TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING. TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM.

17. RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN

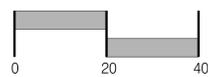
18. ALL FORCE MAIN TO BE PVC (DR-18)

LEGEND

----->-----	EXISTING VALVE		
----- WM -----	EXISTING WATER LINE		
----- SAN -----	EXISTING SANITARY SEWER		
----- SAN -----	PROPOSED SANITARY SEWER		
----- WM -----	PROPOSED WATER LINE		
-----	PROPOSED FIRE HYDRANT		
-----	EXISTING EDGE OF PAVEMENT		
-----	EXISTING PROPERTY LINE		
		15.3	PROPOSED SPOT ELEVATION
		S-5	DRAINAGE STRUCTURE
		P-1	PIPE
		15.0	PROPOSED CONTOUR
		-----	PROPOSED EDGE OF PAVEMENT
		-----	PROPOSED PROPERTY LINE
		-----	PROPOSED R.O.W. LINE
		16	EXISTING CONTOUR

J I H G F E D C B A NG				Scale:		Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 <b>G &amp; A</b> GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITY OF FERNANDINA BEACH RIVERFRONT PARK - LOT B INDEX SHEET	SHEET NO. IN-1 2 of 9 Issue Date OCTOBER 2015 Project No. 14-10.27 Registered Professional
				Project Mgr: NG				
				Designed by: NG				
				Drawn by: BM				
			QAQC: AG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"				

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Scale in Feet



PAVEMENT AREA  
(TO BE REMOVED):  
2,860 SQ YDS



SIDEWALK/PAVER AREA  
(TO BE REMOVED):  
680 SQ YDS



FULL DEPTH RECLAMATION AREA  
FROM EXISTING PARKING LOT (546 SQ YDS)

TOTAL IMPERVIOUS AREA TO BE REMOVED: 0.73 AC

WATER LOT "29"

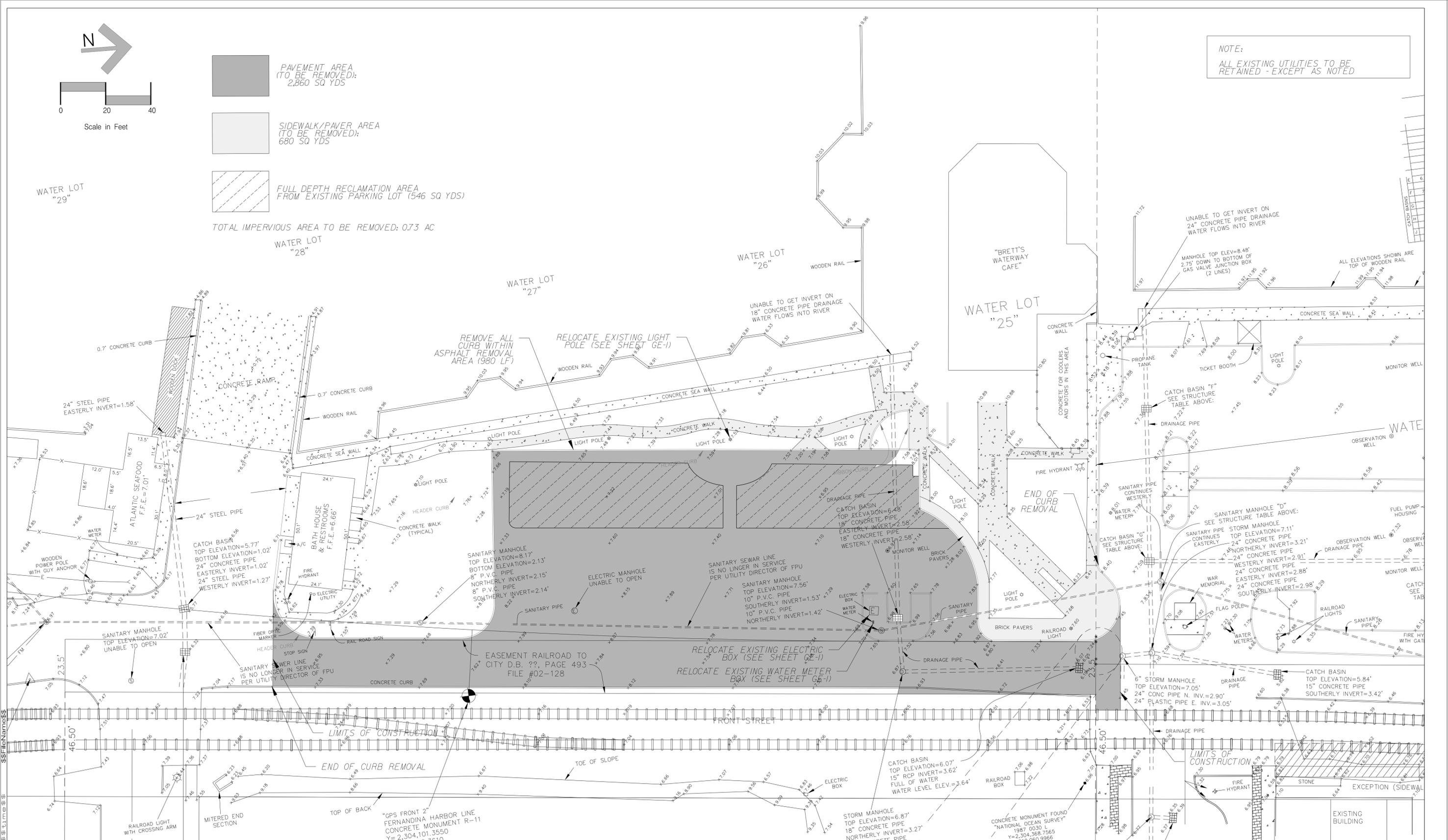
WATER LOT "28"

WATER LOT "27"

WATER LOT "26"

WATER LOT "25"

NOTE:  
ALL EXISTING UTILITIES TO BE  
RETAINED - EXCEPT AS NOTED



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B			
A	NG	3-7-16	Revised per C.O.F.B. Comments
No.	By	Date	Revision

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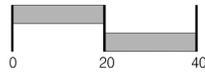
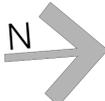
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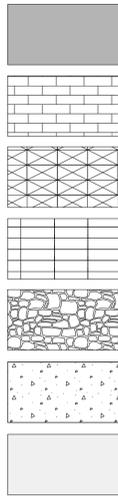
RIVERFRONT  
PARK - LOT B

DEMOLITION PLAN/SURVEY

SHEET NO.	DM-1
	3 of 9
Issue Date	OCTOBER 2015
Project No.	14-10-27
Registered Professional	



Scale in Feet



NEW PAVEMENT AREA (1,670 SQ.YDS) - 1.5" SP-9.5

PROPOSED BRICK (3,009 SF)

PROPOSED PAVERS  
8X8 PAVERS (5,495 SF)

PROPOSED FOUNTAIN PAVERS (508 SF)

BONDED RUBBER MULCH (1,079 SF)

CONCRETE (1,102 SF)

PERVIOUS PAVERS (5,946 SF)

NOTES:

40 PARKING SPACES SHOWN  
EXISTING LIMEROCK FROM PARKING LOT TO REMAIN UNDER PROPOSED PAVERS BRIC SIDEWALK

TOTAL IMPERVIOUS AREA: 24,080 SF

IMPERVIOUS AREA CALCULATIONS

EXISTING

TOTAL EXISTING IMPERVIOUS AREA TO BE MODIFIED: 0.73 AC

EXISTING PARKING LOT TO BE REMOVED (FULL DEPTH RECLAMATION): 0.11 AC

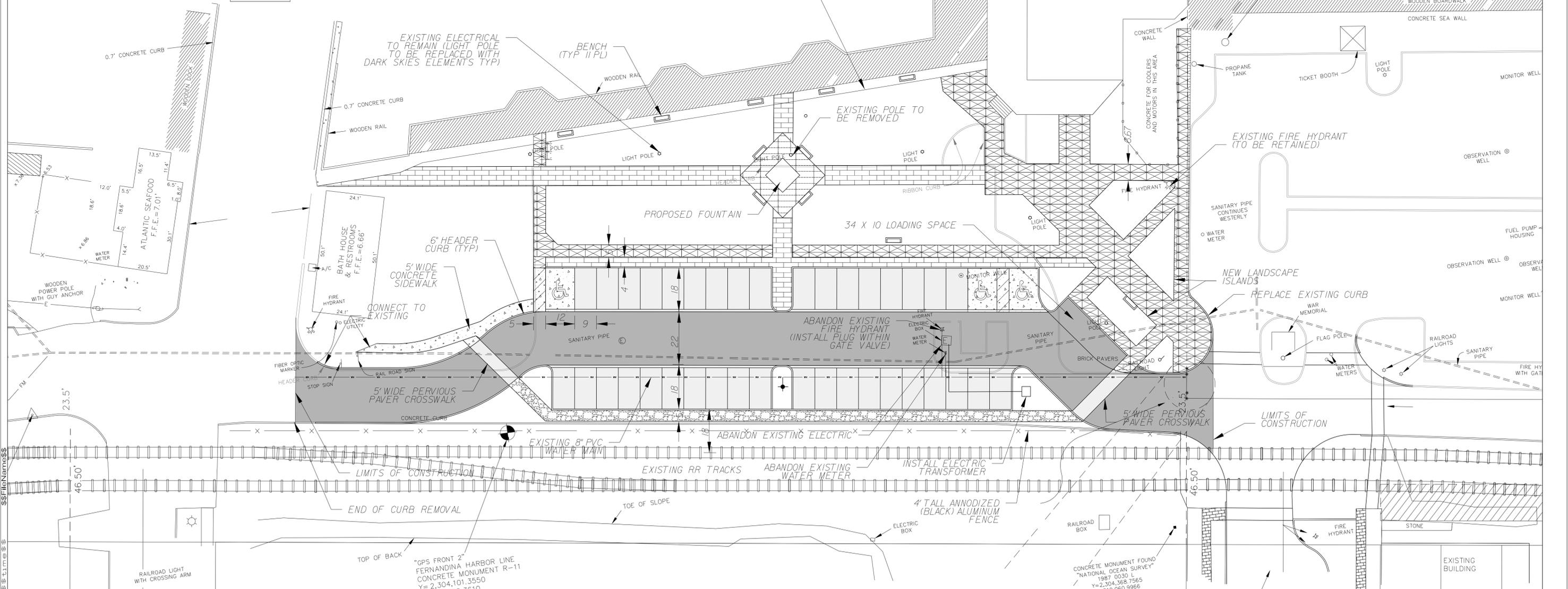
EXISTING PARKING LOT TO HAVE PAVEMENT REMOVED ONLY  
(BASE TO BE RETAINED): 0.48 AC

TOTAL SIDEWALK AREA TO BE REMOVED (BASE TO BE RETAINED): 0.14 AC

TOTAL EXISTING AREA WHERE BASE WILL BE RETAINED: 0.62 AC

PROPOSED

PROPOSED IMPERVIOUS AREA: 0.55 AC



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A	NG	3-7-16	Revised per C.O.F.B. Comments
No.	By	Date	Revision

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RIVERFRONT  
PARK - LOT B

GEOMETRY PLAN

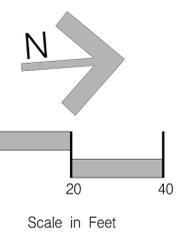
SHEET NO.  
GE-1  
4 of 9  
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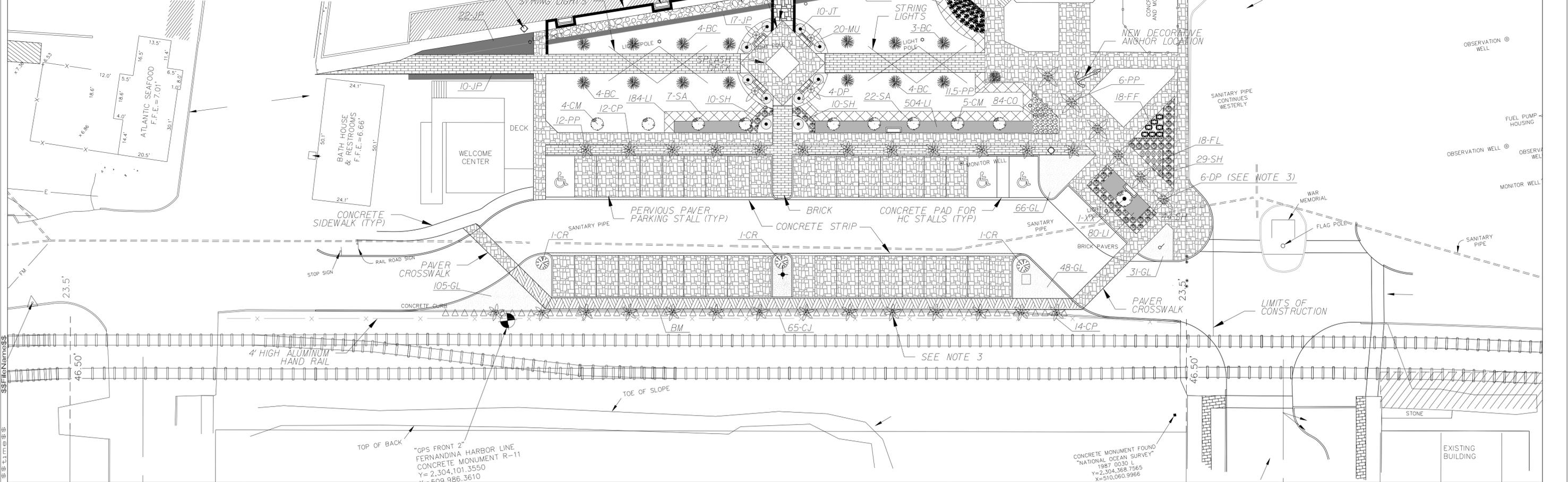


INTERNAL PLANTING  
PLANT/MATERIAL SCHEDULE

QUANTITY	KEY	SPECIES	SIZE/REMARKS	QUANTITY	KEY	SPECIES	SIZE/REMARKS
38	AI	AFRICAN IRIS	1 GAL. FULL	250	GL	EVERGREEN GIANT LIRIOPE	1 GAL. FULL
		DIETES VEGETA				LIRIOPE MUSCARI	
15	BC	BALD CYPRESS	6" CAL.	82	JP	JUNIPER PARSONII	1 GAL. FULL
		TAXODIUM DISTICHUM				JUNIPERUS DAVURICA	
1,080 SF	BM	BONDED RUBER MULCH	3" THICK MINIMUM	10	JT	JUNIPER TORULOSA	1 GAL. FULL
						DIETES VEGETA	
65	CJ	CONFEDERATE JASMINE	1 GAL. FULL	768	LI	LIRIOPE	1 GAL. FULL
		TRACHELOSPERMUM JASMINOIDES				LIRIOPE	
9	CM	CRAPE MYRTLE	6" CAL.	20	MU	MUHLI GRASS	1 GAL. FULL
		LAGERSTROEMIA 'NATCHEZ'				MUHLENBERGIA CAPILLARIS	
3	CR	CRAPE MYRTLE	6" CAL.	18 SQUARES	PP	PERENNIAL PEANUT	1 GAL. FULL
		LAGERSTROEMIA 'MIAMI'				ARACHIS GLABRATA	
84	CO	COREOPSIS	1 GAL. FULL	36	SA	SANSEVIERIA	1 GAL. FULL
		C. LEAVENWORTHII (YELLOW)				S. TRIFASCIATA LAURENTII	
26	CP	CABBAGE PALM	6" CAL.	93	SH	SHELLINGS DWARF HOLLY	1 GAL. FULL
		ARECACEAE SABAL				ILEX VOMITORIA	
10	DP	DATE PALM	6" CAL.	2,905 SF	BK	BRICK	1 GAL. FULL
		PHOENIX SYLVESTRIS 'WILD DATE PALM'				PERVIOUS/IMPERVIOUS PAVERS	SEE PLAN
1	XX	CRAPE MYRTLE	6" CAL.	8,087 SF	BK	PERVIOUS/IMPERVIOUS PAVERS	SEE PLAN
		LAGERSTROEMIA 'MIAMI'					
18	FF	ASPARAGUS DENSIFLORA 'MEYERSII'					
		FOXTAIL FERN					
18	FL	KALANCHOE THYRSIFLORA					
		FLAPJACK					



NOTES:  
 1. ALL OPEN SPACES TO BE SODDED WITH TIFGRAND SHADE TOLERANT BERMUDA GRASS (APPROX 5,500 SF)  
 2. PERVIOUS PAVERS USED TO FOR PARKING STALLS SHALL BE A DIFFERENT STYLE THAN THOSE USED TO CREATE CROSSWALKS.  
 3. THE TRUNK OF ALL CABBAGE PALMS (CP) AND 6 DATE PALMS (DP - SEE PLAN FOR LOCATIONS) ARE TO BE WRAPPED WITH 3 - 33' LONG WARM WHITE LED LIGHTS (78 TOTAL). ELECTRIC TO BE PROVIDED AT THE BASE OF ALL TREES MENTIONED  
 4. INSTALL UP LIGHTS FOR DATE PALMS (DP) OTHER THAN THOSE IN NOTE 3  
 5. SEE SHEET GE-1 FOR PERVIOUS/IMPERVIOUS PAVER LOCATIONS  
 6. STRING LIGHT TO BE COMMERCIAL GRADE INCANDESCENT STRING LIGHTS



No.	By	Date	Revision
A	NG	3-7-16	Revised per C.O.F.B. Comments

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RIVERFRONT  
 PARK - LOT B

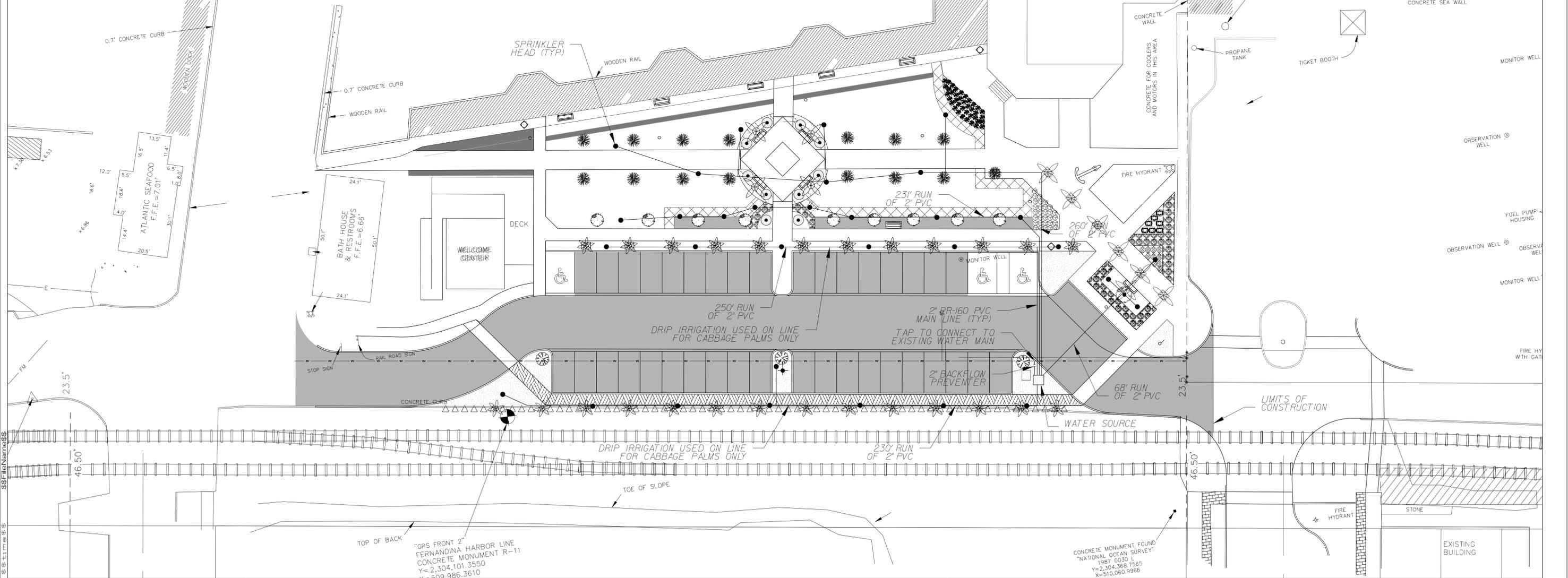
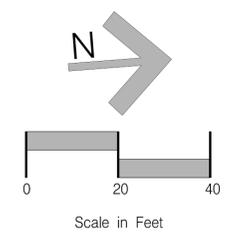
LANDSCAPE PLAN

Registered Professional

SHEET NO.  
 LS-1  
 6 of 9  
 Issue Date  
 OCTOBER 2015  
 Project No.  
 14-10.27

INTERNAL PLANTING  
PLANT/MATERIAL SCHEDULE

QUANTITY	KEY	SPECIES	SIZE/REMARKS	QUANTITY	KEY	SPECIES	SIZE/REMARKS
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		DIETES VEGETA				LIRIOPE MUSCARI	
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		TAXODIUM DISTICHUM				JUNIPERUS DAURICA	
1,080 SF	BM	BONDED RUBER MULCH	3" THICK MINIMUM	10	JT	JUNIPER TORULOSA	1 GAL. FULL
						DIETES VEGETA	
65	CJ	CONFEDERATE JASMINE	1 GAL. FULL	768	LI	LIRIOPE	1 GAL. FULL
		TRACHELOSPERMUM JASMINOIDES				LIRIOPE	
9	CM	CRAPE MYRTLE	6" CAL.	20	MU	MUHLI GRASS	1 GAL. FULL
		LAGERSTROEMIA 'NATCHEZ'				MUHLBERGIA CAPILLARIS	
3	CR	CRAPE MYRTLE	6" CAL.	18 SQUARES	PP	PERENNIAL PEANUT	1 GAL. FULL
		LAGERSTROEMIA 'MIAMI'				ARACHIS GLABRATA	
84	CO	COREOPSIS	1 GAL. FULL	36	SA	SANSEVIERIA	1 GAL. FULL
		C. LEAVENWORTHII (YELLOW)				S. TRIFASCIATA LAURENTII	
26	CP	CABBAGE PALM	6" CAL.	93	SH	SHELLINGS DWARF HOLLY	1 GAL. FULL
		ARECACEAE SABAL				ILEX VOMITORIA	
10	DP	DATE PALM	6" CAL.	2,905 SF	BK	BRICK	1 GAL. FULL
		PHOENIX SYLVESTRIS 'WILD DATE PALM'				PERVIOUS/IMPERVIOUS PAVERS	SEE PLAN
1	XX	CRAPE MYRTLE	6" CAL.	8,087 SF	BK	PERVIOUS/IMPERVIOUS PAVERS	SEE PLAN
		LAGERSTROEMIA 'MIAMI'					
18	FF	ASPARAGUS DENSIFLORA 'MEYERSII'					
		FOXTAIL FERN					
18	FL	KALANCHOE THYRSIFLORA					
		FLAPJACK					



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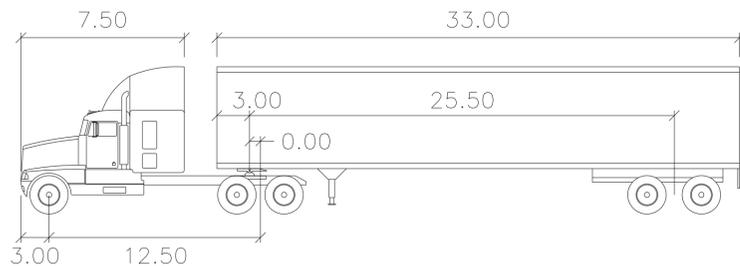
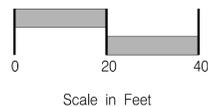
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RIVERFRONT  
PARK - LOT B

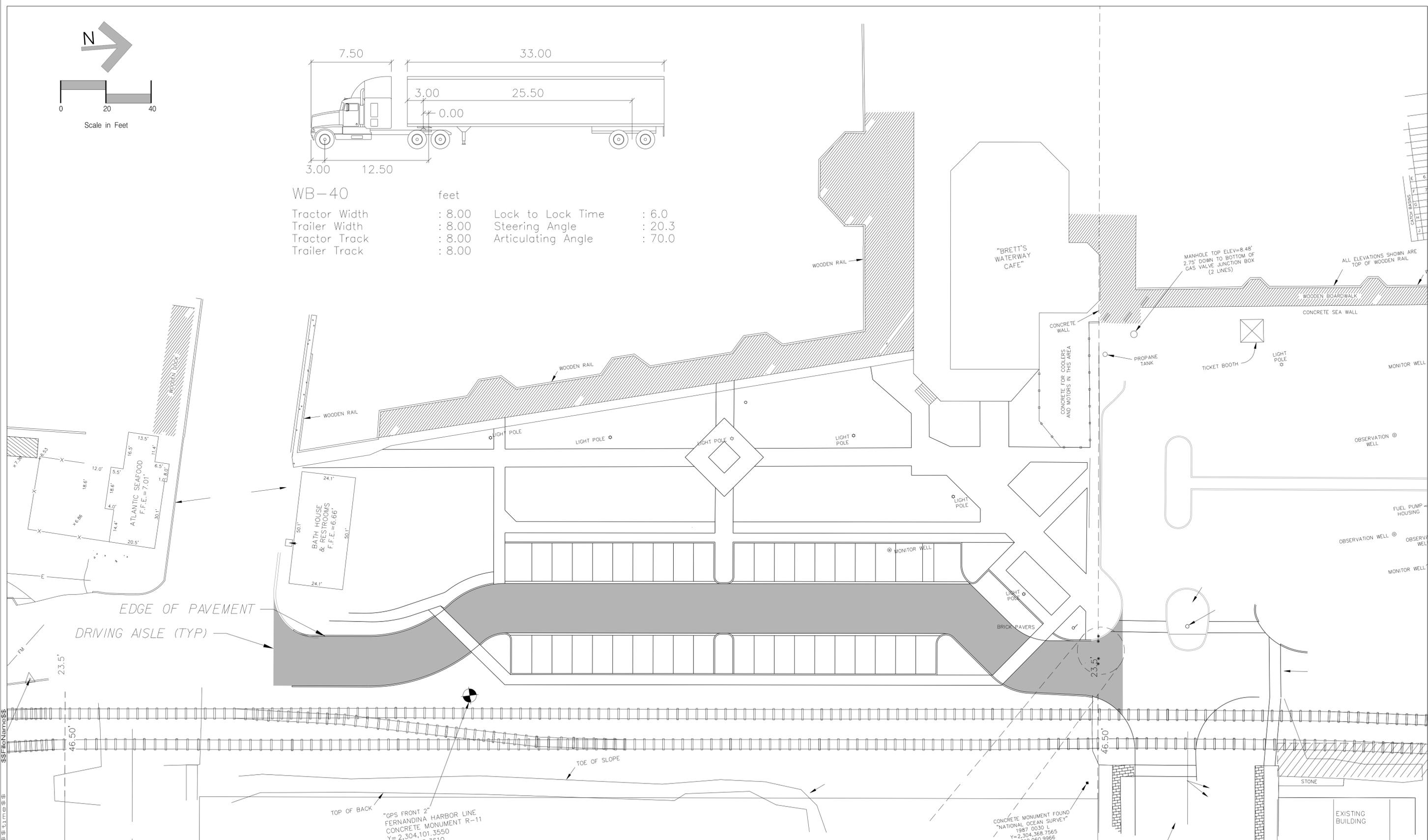
IRRIGATION PLAN

SHEET NO.  
IR-1  
7 of 9  
Issue Date  
OCTOBER 2015  
Project No.  
14-10.27  
Registered Professional





WB-40	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



J  
I  
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D  
C  
B  
A  
NG 3-7-16 Revised per C.O.F.B. Comments  
No. By Date Revision

Scale:	
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CITY OF FERNANDINA BEACH

RIVERFRONT PARK - LOT B

AUTOTURN DETAIL

Registered Professional

SHEET NO.	DT-2
Issue Date	OCTOBER 2015
Project No.	14-10.27





Create a timeless moment.®



## RB-28

**Furniture-Quality Finish Joints:** The beautiful RB-28 bench is one of our most popular products. Its simple but elegant design enhances all site schemes. The quality and durability of this bench assures that it will stay beautiful for many years to come.

Elaborate finishing detail of polished welds across exposed joints. Meticulous care is taken to determine the most comfortable configuration of components for these benches while paying rigorous attention to their structural integrity.

Front welds are ground and polished until they form a continuous surface from the top tubular section to each vertical steel slat.

Twenty-seven .25 x 1.5 in (6.4 x 38.1 mm) steel seat members gently reverse contoured for maximum comfort.

Finished end sections are .5 x 2 in (12.7 x 50.8 mm) solid steel bar, welded and ground.

Integral welded end armrests are standard.

RETURN TO STANDARD VIEW

### MATERIAL

**Recycled Solid Steel Bar**

### LENGTH

**4 ft (1.2 m)**

**6 ft (1.8 m)**

**8 ft (2.4 m)**

### FEATURES

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# Park-It Powder-Coated Steel Bike Racks

Parent SKU: TBR-01A

Price From:  
~~\$156.85~~

**Special Price \$124.85**

**See Quantity Pricing Below**

It's Time to Buy at These Prices!

Terrific, affordable bike parking solution

Bike rack is available in a variety of bike capacity options

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Black Steel Bike Rack - 11 Bike Capacity | Inground Mount

ING	SFM
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5	7	9	11
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**Buy 6 for \$119.85 each and save 5%**

*Usually Ships in 3-5 Days*



## Benefits Features

- Popular, strong, convenient and affordable
- Powder-coated steel in Black Onyx, Blue or Green
- 1-7/8" OD 11-gauge round steel tubing
- Choose surface mount or inground mount
- Choose optional set of steel Surface Mount Covers to conceal mounting hardware

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# Northgate Receptacles

Parent SKU: TWR-15

Price From:  
~~\$857.85~~

**Special Price \$685.85**

**See Quantity Pricing Below**

Attractive companion to Northgate Bench

Modern 32-gal. receptacle can be used indoors and out

Solid steel construction with 1-3/16" w x 3/16" thick slats

Strong, weather-proof powder-coated finish

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32 Gallon Black Onyx Steel Receptacle - Flat Lid



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## Benefits Features

- Pre-drilled for surface mounting
- Includes rigid plastic liner with either rain bonnet or flat lid
- Also includes assembly hardware and lid security cable

## Related Products

**Northgate Double Receptacle**

**~~\$1,041.85~~**