



AGENDA  
BOARD OF ADJUSTMENT  
JULY 20, 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**

**3.1. APPROVAL OF MINUTES FROM THE BOA REGULAR MEETING OF JUNE 15, 2016.**

**Documents:**

[2016 06-15 BOA RM Minutes Draft.pdf](#)

**4. NEW BUSINESS**

**4.1. ROBERT + MICHELE CARPENTER, 2337 FIRST AVENUE UNIT B (BOA 2016-16)**

VARIANCE from LDC Section 4.02.03(E) requiring a twenty (20) foot rear yard setback for R-2 zoned properties. (*Quasi-Judicial*)

**Documents:**

[BOA 2016-16\\_2337B First Avenue\\_Agenda Packet.pdf](#)

**4.2. FERNANDINA BEACH REALTY INC., 2057 S. FLETCHER AVENUE (BOA 2016-17)**

VARIANCE from LDC sections 4.02.03(3) requiring C-1 properties to have a ten (10) foot rear year setback. (*Quasi-Judicial*)

**Documents:**

[BOA 2016-17\\_2057 S Fletcher Avenue\\_Agenda Packet.pdf](#)

**5. COMMENTS BY THE PUBLIC**

Members of the public are invited to address the BOA on items of concern not listed on the agenda.

**6. BOARD BUSINESS**

**7. STAFF REPORT**

**8. ADJOURNMENT**

***NEXT SCHEDULED BOA REGULAR MEETING IS AUGUST 17, 2016***

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

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 Board of Adjustment 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.

## MINUTES

1. **Call to Order** – The meeting was called to order at 5:02 pm.

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

**Board Members Present**

Tisha Dadd, Chair  
Marcy Mock  
Barry Hertslet (alternate)

Michael Spino, Vice-Chair  
Matt Miller (alternate)

**Board Members Absent**

Charles Burns

Lynn Williams

**Others Present**

Tammi Bach, City Attorney  
Jacob Platt, City Planner  
Sylvie McCann, Recording Secretary

Member Miller and Member Hertslet were seated as voting members due to the absence of Member Burns and Member Williams. There were no ex parte communications to be disclosed by the board members.

3. **Approval of Minutes** - The May 18, 2016 Meeting Minutes were presented for approval.

**A motion was made by Member Spino, seconded by Member Miller, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. **New Business** – City Attorney Bach briefly explained the quasi-judicial procedures. Recording Secretary McCann administered the oath to the parties that were about to present testimony.

4.1. **HAMMERTIME AMELIA, LLC (BOA 2016-15)** - Variance from LDC Section 4.02.03(E) requiring C-1 properties to have a ten (10) foot rear yard setback requirement. (*Quasi-Judicial*)

Mr. Platt explained this property was at 2045 South Fletcher Avenue requesting a variance from Section 4.02.03(E) to reduce the 10 foot rear yard setback requirement to 1 foot from the property line. He reported that all required materials were received, all fees had been paid, and all notices had been made. He stated according to the Property Appraiser's website the original structure was built in 1945 with multiple additions throughout the years. He pointed out Hammerhead Beach Bar currently operates in the eastern portion of the building and the western side of the building has been occupied by a barbecue restaurant for many years. He explained this property is located within one of the City's designated job opportunity areas. He provided further details from his staff report, and of the six criteria for granting a variance it appears the applicant meets 1, 5, and 6 but does not meet criteria 2, 3, and 4.

Mr. Randy Rice, Rice Architects, 961687 Gateway Boulevard, commented the Island Barbecue has habited the space behind the Hammerhead for 25 years or so. He stated recently new ownership has come in and was looking to reinvigorate that concept. He explained looking at the property as is was not functional for an economically viable business plan. He pointed out the current properties go to the one foot setback line and the property to the south also has the same

situation where it comes approximately a foot to the property line. He further explained there is an alley there and between the buildings there are requirements for firewalls. He commented the road acts as a break if there is a fire. He stated this was not increasing the nonconformity that is already there, but was increasing the floor area of the nonconformity.

Member Hertslet inquired if the property to the south would be part of the development. Mr. Rice replied no and clarified it would be a renovation of the restaurant area. He stated the open service court has a wall around it and that was what they want to bring into the building, and the covered deck to the north would be part of it to create a functional facility. He commented from the outside you probably wouldn't notice any change.

Mr. Lowell Hall, 95036 Rainbow Acres Road, one of the owners of the property, pointed out the existing covered deck, where the barbecue pit was, and the fenced in open area. He stated they plan to renovate and rebuild this area under roof as a kitchen counter service facility. He explained it would be approximately 32 feet in width and 48 feet in length on the back of the Hammerhead building. He further explained this would be its own defined business premise that was enclosed (heated and cooled). He pointed out the barbecue and the bar have been segregated from each other for approximately 10 years because of the smoking laws. Chair Dadd inquired if they were keeping the same footprint. Mr. Hall stated the only place the footprint would change was the area shown slashed, which was a move of a foot. Mr. Rice pointed out the firewall between the restaurant and the bar. There was some discussion to clarify this request.

Member Miller noted the building to the side was built with no setback, and inquired if there was a difference in the zoning of those two buildings. Mr. Platt replied they are both zoned C-1, and explained it would be considered an existing non-conforming structure just like the parts of the Island Barbecue that are already in that 10 foot setback. He pointed out that structure is allowed to be maintained and continue with its use, but any addition onto to that structure would have to meet the setback requirement unless granted a variance. Member Miller questioned if the edge of the structure was from the eave or from the foundation. Mr. Platt replied we should not allow any encroachment into the right-of-way. There was a brief discussion about this.

Mr. George Sheffield, 28 South 7<sup>th</sup> Street, one of the owners of the property, explained the property was one unit as Hammertime, but there are two separate businesses and they would remain that way. He referred to criteria 4 on the minimum variance needed to make possible the reasonable use of the land and pointed out as it sits in the footprint it was about as small as they could get. He commented it was not economically feasible to put a new building back there 22 feet wide. He stated they either leave it like it is or they put a new building up there, but they can't do it if they are restricted in space. Member Spino reminded the board that economic feasibility was not one of the criteria that the board can make a decision on.

Recording Secretary McCann administered the oath to the party that was about to present testimony. Mr. Steve Simmons, 1822 Highland Drive, explained he was the owner of the business to the immediate south and he did not have any objections to their request as presented.

**A motion was made by Member Mock, seconded by Member Hertslet, to approve BOA 2016-15; and that the BOA make the following findings of fact and conclusions of law part of the record that BOA case 2016-15 as presented is substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

5. **Comments by the public** – There were no comments from the public at this time.
6. **Board Business** – There were no items for discussion under Board Business.
7. **Staff Report** – Mr. Platt reported that the next meeting would be July 20<sup>th</sup>.
8. **Adjournment** - There being no further business to come before the Board of Adjustment the meeting was adjourned 5:29 pm.

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Sylvie McCann, Secretary

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Tisha Dadd, Chair



BOA 2016-16  
 2337 1<sup>st</sup> Avenue Unit B  
 July 13, 2016

**BOARD OF ADJUSTMENT STAFF REPORT**

**Case Number** 2016-16

**Meeting Date** July 20, 2016

**Owner/Applicant** Robert & Michele Carpenter

**Property Location:** 2337 1<sup>st</sup> Avenue Unit B

**Parcel Number:** 00-00-31-1652-0039-0010

**Requested action:** VARIANCE from LDC Sections 4.02.03(E) Requiring a twenty foot rear yard setback for R-2 zoned properties

**Current zoning:** R-2

**FLUM land use category:** Medium Density Residential

**Existing uses on the site:** Townhouse

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

**I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

Zoning District	Maximum Building Height (ft.) <sup>1</sup>	Minimum Setback			
		Front (ft.)	Side <sup>2</sup>	Rear (ft.)	Corner Lot (side abutting street) (ft.) <sup>3</sup>
R-2	35	25	10% of lot width	20	15

The applicant is requesting to reduce the required twenty foot rear yard setback in order to build a screen room on an existing 12' x 12' slab. The screen room will encroach eight feet into the rear yard setback requirement.



BOA 2016-16  
2337 1<sup>st</sup> Avenue Unit B  
July 13, 2016

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

The following Comprehensive Plan statements are applicable in this case:

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

## III. **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(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements 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 BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
  1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
  2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
  3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
  4. A variance shall not change the requirements for concurrency.
  5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
  6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
  7. A variance shall not be granted for procedure or process components of this Land Development Code.
  8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean 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.**



BOA 2016-16  
 2337 1<sup>st</sup> Avenue Unit B  
 July 13, 2016

**I. SECTION 10.02.02(A) – REQUIRED FINDINGS FOR GRANTING OF A VARIANCE**

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

**Consistent with Criteria?**

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>1. <u>Special Conditions</u>: <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i></p> <p><b>Yes. Special conditions <u>do</u> 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. The Residence at Amelia Landings was developed as a PUD prior to the current LDC. Given the building footprint and setback requirements, there is not enough room for any reasonable rear expansion.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>2. <u>Special Privilege</u>: <i>Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.</i></p> <p><b>Yes. Granting the variance <u>does not confer</u> 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. There are other townhomes in The Residence at Amelia Landings with screen enclosure like the one requested with this variance.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>3. <u>Literal Interpretation</u>: <i>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.</i></p> <p><b>Yes. Literal interpretation of the Land Development Code <u>would</u> deprive the applicant of rights enjoyed by others properties. There are no design alternatives that would allow this property owner to construct a screen room without seeking a variance.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>4. <u>Minimum Variance</u>: <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i></p> <p><b>Yes. The variance requested <u>is</u> the minimum variance needed to make possible the reasonable use of the land, structure, or building. The variance requested is to utilize an existing 12' x 12' concrete slab. The screen room will encroach 8' into the required 20' rear yard setback.</b></p>



BOA 2016-16  
 2337 1<sup>st</sup> Avenue Unit B  
 July 13, 2016

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</p> <p><b>Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. Granting this variance preserves private property rights by allowing this property owner to build a reasonable addition and better utilize the space.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>6. <u>Public Interest</u>: 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.</p> <p><b>Yes. Granting of a variance <u>is</u> compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Granting this variance is not inconsistent with other properties in this neighborhood.</b></p>

**V. ANALYSIS:**

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

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

The applicant appears to meet criteria 1 through 6 and therefore staff recommends approval. The Board may wish to consider that while cases are not precedential, the BOA case 2015-06 was granted lasted year for a very similar case in this same neighborhood.

**VI. MOTION TO CONSIDER:**

I move to **approve or deny** BOA case number 2016-16; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2016-16, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Jacob M. Platt  
 Planner I  
 Community Development Department

**OFFICE USE ONLY**

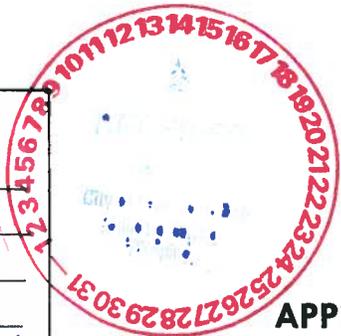
REC'D: 6-14-16 BY: ka

PAYMENT: \$ 650- TYPE: VISA

APPLICATION #: 2016-000951

CASE #: 2016-16

BOARD MEETING DATE: July 20, 2016



**APPLICATION FOR VARIANCE FROM THE LDC**

**APPLICANT INFORMATION**

**Owner Name:** Robert S + Michele D. Carpenter

**Mailing Address:** 2337-B 1st Ave Fernandina Beach, FL 32034

**Telephone:** 904.557.8057 **Fax:** \_\_\_\_\_

**Email:** mick39@bellsouth.net

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

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

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

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

**PROPERTY INFORMATION**

**Street Address:** 2337-B 1st Ave

**Parcel Identification Number(s):** 00-00-31-1652-0039-0010

**Lot Number:** 39 **Block Number:** \_\_\_\_\_

**PROJECT INFORMATION**

**Variance(s) requested from LDC Section(s):** \_\_\_\_\_

**Brief description of work proposed (use additional sheets if necessary):**  
screen in existing patio (concrete slab) + add roof

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.

It's just a screen room... just like all my neighbors

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 other similar structures of neighbors have been approved

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.

don't see this as an issue as all other neighbors have same

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

correct. Covering existing patio concrete

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 because all my neighbors have same



## **APPENDIX A**

### **HISTORIC DISTRICT AND COMMUNITY REDEVELOPMENT AREA VARIANCE CRITERIA**

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application. **Please provide responses, as applicable, on a separate sheet of paper.**

- 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.
  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.
  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.
  4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
  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.
  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.
- 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.
  2. The variance would not significantly diminish the historic character of the Historic District or Site.
  3. That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.
  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.

Prepared by:  
Andrea F. Lennon, P.A.  
961687 Gateway Blvd. Suite 101L  
Amelia Island, Florida 32034

File Number: 15-777

## General Warranty Deed

Made this March 24, 2016 A.D. By Juan C. Luxardo and Alicia M. Luxardo, husband and wife, whose post office address is: 1255 Whitehall Place, Sarasota, Florida 34242, hereinafter called the grantor, to Robert Scott Carpenter and Michele Doerr Carpenter, husband and wife, whose post office address is: 2337 1st Avenue, Unit B, Fernandina Beach, Florida 32034, 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 certain piece, parcel or tract of land situate, lying and being in the County of Nassau and the State of Florida, being more particularly described as follows:

A Portion of Lot 39, THE RESIDENCE AT AMELIA LANDINGS UNIT FOUR, according to Plat thereof as recorded in Plat Book 6 at Page 29 of the Public Records of Nassau County, Florida, being more particularly described as follows:

Begin at the Northeast of said Lot 39; thence around and along a curve concave to the Westerly (having a radius of 1576.86 feet) and the Westerly right of way line of first avenue (a 60 foot right of way as now established) an arc distance of 35.04 feet (said arc having a chord bearing and distance of South 09 Degrees 35' 05" West, 35.04 feet) to a point; thence North 83 Degrees 07' 05" West, a distance of 111.88 feet to a point located on the Westerly line of said Lot 39; thence North 06 Degrees 54' 48" East along said Westerly line, a distance of 35.00 feet to the Northwest corner of said Lot 39; thence South 83 Degrees 07' 05" East along the North line of said Lot 39, a distance of 113.51 feet to the point of beginning.

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

Parcel ID Number: 00-00-31-1652-0039-0010

**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.

Prepared by:  
Andrea F. Lennon, P.A.  
961687 Gateway Blvd. Suite 101L  
Amelia Island, Florida 32034

File Number: 15-777

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.

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:

Dorothy Larson

Witness

Printed Name: DOROTHY LARSON

Juan C. Luxardo by Alicia M. Luxardo (Seal)

Juan C. Luxardo by Alicia M. Luxardo, attorney in fact  
Address: 1255 Whitehall Place, Sarasota, Florida 34242

Peter Williams

Witness

Printed Name: PETER WILLIAMS

Alicia M. Luxardo (Seal)  
Address:

FLDL L263 013 59 5980

State of Florida

County of SARASOTA

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by Alicia M. Luxardo, individually and as attorney in fact for Juan C. Luxardo, her husband, who is/are personally known to me or who has produced a driver's license as identification.

Marty Girsch  
Notary Public

Print Name: \_\_\_\_\_

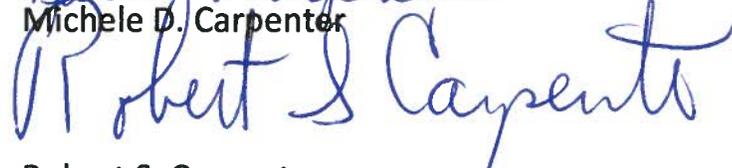
My Commission Expires: \_\_\_\_\_



06/14/2016

City of Fernandina Beach

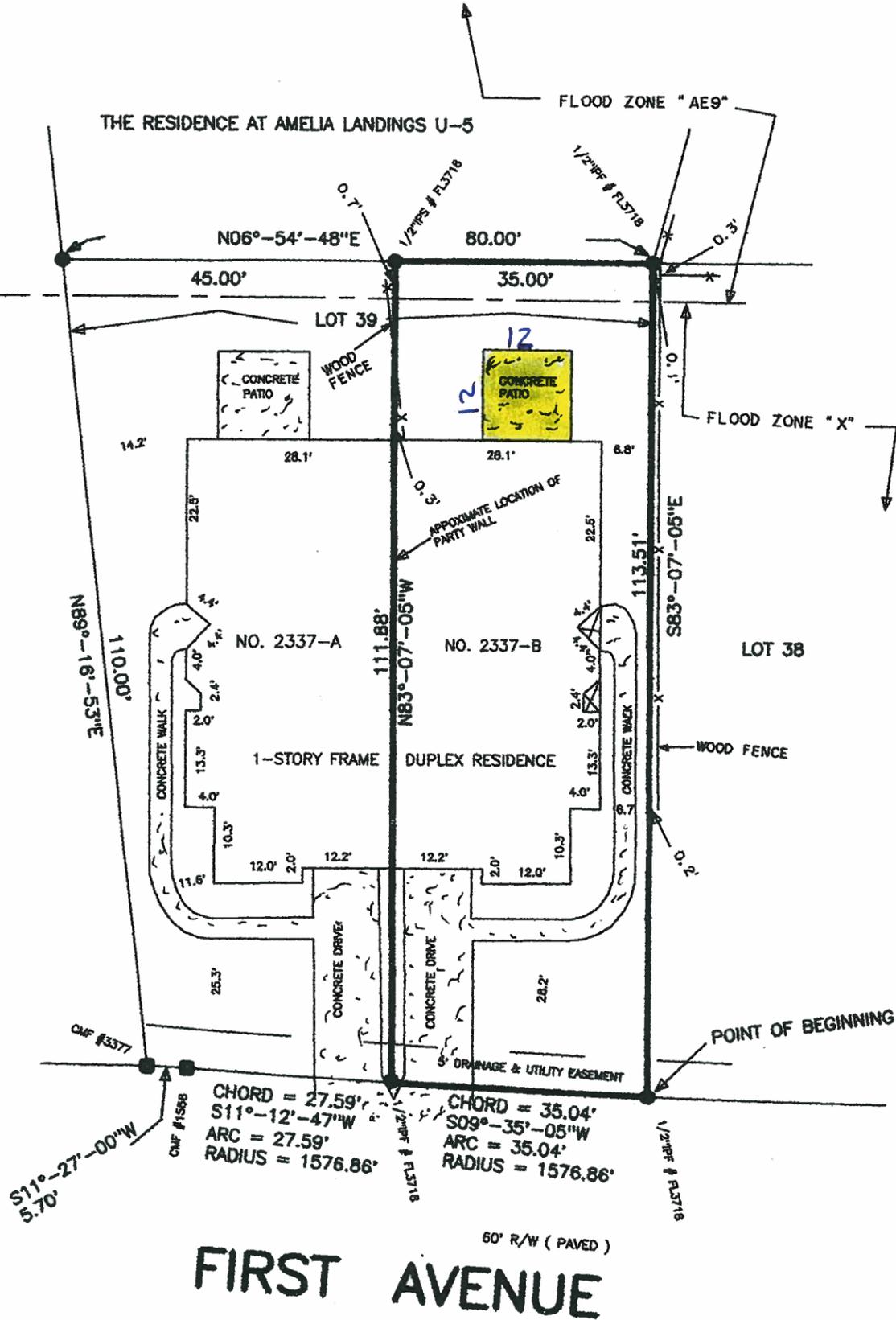
The undersigned are requesting a variance to enclose an existing concrete slab with screening and a roof. Reason for this request is to allow us to enjoy the outdoors with some relief from the heat and mosquitoes.

  
Michele D. Carpenter  
  
Robert S. Carpenter

MAP SHOWING BOUNDARY SURVEY OF  
 A PORTION OF LOT 39, THE RESIDENCE AT AMELIA LANDINGS UNIT FOUR,  
 AS RECORDED IN PLAT BOOK 6, PAGE 29,  
 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:

CERTIFIED TO:  
 ROBERT SCOTT CARPENTER,  
 MICHELLE DOERR CARPENTER,  
 PRIMELENDING, A PLAINSCAPITAL COMPANY,  
 FIRST AMERICAN TITLE INSURANCE CO.  
 ANDREA F. LENNON, P.A.



LEGAL DESCRIPTION FURNISHED ON SEPARATE SHEET.

## COASTAL LAND SURVEYORS

& MAPPERS, INC.

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

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

*J. Peacock* LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3718

GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON PLAT OF RECORD

PROPERTY SHOWN HEREON LIES WITHIN  
 FLOOD ZONE X & AE9 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,  
 COMMUNITY NO. 120172 PANEL NO. 0239F  
 DATED 12-17-10

DATE OF SURVEY: MARCH 23, 2016

SCALE 1"=20'

JOB NO. 9802-23 F.B. 172

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:  
 IRON PIPE FOUND - IPF POWER LINE - P  
 IRON PIPE SET - IPS PLAT - P.  
 RE/BAR FOUND - RBF FIELD MEASURED - FM.  
 NOT TO SCALE - NTS RECORD BOOK - 2365 REED - D.  
 BUILDING RESTRICTION LINE - BRL POWER POLE - P.  
 CONCRETE MONUMENT FOUND - CMF CONCRETE - CONC.  
 STAINLESS STEEL PIPE FOUND - SSPF FENCE - X  
 RIGHT-OF-WAY - R/W RIGHT-OF-WAY - R/W  
 POINT OF CURVE - PC POINT OF TANGENCY - PT POINT OF REVERSE CURVE - PRC  
 CENTERLINE - CL OFFICIAL RECORDS BOOK - O.R.B.

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



BOA 2016-17  
 2057 S. Fletcher Ave.  
 June 13, 2016

**BOARD OF ADJUSTMENT STAFF REPORT**

**Case Number** 2016-17

**Meeting Date** July 20, 2016

**Owner/Applicant** Fernandina Beach Realty Inc.

**Property Location:** 2057 S. Fletcher Avenue

**Parcel Number:** 00-00-31-1360-0006-0000

**Requested action:** VARIANCE from LDC Sections 4.02.03(E) Requiring C-1 properties to have a Ten Foot rear yard setback.

**Current zoning:** C-1

**FLUM land use category:** General Commercial

**Existing uses on the site:** Office

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

**I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

The applicant is requesting to reduce the ten foot rear yard setback so that the existing office space can be expanded to the south with the western wall lining up with the existing building. The existing building is nonconforming with regard to the rear yard setback. Any expansion to a nonconforming structure is required to comply with the requirements of the current Land Development Code. The existing structure was constructed in 1975 according to the Nassau County Property Appraiser’s website.

**Table 4.02.03(E). Standards for Building Heights and Setbacks**

Zoning District	Maximum Building Height (ft.) <sup>1</sup>	Minimum Setback			
		Front (ft.)	Side <sup>2</sup>	Rear (ft.)	Corner Lot (side abutting street) (ft.) <sup>3</sup>
C-1	45	None	None <sup>4</sup>	10	10

4. Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one side yard shall be a minimum of ten feet. Any other side yard shall have a minimum side yard setback of zero feet

This particular property is located within one of the City’s designated Job Opportunity Areas (Exhibit A).<sup>1</sup> The Job Opportunity Areas are identified in the City’s Comprehensive Plan Economic Development Element, which recognizes that support existing businesses is an essential component of a sustainable community.

<sup>1</sup> Job Opportunity Areas Map



BOA 2016-17  
2057 S. Fletcher Ave.  
June 13, 2016

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

The following Comprehensive Plan statements are applicable in this case:

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

## III. **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(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements 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 BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
  1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
  2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
  3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
  4. A variance shall not change the requirements for concurrency.
  5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
  6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
  7. A variance shall not be granted for procedure or process components of this Land Development Code.
  8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean 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.**



BOA 2016-17  
 2057 S. Fletcher Ave.  
 June 13, 2016

**I. SECTION 10.02.02(A) – REQUIRED FINDINGS FOR GRANTING OF A VARIANCE**

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

**Consistent with Criteria?**

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

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>1. <u>Special Conditions</u>: 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.</p> <p><b>Yes. Special conditions do 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. The site has an existing nonconforming structure that was built in 1975, given the site design, requiring a 10' rear yard setback for an expansion would require the parking area to be reconfigured.</b></p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>2. <u>Special Privilege</u>: 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.</p> <p><b>No. Granting the variance <u>does confer</u> 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. Other properties with existing nonconforming structures can only be expanded in square footage where such expansion meets all requirements of the Land Development Code, per section 10.01.02(B).</b></p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>3. <u>Literal Interpretation</u>: 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.</p> <p><b>No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by others properties. All new development, redevelopment and additions within the C-1 zoning district must comply with all Land Development Code requirements.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>4. <u>Minimum Variance</u>: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</p> <p><b>Yes. The variance requested <u>is</u> the minimum variance needed to make possible the reasonable use of the land, structure, or building and the City's Economic Development Element Objective 12.05 discusses existing land patterns for employment-generating uses and promotes sustainable development and redevelopment of properties within its designated Job Opportunity Areas.</b></p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</p> <p><b>Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. Granting this variance will allow the owner to invest in a property within the Job Opportunity Area. C-1 zoned properties typically provide for a transition between land uses. The ten foot rear yard setback requirement is intended to provide a buffer for neighboring residential properties and provide access for emergency personnel. This site is bound by Beugnet road to on the western side which allows access to the rear in case of an emergency.</b></p>



BOA 2016-17  
 2057 S. Fletcher Ave.  
 June 13, 2016

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>6. <u>Public Interest</u>: <i>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.</i></p> <p><b>Yes. Granting of a variance <u>is</u> compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Granting of this variance will only enhance this area by allowing the property owner to make investment and expand an existing business. This is supported by Comprehensive Plan Policy 12.03 which directs the City to maintain strategies that support and promote the expansion of existing businesses within the City, including its small businesses.</b></p>
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**V. ANALYSIS:**

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

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

The applicant appears to meet criteria 1, 4, 5 and 6 but does not meet criteria 2 and 3 granting a variance, therefore staff has to recommend denial. The Board may wish to consider that while cases are not precedential, the BOA case 2016-15 was granted last month for a very similar case on the property just to the north.

**VI. MOTION TO CONSIDER:**

I move to **approve or deny** BOA case number 2016-15; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2016-15, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Jacob M. Platt  
 Planner I  
 Community Development Department

OFFICE USE ONLY

REC'D: 6/20/16 BY: [Signature]  
PAYMENT: \$ 650 TYPE: 2169457  
APPLICATION #: 2016-0000  
CASE #: 2016-17  
BOARD MEETING DATE: 7/20/16



**APPLICATION FOR VARIANCE FROM THE LDC**

**APPLICANT INFORMATION**

Owner Name: Fernandina Beach Realty, Inc - Steve Simmons  
Mailing Address: 2057 South Fletcher Av., Fernandina Beach  
Telephone: 904-261-4011 Fax: 904-261-6768  
Email: Steve.Simmons@ERA.COM

Agent Name: N/A  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Street Address: 2057 South Fletcher Av., Fernandina Beach  
Parcel Identification Number(s): 00-00-31-1360-0066-0000  
Lot Number: 6, 8 & 10 Block Number: Hamby's Addition to Fernandina Beach

**PROJECT INFORMATION**

Variance(s) requested from LDC Section(s): 7.9 feet from 10 foot rear yard setback

Brief description of work proposed (use additional sheets if necessary):  
One story addition to existing structure.  
See attached plans and letter explaining  
improvements & reason for request

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.

*Yes*

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.

*Similar request was granted for adjacent property to the north by BOA on 6-15-16. A 9 foot variance was granted from the required 10 foot rear yard setback.*

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.

*See # 2 above*

*Yes*

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. without the ability to locate the structure as requested would adversely impact existing parking lot. If set roof design + function to tie into existing roof. Entry to new structure from existing building would not be possible.*

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 - new structure would align with existing structure as was permitted in 1975 + 1995*

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

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.

6-20-2016

Date

[Signature]

Signature of Applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 20<sup>th</sup> day of June, 2016.

[Signature]

Notary Public: Signature

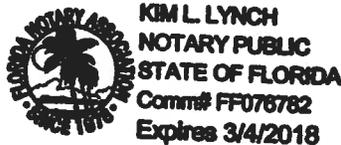
KIM L. LYNCH

Printed Name

3/4/18

My Commission Expires

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



# APPLICATION REQUIREMENTS VARIANCE APPLICATIONS

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

## THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR FILING A VARIANCE REQUEST:

- Signed, sealed, scaled survey of the property no older than two years from date of application
- Proof of ownership (copy of deed or tax statement)
- Completed agent authorization, if needed
- Synopsis letter of reasons for request
- Materials as needed to illustrate nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to scale.)

### The following limitations on the grant of a variance apply:

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

**You will receive a staff report one week before your meeting.**

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

### STAFF CONTACT:

BOA: Jacob Platt  
Planner I  
[jplatt@fbfl.org](mailto:jplatt@fbfl.org)  
904.310.3135

HDC: Adrienne Burke  
Community Development Director  
[aburke@fbfl.org](mailto:aburke@fbfl.org)  
904.310.3135

Mr. Jacob M. Platt  
Planner 1  
City of Fernandina Beach  
204 Ash Street,  
Fernandina Beach, Florida 32034

Dear Mr. Platt,

As per the application requirements for the completion of a variance application, please find as follows, a synopsis of improvements and reasons for the request.

It is my desire to add an addition to my existing office, ERA Fernandina Beach Realty, located at 2057 South Fletcher Avenue, Fernandina Beach, Florida.

In 1975 the original building having the same address was constructed for the purpose of conducting business as a convenience store. This store did not sell gas or fuel of any type at any time.

In the late 1980's the store closed and sat vacant until I purchased the property in 1990. In approximately 1994 I began an extensive remodeling of the building which also included an expansion to the south of the east/west footprint to a distance of 21 feet. The addition was aligned with the existing west wall of the original structure. At that time, no set back was required for the original building or the addition.

At this time and according to my request for a variance to build within the, now imposed 10 foot rear yard setback, it is my desire to expand to the south a distance of 62.67 feet. The only difference in my original expansion from my proposed expansion is that I will only be adding only 25.33 feet in the east / west direction and 62.67 feet to the south. This south direction will tie in and be in alignment with the existing west wall of the building as originally built and added to.

A variance of 7.9 feet from the required 10 foot setback is being requested in order that I am allowed to continue using existing parking, aesthetically and structurally tie into my existing roof line and enter through and from my existing building.

Thanks for your favorable consideration regarding this variance request.

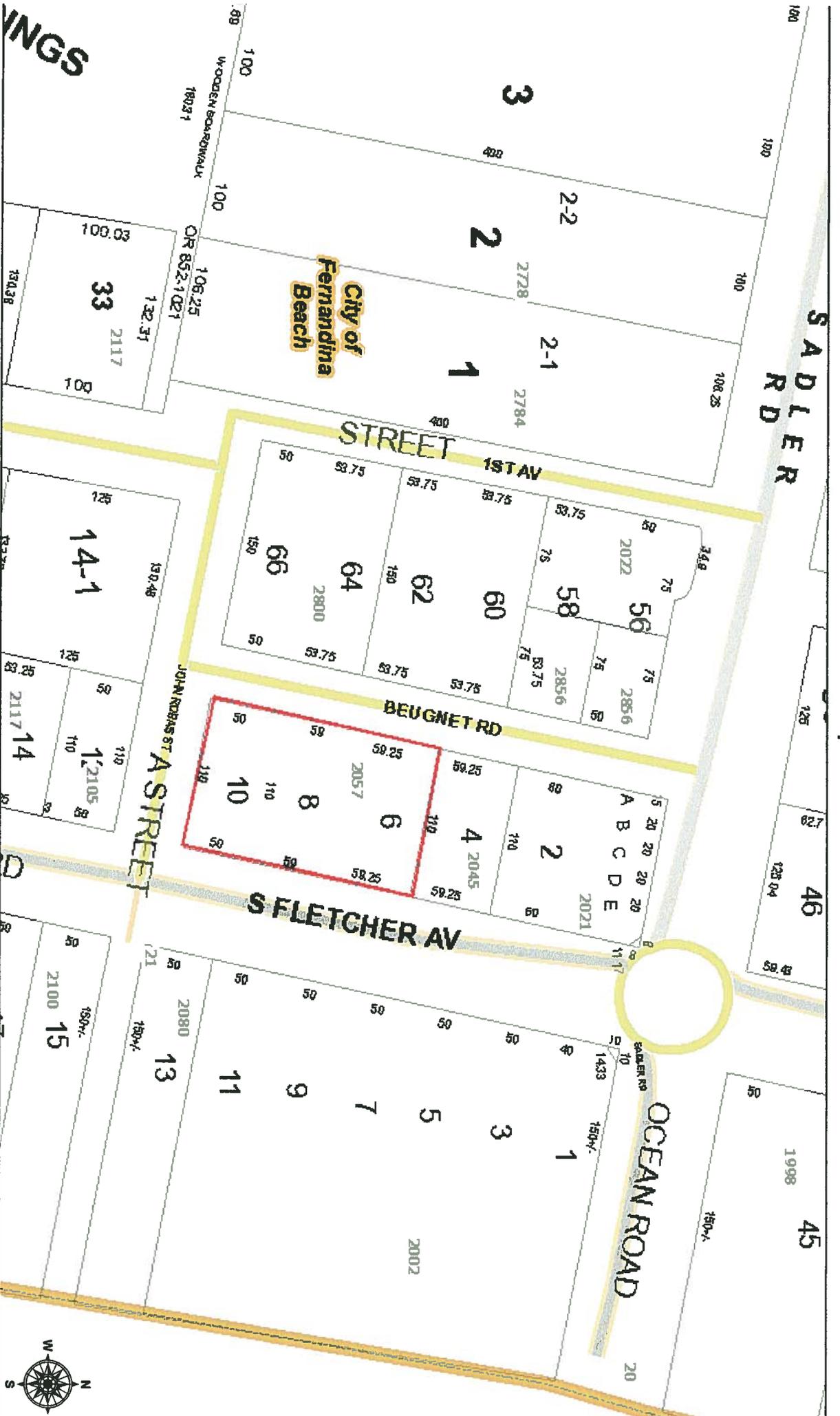
Sincerely,



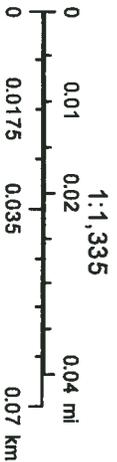
Steve Simmons  
Owner/Broker  
ERA Fernandina Beach Realty

**Information Submitted:**

- 1- Cover Letter
- 2- Application for Variance from the LDC
- 3- Required check for \$650.00
- 4- City Plat Map
- 5- Copy of County Tax Notice – Proof of ownership
- 6- Property Owner Information – Nassau County Tax Assessors office
- 7- Original survey dated 1-11-16
- 8- Two aerial photographs
- 9- Site plan dimensioned to 1" = 20' scale



June 20, 2016



Sources: Esri, HERE, DeLorme, USGS, Inmap, Incentiv P Corp., NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), MapIndia, OpenStreetMap contributors, and the GIS User Community

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2014	00-00-31-1360-0006-0000	REAL ESTATE	7138	002	

R

2657 14 6, 10, 12

6 - 23942

Legal Description

2057 S FLETCHER  
FERNANDINA BEACH 32034  
LOTS 6,8 & 10 IN OR 596/844 & OR 724/1685 HAMBYS ADDN  
TO FDNA BEACH SUB PBK 2/32

FERNANDINA BEACH REALTY INC  
2057 S FLETCHER AVE  
FERNANDINA BEACH FL 32034-2331



PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND (C100)	5.9768	440,989		440,989	2,635.70
TRANSPORTATION (C100)	.5902	440,989		440,989	260.27
SCHOOL BOARD					
BASIC DISCRETIONARY (S200)	.7480	440,989		440,989	329.86
CAPITAL OUTLAY (S200)	1.4000	440,989		440,989	617.38
SCHOOL BOARD LOCAL EFFORT	5.0680	440,989		440,989	2,234.93
ST JOHNS RIVER MGMT DIST	.3164	440,989		440,989	139.53
FL INLAND NAVIGATION DIST	.0345	440,989		440,989	15.21
MOSQUITO CONTROL DISTRICT	.1522	440,989		440,989	67.12
CITY OF FERNANDINA BEACH					
CITY OF FERNANDINA BEACH	6.1021	440,989		440,989	2,690.96
VOTER APPROVED DEBT	.2642	440,989		440,989	116.51
<b>TOTAL MILLAGE</b>	<b>20.6524</b>		<b>TOTAL AD VALOREM TAXES</b>		<b>\$9,107.47</b>

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

<b>TOTAL COMBINED TAXES AND ASSESSMENTS</b>	<b>\$9,107.47</b>
---	-------------------

If Paid By →	Nov 30, 2014	Dec 31, 2014	Jan 31, 2015	Feb 28, 2015	Mar 31, 2015
Please Pay →	8,743.17	8,834.25	8,925.32	9,016.40	9,107.47

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2014	00-00-31-1360-0006-0000	REAL ESTATE	7138	002	

R

FERNANDINA BEACH REALTY INC  
2057 S FLETCHER AV  
FERNANDINA BEACH, FL 32034

2057 S FLETCHER  
FERNANDINA BEACH 32034  
LOTS 6,8 & 10 IN OR 596/844 & OR 724/1685 HAMBYS ADDN  
TO FDNA BEACH SUB PBK 2/32

PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

If Paid By →	Nov 30, 2014	Dec 31, 2014	Jan 31, 2015	Feb 28, 2015	Mar 31, 2015
Please Pay →	8,743.17	8,834.25	8,925.32	9,016.40	9,107.47



RETURN WITH PAYMENT

<b>OWNER NAME</b>	FERNANDINA BEACH REALTY INC	<b>PARCEL NUMBER</b>	00-00-31-1360-0006-0000
<b>MAILING ADDRESS</b>	2057 S FLETCHER AV	<b>TAX DISTRICT</b>	FERNANDINA BEACH (DISTRICT 2)
		<b>MILLAGE</b>	20.6524
	FERNANDINA BEACH, FL 32034	<b>PROPERTY USAGE</b>	OFFICE BUILDINGS
<b>LOCATION ADDRESS</b>	2057 FLETCHER AVE S	<b>DEED ACRES</b>	0
	FERNANDINA BEACH 32034	<b>HOMESTEAD</b>	N
<b>SHORT LEGAL</b>	LOTS 6,8 & 10 IN OR 596/844 & OR 724/1685 HAMBYS ADDN TO FDNA BEACH SUB	<b>PARCEL MAP RECORD</b>	<a href="#">MAP THIS PARCEL</a>
		<b>TAX COLLECTOR SEARCH</b>	<a href="#">NASSAU TAX COLLECTOR LINK</a>
		<b>PROPERTY RECORD CARD</b>	<a href="#">LINK TO PROPERTY RECORD CARD (PDF)</a>

**2015 Certified Values**

<b>JUST VALUE OF LAND</b>	\$294,712
<b>LAND VALUE AGRICULTURAL</b>	\$0
<b>TOTAL BUILDING VALUE</b>	\$122,979
<b>TOTAL MISC VALUE</b>	\$17,392
<b>JUST OR CLASSIFIED TOTAL VALUE</b>	\$435,083
<b>ASSESSED VALUE</b>	\$435,083
<b>EXEMPT VALUE</b>	\$0
<b>TAXABLE VALUE</b>	\$435,083

**Land Information**

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
1STORY OFF 001700	18,420	SF	12-3N-29

**Building Information**

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
OFFICE LOW	4,528	3,778	0	0	CB STUCCO		AIR DUCTED	FORCED AIR	1975	<a href="#">SHOW SKETCH</a>

**Miscellaneous Information**

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE D	0 X 0	8416	1996
CONCRETE D	0 X 0	535	1996
CONC CURB	0 X 0	23	1996
CONCRETE A	10 X 6	60	1996
CB 8"	0 X 0	565	1975

**Sales Information**

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/02/1995	<a href="#">724/1685</a>	724/1685	122000	WD	Q	Y	LIBERTY REALTY PARTNERSHIP	FERNANDINA BEACH REALTY INC. A FL CORP
05/01/1990	<a href="#">596/844</a>	596/844	100	WD	U	N	SIMMONS RICHARD S	FDNA BCH REALTY INC
12/14/1988	<a href="#">558/1267</a>	558/1267	100	WD	U	Y	LIBERTY REALTY CO	LIBERTY REALTY PTNSP
00/01/1975	<a href="#">198/498</a>	198/498	75000	WD	Q	Y		
01/01/1971	<a href="#">110/409</a>	110/409	3100	TA	U	N		

MAP TO SHOW BOUNDARY SURVEY OF  
**LOTS 6, 8, AND 10, SECTION ONE OF  
 HAMBY'S ADDITION TO  
 FERNANDINA BEACH,  
 NASSAU COUNTY, FLORIDA**

( ACCORDING TO PLAT THEREOF, RECORDED IN PLAT  
 BOOK 2, PAGE 32, OFFICIAL RECORD OF SAID COUNTY )

**NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO PLAT OF SECTION ONE OF HAMBY'S ADDITION TO FERNANDINA BEACH, PLAT BOOK 2, PAGE 32.
- 2) (S) : DENOTES SET 1/2" IP "LB-7486" (C) : DENOTES FOUND CORNER AS NOTED
- 3) ADDITIONAL RESTRICTIONS (RECORDED & UNRECORDED) MAY APPLY TO SUBJECT PROPERTY WHICH ARE NOT SHOWN OR MENTIONED HEREON.
- 4) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXTENT, IF ANY, OF GOVERNMENTAL JURISDICTIONAL AREAS.
- 5) NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS WERE LOCATED OR SHOWN ON THIS SURVEY.
- 6) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF TITLE ABSTRACT.
- 7) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANELS 12089C 0239F AND 12089C 0243F, DATED: DECEMBER 17, 2010.

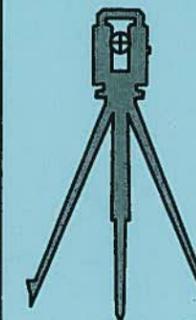
**LEGEND:**

SEC=SECTION	NTS=NOT TO SCALE
IP=IRON PIPE	FND=FOUND
R/W=RIGHT-OF-WAY	(A)=ACTUAL
PB=PLAT BOOK	(D)=DEED
MB=MAP BOOK	PT=POINT OF TANGENCY
DB=DEED BOOK	PC=POINT OF CURVATURE
PG=PAGE	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DATE OF SURVEY: 12/15/15

DRAWN BY: JEH CHECKED BY: CRL



**Lee Surveying  
 & Mapping Co.**

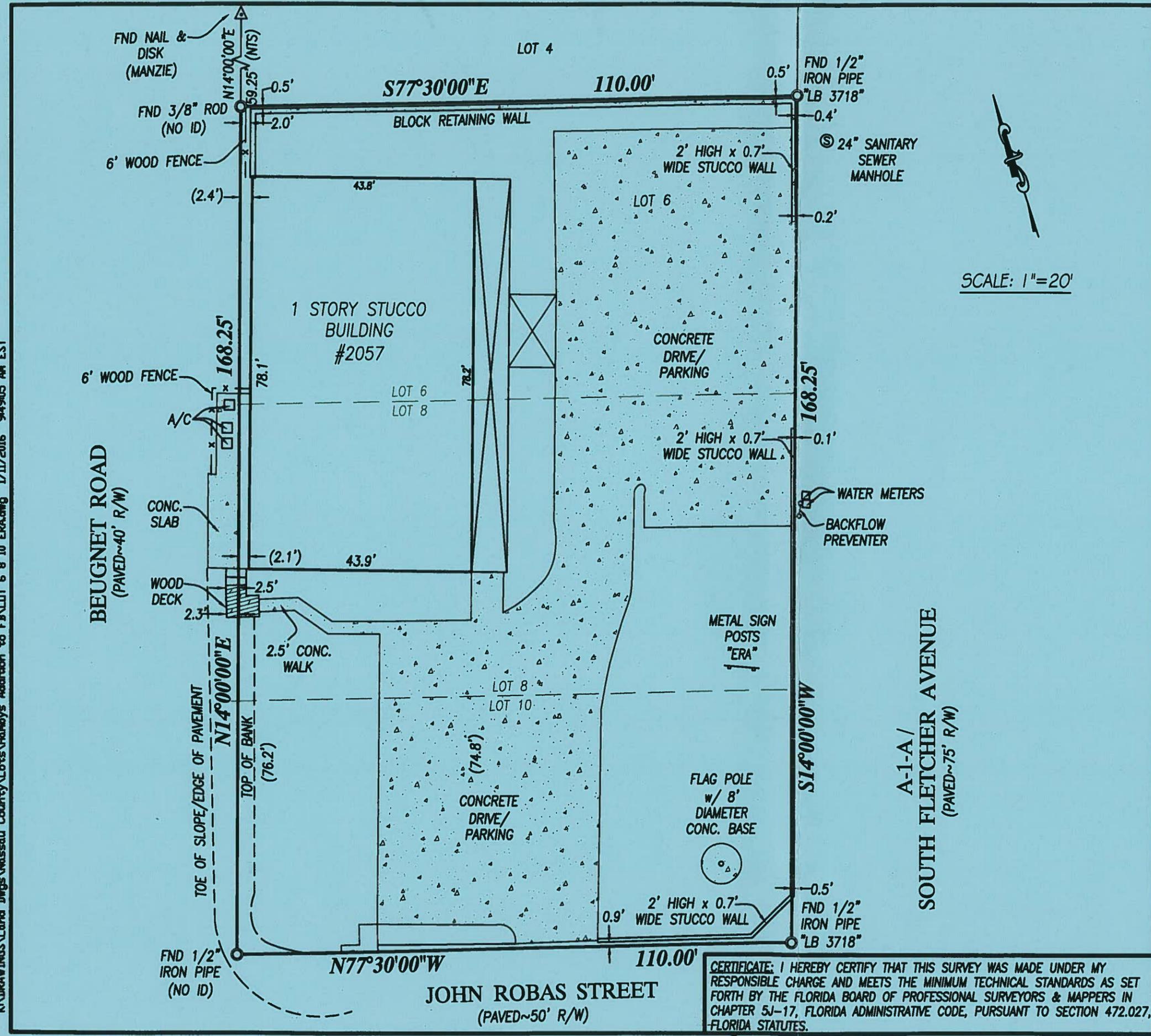
2166 Rock Dove Lane  
 Fernandina Beach, Florida  
 (904) 251-6800 LB No. 7486

*Charles Robert Lee*

REGISTERED SURVEYOR & MAPPER NO. 5618 FL

1/11/16

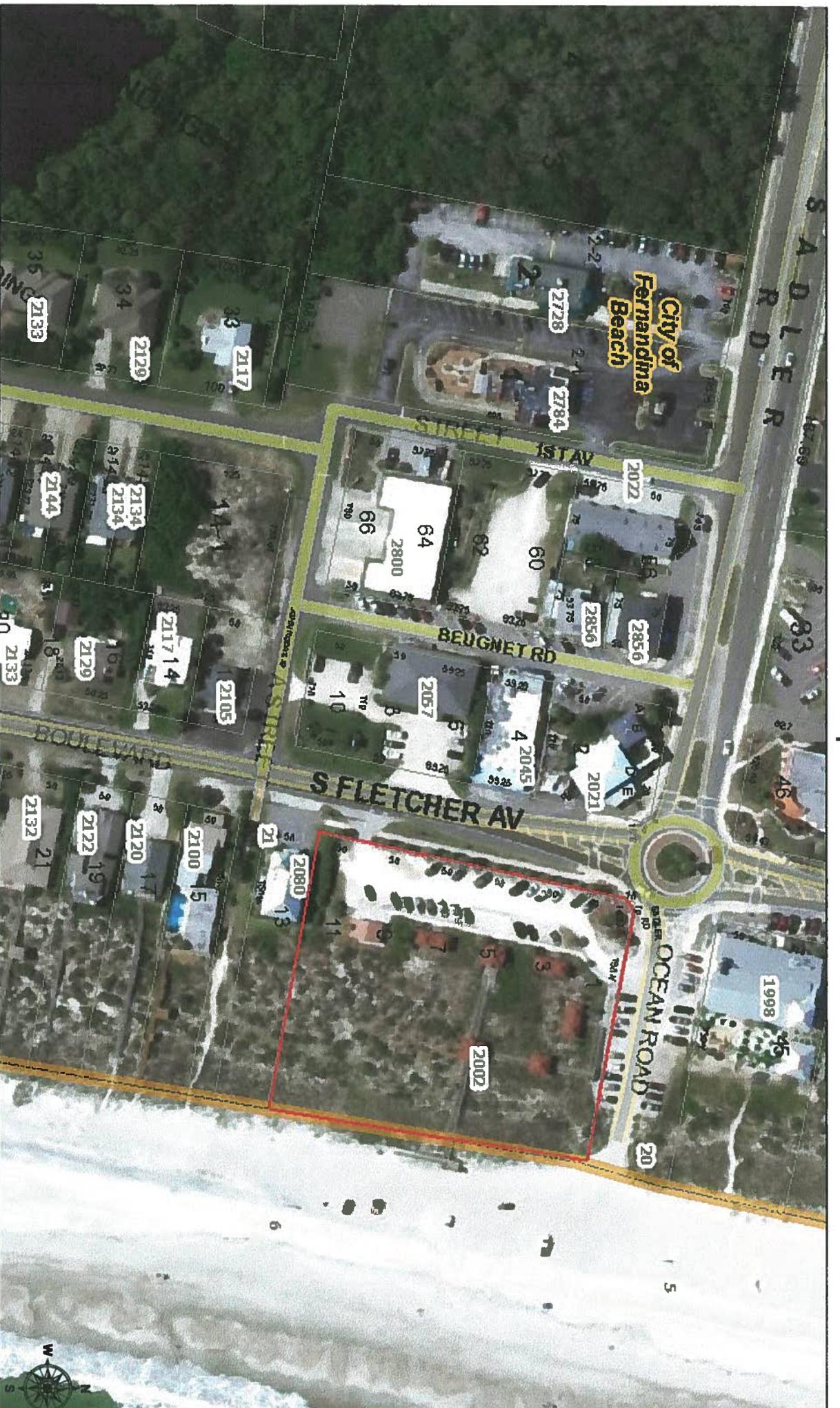
K:\DRAWINGS\Land Dings\Nassau County\Lots\Hamby's Addition to FB\LOT 6 8 10 ERA.dwg 1/11/2016 9:49:05 AM EST



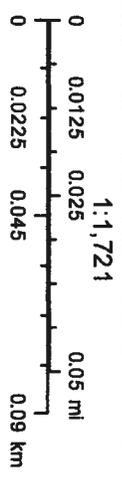
SCALE: 1"=20'

**CERTIFICATE:** I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.





April 18, 2016



Sources: Esri, HERE, DeLorme, USGS, Imagery, Inmap, Incept, P Corp., NRC, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), MapmyIndia, OpenStreetMap contributors, and the GIS User Community