



AGENDA  
HISTORIC DISTRICT COUNCIL  
JULY 21, 2016  
5:00 PM  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034  
\*\*AMENDED\*\*

**1. CALL TO ORDER**

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

**3. APPROVAL OF MINUTES**

**3.1. APPROVAL OF MINUTES FROM THE HDC REGULAR MEETING OF JUNE 16, 2016**

**Documents:**

[2016 06-16 HDC RM Minutes Draft.pdf](#)

**4. OLD BUSINESS**

**4.1. MANUELA MARIA CATON C/O GREG POWER, 714 SAN FERNANDO STREET (HDC 2012-30)**

For changes in paint color that deviated from original approved COA. (*Quasi-Judicial*)  
\*\*AMENDED\*\*

**Documents:**

[HDC 2012-30 \(Update\) Agenda Packet.pdf](#)

**4.2. BIMBI LLC C/O PARKER CONTRACTING, INC., 11 N. 3RD STREET (HDC 2015-01)**

For changes made during construction which deviated from original COA including fences on south elevation or rear roof to screen mechanical and work areas. (*Quasi-Judicial*) \*\*AMENDED\*\*

**Documents:**

[HDC 2015-01 \(Update\) Agenda Packet.pdf](#)

**5. NEW BUSINESS**

**5.1. PHILIP + BETTY RAE PIERCE C/O MICHAEL RICHARDSON, 221 N. 6TH STREET (HDC 2016-19)**

New construction of an accessory structure consisting of a 10' x 10' workshop and a 10' x 22' carport. (*Quasi-Judicial*)

**Documents:**

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

- 6.1. **LOUIS + SUSAN GOLDMAN, LOT 5, N. FRONT STREET (HDC SA 2016-33)**  
Install 55 FT of opaque chain link fence on frontage of parcel.
- 6.2. **DAVID + JULIE JONES, 106 S. 7TH STREET (HDC SA 2016-47)**  
Replace wood siding and trim where needed with matching cedar siding & trim. Color to match existing.
- 6.3. **KEVIN + LAINE BERRY, 910 SAN FERNANDO STREET (HDC SA 2016-48)**  
Repaint exterior structure with the following:
- Exterior - Cincinnati Hotel Olivia
  - Trim - Woodlawn Dewkist
  - Porch Ceiling - Woodlawn Blue Angel
- 6.4. **KIMBERLY PAGE C/O PARKER CONTRACTING, INC., 329 S. 6TH STREET (HDC SA 2016-49)**  
Install 6FT privacy fence on side and rear yard with 4FT section within 25FT of front property line. Fence to be painted or stained to match structure. Concrete driveway to connect to existing slab in rear yard.
- 6.5. **CITY OF FERNANDINA BEACH C/O LEONARD MCANENY, 1 S. FRONT STREET (HDC SA 2016-50)**  
For the following:
1. Repair and/or replace rotten fascia as needed with treated wood
  2. Replace wood railing with same on south side
  3. Paint exterior structure with the following:
- trim - Homestead Resort Sky Blue
  - Body - Woodlawn Silver Brook
  - Trim - Mark Twain House Ombra Gray
- 6.6. **STARK BUILDING/TUTELA C/O FASTSIGNS, 101 S. 2ND STREET (HDC SA 2016-51)**  
Relocate existing 36" x 18" projecting sign (approved HDC SA 2012-87) to side of building.
- 6.7. **MARIO MANGANARO/CIAO C/O THE DESIGN + BUILD GROUP, 302 CENTRE STREET (HDC SA 2016-52)**  
Replace 3 windows with Andersen A Series windows to match existing color, same footprint.
- 6.8. **RITA TAYLOR CATRON, 401 S. 6TH STREET (HDC SA 2016-53)**  
Replace metal roll up garage door, painted Woodlawn Dewkist.
- 6.9. **KEVIN + LAINE BERRY, 910 SAN FERNANDO STREET (HDC SA 2016-54)**  
Replace roof with classic rib natural finish metal roof.

**7. PUBLIC COMMENT - ITEMS NOT ON THE AGENDA**

**8. BOARD BUSINESS**

**9. STAFF REPORT**

- 9.1. **FL DEPARTMENT OF HISTORICAL RESOURCES SMALL MATCHING GRANT UPDATE \*\*AMENDED\*\***

## 10. ADJOURNMENT

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### ***NEXT SCHEDULED HDC REGULAR MEETING IS AUGUST 18, 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  
William Tilson (Alternate)

George Sheffield, Vice-Chair  
Jennifer King-Cascone  
Angela Conway (Alternate)

**Others Present**

Tammi Bach, City Attorney  
Marshall McCrary, Community Development Department Director  
Jacob Platt, City Planner  
Salvatore J. Cumella, City Planner  
Sylvie McCann, Recording Secretary

Chair Harrison welcomed the two new members (Ms. Conway and Mr. Tilson).

Member Erickson reported that he had a brief conversation with Mr. Clinch Kavanaugh and talked about rezoning some of the property behind his property. He stated Mr. Kavanaugh also gave a history lesson on his 2<sup>nd</sup> Street property with the stable and a discussion about the Amelia riverside. Member Sheffield disclosed a discussion with Mr. Clinch Kavanaugh and reported the he was a tenant in Mr. Kavanaugh’s building that was part of the case coming before the board. City Attorney Bach stated Member Sheffield could participate in the discussion, but another member would need to be seated for that case to vote on it. Member Tilson disclosed that he spoke with Mr. Kavanaugh about his building. He commented he knows the building well, because when he was working on the guidelines he reviewed some history on it. He stated they discussed the façade and his plans for that property. Chair Harrison disclosed he was part of the Main Street Fernandina Program, which was discussing the reuse of property downtown. He stated Mr. Kavanaugh’s proposal came up during those discussions, and as part of that group he received copies of many emails in support of what Mr. Kavanaugh was proposing. He also disclosed he met with Mr. Zawistowski about his design about 5 weeks ago, and he reminded Mr. Zawistowski that it was the HDC that would consider his design and the he individually has no influence on it. There were no other ex parte communications to be disclosed by the HDC members.

City Attorney Bach briefly explained the quasi-judicial procedures. Recording Secretary McCann administered the oath to those parties that were about to present testimony.

3. **Approval of Minutes** – According to the agenda support documents, the Minutes for the May 19, 2016 Regular Meeting were presented for approval. **A motion was made by Member Sheffield, seconded by Member Cascone, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

4. **New Business**

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*)

Mr. Platt explained the request was for a new 625 square foot detached accessory dwelling. He stated the primary structure according to the 2007 historical resource survey was a contributing structure dating to 1910. He pointed out all materials were received, all fees paid, and all required notices had been made. He explained the structure would be placed in the southeast corner of the property. He stated the Secretary of Interior Standards 9 and 10 apply to this project. He reported staff’s analysis was the proposed project was compliant with both the Secretary

of Interior Standards and Downtown Design Guidelines. He explained the proposed structure meets all the applicable Land Development Code (LDC) setback and height requirements. He stated staff had a recommendation of approval of the 625 square foot detached accessory dwelling.

Member Tilson noted the way the property was it was tucked in there and it was pretty secluded. He questioned if the owner was fascinated with the cupola on the top. Mr. John Dodd, 2775 Rachel Avenue, agent for the applicant, replied yes and explained that it was a picture of something he liked. He pointed out without it the structure looked very plain. Member Sheffield inquired if it would be vinyl windows on the accessory. Mr. Platt replied the windows are PGT vinyl.

**A motion was made by Member Cascone, seconded by Member Sheffield, to approve HDC 2016-14; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-14 as presented is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**4.2. ROBERT E. ZAWISTOWSKI, 202 ESTRADA STREET (HDC 2016-15)** Construction of new 2 story single family dwelling and 2 story accessory building. (*Quasi-Judicial*)

Mr. Platt explained this case was seeking approval for construction of a new single family home. He pointed out there was a contributing structure that was demolished on this particular site. He pointed out all materials were received, all fees paid, and all required notices had been made. He provided details from the staff report of the applicable guidelines and LDC. He recommended compliance with Secretary of Interior Standards 8 as it relates to archeological materials. He stated the site plan in the agenda shows a detached accessory structure at the three foot setback requirement, but in Old Town 5 feet applies. He reported a revised site plan has been provided showing that correction. He pointed out Florida Building Code was going to require fall protection if the porch is more than 36 inches above grade. He commented the visibility corridors were compliant, the frontage corridor was compliant, and the side yard corridor was compliant. He stated the applicant has illustrated the midblock dimension on the site plan with a porch post and a break in the stair. He recommended approval for this new single family house and detached outbuilding.

Member Erickson questioned if in Old Town it recommends pier instead of slab. He also questioned if the HDC has accepted some that aren't piers. Member Rawls commented from the renderings it looks like there are piers along the porch and then it is a solid stem wall around the rest of the house. Chair Harrison stated the requirement to have the primary structure above grade is an essential part of Old Town's requirements. Mr. Platt noted the raised foundation is a major component to the Old Town Guidelines, and the pier construction is a recommendation in the guidelines. He stated what was proposed is a stem wall foundation with the pier with louvers in between the piers. There was a brief discussion about this.

Member Tilson referred to the plan (sheet A-11) and noted Mr. Dodd identified four windows framed out but not put in the garage. He recommended that the owner put them in now, because coming back later you are often not inclined to do that. He stated the addition of the windows helps from a visual point of view and it gives scale to the building.

Mr. John Dodd pointed out the house has a crawl space foundation, and on the elevations facing east and north they have a continuous stem wall rather than breaking it with beams. He stated the owner was reeling over the costs for the building and one easy way to cut \$3,000 to \$4,000 was not putting in the windows for the accessory building and another way to cut \$2,000 was to not put any shutters. He requested if there was a way to opt to do them later, because construction was getting expensive. Member Erickson questioned the cost of this foundation versus piers. Mr. Dodd replied underneath the entire house is a pier foundation, but to break them at the exterior

wall line he estimated a cost of another \$10,000. He briefly explained the method of tying the wall to a beam instead of to a block stem wall was a bit different.

Ms. Jennifer Harrison, 820 Someruelus Street, stated Mr. Zawistowski has done his homework really well and looked through the guidelines very thoroughly. She explained as a neighbor she felt Mr. Zawistowski has come up with a plan that will fit well into Old Town.

Member Rawls questioned if the garage doors would be the one with the windows. Mr. Zawistowski explained they wanted a garage door that was more of a carriage house look, and stated it would probably be an overhead garage door that would be split. Member Sheffield inquired if there are a lot of Bahama shutters in Old Town. Mr. Zawistowski stated since the drawings were done he was able to obtain preliminary pricing for the building of the structure, and the Bahama shutters are extremely expensive. He explained he wasn't going to put the shutters on for now, and requested to keep that as an open option. Member Sheffield inquired if the shutters would be operable and wind resistant. Mr. Zawistowski stated he wanted them so that they could be closed and latched. He explained he wanted to be able to remove them in the winter months and store them in the outbuilding. There was further discussion about the shutters, and Chair Harrison inquired about the windows in the garage. Mr. Zawistowski explained he was still deciding, because of the cost difference between hurricane type glass and regular glass. He pointed out the two windows on the east side are not visible from the street and the two windows on the other side were under the carport area facing west. He commented these were hardly visible from any angle so he didn't think it would detract from the appearance of the house from the street side. Member Cascone questioned if the shutters were hung as presented would the windows have to be hurricane rated. Mr. Platt replied his understanding was you would still have to meet the wind load for whatever your zone is. Mr. Dodd stated there is no requirement in the Building Code now for any impact protection, and clarified it was taken out of the 2014 Building Code. He explained all windows have to meet Florida approval standards for windows and design pressures. He pointed out shutters are not available in impact at all unless they are a solid panel, which defeats the purpose of them. Member Erickson questioned if the HDC approves the project based on shutters being there could Mr. Zawistowski take them out without resubmitting plans. Mr. Platt stated that needs to be clarified with the HDC, because the HDC was approving the rendering. Chair Harrison commented he would like the owner to have the option to put them there or not. There was an extensive discussion about the proposed project, and it was noted the shutters on the south and west elevation were for sun control

Member Cascone questioned if the HDC was looking at the application without the windows framed in the accessory building and less the shutters on the main house. Chair Harrison clarified the HDC was considering the application with no shutters on the outside of the house or the accessory building. Member Cascone questioned the owner if the shutters were in their budget. Mr. Zawistowski stated he would make it part of the budget. Member Cascone commented she was inclined towards shutters, but she understands the dilemma Mr. Zawistowski was in. There was further discussion about the proposed project.

**A motion was made by Member Sheffield, seconded by Member Rawls, to approve HDC 2016-15; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-15 as presented is substantially compliant with the Land Development Code, the Old Town Preservation and Development Guidelines, and the Secretary of Interior Standards to warrant approval at this time with the option of shutters at the option of the applicant if he decides to put them on at a later date. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**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*)

Mr. Platt explained according to the 2007 historical resource survey this is a masonry vernacular contributing structure dated to 1878, and the property is zone C-3 in the Central Business District. He stated the existing use is a first floor bar and the second floor is vacant at this time. He reported all materials were received, all fees paid, and all required notices had been made. He explained the request was for a deviation from two sections of the LDC (Section 1.07.00 – lodging accommodation definition prohibits individual rooms from having full kitchens and laundry facilities in the rooms; and Section 7.01.04(A)(3) requires lodging accommodations to provide off-street parking). He read from the staff report to further clarify the request from the two sections of the LDC. He stated no off-street parking would be required for the one residential dwelling unit, and that unit could be used as a long-term rental (more than 30 days). He read from the staff report the applicable Comprehensive Plan policies and objectives. He referred to the six criteria for granting a variance and read from the staff report to clarify which variance criteria were met and which were not met as well as the additional criteria to consider for the historic district. He reported that staff found this case was consistent with the Comprehensive Plan and explained it encourages a use that is consistent with the Central Business District as well as helps retain the vitality of downtown and the surrounding downtown core. He explained in evaluating the variance criteria the applicant cannot meet all six criteria, specifically #2 and #3 and staff had to recommend denial.

Chair Harrison requested clarification of the objections. Mr. Platt referred to the criteria for granting a variance #2 special privilege and stated it does confer upon the applicant a special privilege because the LDC restricts all lodging accommodations from having full kitchens and laundry facilities and requires one parking space. He referred to #3 literal interpretation and explained the LDC restricts lodging accommodations as far as kitchen and laundry facilities and the required parking spaces. He stated the other four criteria he was able to say yes to those.

Member Erickson inquired when the requirement was made that you had to have parking and couldn't have a kitchen and laundry. Mr. Platt explained the current LDC was adopted in 2006 and stated the commercial zoning district does not have any residential density tied to it. Member Erickson questioned if the downtown area has increased significantly in tourism and people that want to be downtown in the last ten years. Mr. Platt replied he hasn't been here the last ten years, but everything his co-workers have told him as well as the numbers he has seen from the Tourist Development Council there has been an increase downtown. Member Erickson questioned whether rather than doing a variance to change the rules if that was the desire. He noted it does support tourism. Mr. Platt pointed out when staff sees multiple variances or a trend that is when staff looks at changing the code. Member Tilson noted a variance is to test out something that may need change for a specific situation. He pointed out that staff comments made a significant case for the variance. There was some discussion about this and it was noted that for staff to recommend approval on a variance they have to say yes to all six criteria. It was noted there are some renters downtown.

Mr. Clinch Kavanaugh, 102 North 6<sup>th</sup> Street, briefly explained the history of this structure and that originally people lived in it.

Chair Harrison explained he believed that populating downtown is something that we should be encouraging. He questioned with this request what is the harm and who is the harm being done to. He inquired if it was pressure on parking or pressure on wording in the LDC that opens the floodgates. City Attorney Bach explained there is no legal precedent created by granting a variance. She stated every case is taken on a case by case basis based on the facts in that case. She agreed with Mr. Tilson that variances are a way for the City to see how something works.

Mr. Clinch Kavanaugh presented a handout and extended his thanks to staff for all their help with this. He stated he has owned this building for some time and spent a significant amount of money working on the restoration of it. He pointed out it used to be the 1878 Restaurant and was two separate buildings that were put together. He explained that they are back to being two separate facilities. He provided some history of this building and

pointed out there used to be a dry goods store and they lived above the store. He commented during the renovation he was able to save the hardware of the original stable doors. He expressed his opinion this would have a positive impact on downtown. He commented if the City starts getting others that want a variance then the City could make a change. He pointed out he could put offices upstairs and not have any parking requirements. He provided further comments in support of the variance to have a large loft apartment.

Member Sheffield inquired if this was intended for short-term rental. Mr. Kavanaugh replied maybe, but he may decide to do long term rentals. After a brief discussion, City Attorney Bach pointed out with a variance request to be approved it requires an affirmative vote of four of the members. *It was noted that Member Sheffield would be recusing himself from the vote of this item. Member Conway was seated as a voting member for this item.*

The public hearing was opened at this time.

Mr. Jeff Kurtz, representing Fernandina Main Street, 715 Centre Street, explained one of the four points of Main Street is economic vitality. He stated this project was discussed in that context, and this project was very well received. He commented he asked questions of staff and at the merchants meeting and both were very receptive. He explained Mr. Langley (Tourist Development Council) mentioned that currently on the island there is a 98% occupancy rate on hotels, and there is a need for more products as far as lodging accommodations. He stated this is a good project for the landlord, for the downtown merchants, for the consumer, and for the community. He expressed his support of the project.

Mr. Jack Dickens, 91097 Fiddler Drive, read a prepared statement into the record representing the Dickens' family who own the adjacent building at 205 Centre Street. He stated they are not against the issue before the board, but have concerns over access and trespass on their own roof that touches Mr. Kavanaugh's building. He pointed out their concern over water and lint from the dryer. He requested advance notice by Mr. Kavanaugh prior to any future work that requires the Dickens' building to act as a work platform. He expressed his hope that drainage would not go from the Kavanaugh building to the Dickens building.

Chair Harrison questioned staff if those issues would be dealt with under the building permit should this be approved. Mr. Platt replied correct and pointed out a lot of this would fall to a civil issue between Mr. Kavanaugh and the adjacent property owner. He stated those items can be looked at time of permitting.

The public hearing was closed at this time.

Chair Harrison questioned whether the existing regulations support the direction that this applicant wants to go. He expressed his opinion that was the direction we should be trying to go down. He commented if this is a direction that the City and Community Development wants to go then it seems ludicrous that we don't address the LDC to make changes that would not require people to go through the variance process in the future to achieve the same thing. Mr. Platt noted this. There was a brief discussion about this request noting that this type of thing can help downtown.

Mr. Platt pointed out the LDC can't address every single property exactly the same way so there are variances to address that hardship. He stated if staff starts seeing a recurring issue with this then it would have to be addressed. He commented the issue of downtown density was something the community as a whole wants to address in the near future. Member Cascone expressed her opinion the requested variance would be very positive for the downtown historic district. She stated that tourism has increased. After further discussion about how to proceed with the requested variance, **a motion was made by Member Erickson, seconded by Member Cascone, to approve HDC 2016-16; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-16 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. (Member Sheffield recused himself from the vote and Member Conway was seated to vote on this item.)**

The HDC took a brief recess at this time.

**4.4. MAC + GI LLC C/O DONNA LYNN VAMPUYMBROUCK, 14 S. 2ND STREET (HDC 2016-17)**  
Demolition of brick outbuilding only. (*Quasi-Judicial*)

Mr. Platt explained there is an existing accessory structure as shown in the picture that was currently being used for storage for Joe's Bistro. He stated this property was listed on both the 1985 and 2007 surveys as a non-contributing property. He pointed out the Sanborn maps show a structure on the 1926 map that appears to be the outbuilding. He commented the request was for demolition of a 192 square foot storage structure. He explained professional engineer Mr. Asa Gillette inspected the structure and provided a letter of his findings, which shows the brick veneer has suffered settlement damage and the mortar is crumbling. He read that it appeared the wall did not have any lateral ties and was starting to bow outward. He pointed out the owner installed temporary shoring to stabilize the wall. He provided further details of this case requesting demolition of the accessory structure including that the applicant decided to demolish the structure after having a professional engineer determined that the structure was not practical to save. He reported that staff concluded that the requested action was substantially consistent with the Comprehensive Plan, the LDC, the downtown historic district guidelines, and the Secretary of Interior Standards to warrant approval at this time.

Chair Harrison inquired what would be done with the land created by the removal of the building. Mr. Platt explained the property owner understands that they would have to come back before the HDC to present his plans, but he didn't have a specific project at this time.

Ms. Donna Lynn Vampuymbrouck, 96267 Piney Island Drive, was available for questions and reported they are going to try to save as much of the brick as they can for reuse. Member Cascone pointed out to watch for any archeological finds during the demolition. Mr. Platt concurred per the Secretary of Interior Standard #8 to be mindful of this.

The public hearing was opened at this time, and there being no comments from the floor the public hearing was closed. **A motion was made by Member Cascone, seconded by Member Sheffield, to approve HDC 2016-17; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-17 as presented is substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**4.5. 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*)

Recording Secretary McCann administered the oath to the party that was about to present testimony. Mr. Platt corrected the staff report to reflect parking lot B at 17 South Front Street. He explained the request was for the reconstruction of parking lot B and the expansion and improvement the existing green space. He stated the parking lot B design coordinates with the overall waterfront park plan adopted by the City Commission in 2009. He pointed out the proposed project was consistent with the design guidelines in providing safe and efficient pedestrian circulation between adjacent properties. He commented pervious pavers would be used for all parking stalls and pedestrian paths. He explained the bench, trash receptacles, and bike racks are consistent in design and appear to be low maintenance durable products. He stated a four foot black aluminum fence would be placed on the western side of the railroad tracks. He pointed out lighting would be commercial grade incandescent string

lights around cabbage palm along with up lights for all the date palms. He reported that staff concluded that the request was substantially consistent with the LDC and CRA design guidelines and recommended approval.

Member Erickson commented it currently shows the City has 45 parking spaces and 4 handicap, and the new proposal shows 37 parking spaces and only 3 handicap. He questioned why the City was giving up 8 parking spaces and 1 handicap space. He inquired what the requirements were per the ADA as a percent to regular parking.

Community Development Department Director Marshall McCrary explained the parking lot B plan has been in process for many years as part of the waterfront park plan. He stated the City Commission has asked to move forward with an excerpt of the overall waterfront park plan, which the HDC saw back in 2009. He pointed out this is a reconfiguration of the circulation and parking. He explained it would be a reduction in the amount of pavement and a slight reduction in the number of parking spaces with an expansion of the green space to include pedestrian amenities and landscape. He stated the plan was attentive to the recommendations of the CRA design guidelines using pervious materials, providing for pedestrian amenities, shade opportunities, and dark skylighting. He commented this was primarily horizontal improvements, and showed the area of demolition where pavement would be removed. He provided a recap of the proposed improvements. There was a review of where the foot traffic would flow and the components of the improvements.

Mr. McCrary explained that staff recognizes there is a reduction in parking and the park improvement is a fair compensation for the tradeoff of parking. He pointed out additional parking is available at the Broome and 2<sup>nd</sup> Street parking lot as well as right-of-way parking on the north side of downtown. He stated in the end there is a wash of the parking, and when you aggregate the additional parking that has been brought online in other locations there will be a net increase in parking. Chair Harrison inquired about the ratio of handicap to regular parking. Mr. McCrary stated it is tied to the number of parking spaces. Member Erickson noted from 51-75 you are supposed to have 3. Mr. McCrary expressed his opinion this plan better accommodates the number of pedestrians we have going in that direction. He stated there is no clear delineation of path for pedestrians right now. He pointed out this also demonstrates to the railroad the City's commitment to better achieve a separation between rail operations, vehicles, and people. There was a brief discussion about whether to add back the one removed handicap space noting that it would result in a change of the overall number of parking spaces.

Chair Harrison inquired if the CRA approves this design. Mr. McCrary stated the City Commission is the CRA board and the City Commission endorsed this plan. He pointed out it was funded in this current fiscal year, and with endorsement from the HDC it can move forward to solicit bids for construction. Chair Harrison inquired about the timeframe for completing the work. Mr. McCrary explained the project should be awarded and a strategy in place for its construction well before the end of this fiscal year.

Member Tilson questioned how this fits into the larger plan for Front Street. Mr. McCrary explained this was taken directly from the overall waterfront Front Street redevelopment plan, and will fit with the rest of the pieces as they come forward. Member Tilson inquired if the public space would be designed to encourage many different possible uses. Mr. McCrary reminded the HDC that this was an extract from an overall larger park, and the allocation of interest and uses were more broadly addressed in the overall park plan. Member Tilson commented it seemed the dimension of the circle with the fountain fills up that space. He stated this puts a number of circulation paths right next to each other, which is a little superfluous. He explained an earlier plan made connections between the water and the park creating shade around the edges and essentially left a green lawn. Mr. McCrary pointed out this was adopted and approved by the City Commission so he didn't have the authority to modify anything of great consequence. He stated the request was to look for compliance with the design guidelines that are applicable to this site, and requested the HDC to not redesigned it, but make recommendations on the plan as requested by the City Commission to move this forward. There was a brief discussion about the evolution of the plan before the HDC, and that the other pieces would feed off of this part.

Member Erickson questioned why the tables were taken out. Mr. McCrary stated tables were not incorporated as part of the overall park design, but there may be opportunities for seating that includes tables in the wider areas in parking lot C and D. Member Sheffield inquired about parking lot A. Mr. McCrary replied right now there is no direction to move forward with it, but there is a design for parking lot A. Member Sheffield expressed his concern with the parking times on parking lot A and B; and questioned if there was any talk of limiting them to three hour parking. Mr. McCrary replied not that he heard. Member Sheffield strongly suggested considering parking times for parking lot A and B. He stated as a business person and one who has endorsed this waterfront park for at least 15 years he was glad to see the City moving forward with the plan. He applauded the City moving forward.

The public hearing was opened at this time.

Mr. Clinch Kavanaugh, 102 North 2<sup>nd</sup> Street, questioned where the public notice sign was located. Member Erickson replied it was over by the restaurant. Mr. Kavanaugh inquired how long it was posted. Mr. Platt replied there are standards for posting. Mr. Kavanaugh referred to the labeling of this agenda item and explained this was not reconstruction of parking it was construction of a park. He expressed his opinion that this misled the public and the City would lose 7 parking spaces. He stated there is a huge demand downtown for parking. He concurred with Member Sheffield that parking lot A and B need to be three hour parking. He pointed out the removal of 7 spaces is going to have a negative impact on restaurants downtown. He reminded the HDC this is a working waterfront and explained those parking spaces are critical for the Marina and the businesses down there. He suggested sending this back for redesign so it doesn't lose any handicap parking spaces. He commented the circumstances have changed and it needs to be redesigned.

Chair Harrison noted Mr. Kavanaugh's first concern was whether this case was properly posted. Mr. Kavanaugh expressed his opinion that it was misrepresented to the public that the City was going to redo the parking lot, but what is going to be done is the building of a park. Mr. Platt explained the notice said the reconstruction of parking lot B and the expansion and improvement of the existing greenspace, which was what this is. Chair Harrison questioned the City Attorney if this was properly noticed and explained. City Attorney Bach stated she didn't have any problem with the notice as long as it was posted for the proper amount of time, and the wording was a matter of interpretation and it was up to the HDC if they felt it was sufficient. Chair Harrison questioned if the HDC had a role in assessing the workability of the design or was the HDC to say it fits with the historic district. Member Cascone explained like any case before the HDC it is reviewed by the standards and whether it is compliant with the LDC and the CRA guidelines. There was some discussion about how to proceed.

Mr. Eric Bartelt, 3820 South Fletcher Avenue, explained he has been involved with this project for eleven years and was on the Waterfront Advisory Group. He pointed out the three handicap parking spaces on the plan and that there were also three handicap spaces in parking lot A for a total of six in that area. He showed on the plan an area for dropping off people, and explained there is a vision behind the design. He stated the multi-purpose aspect was considered quite a bit and that was part of why the welcome center deck was there. He pointed out the park space was not big enough to have a dedicated lawn space for performances, but the space could be used for more informal purposes. He explained the fountain in the center is the focal point, which is meant to be a shaded area for people to sit around and to look out to the water.

The public hearing was closed at this time.

Chair Harrison explained he didn't think the HDC has the authority to second guess the design. He stated the HDC would vote on it as presented as yes for compliant or no for not compliant. Member Sheffield briefly commented about Beaufort South Carolina that has pedestrian friendly waterfront areas, and stated this was a step in the right direction to be more pedestrian friendly. He provided further comments in support of moving forward.

Member Erickson again explained he was not in favor of the removal of the tables, because a lot of people use them. He also pointed out he was not in favor of losing a handicap parking space. Mr. Bartelt appreciated the comments and explained the parking was compliant. **A motion was made by Member Sheffield, seconded by Member Cascone, to approve HDC 2016-18; and that the HDC make the following the findings of fact and conclusions of law part of the record that HDC 2016-18 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 was as follows:**

<b>Member Sheffield:</b>	<b>Aye</b>
<b>Member Cascone:</b>	<b>Aye</b>
<b>Member Rawls:</b>	<b>Aye</b>
<b>Member Erickson:</b>	<b>Nay</b>
<b>Chair Harrison:</b>	<b>Aye</b>

**Motion carried.**

*The City Attorney left the meeting at this time.*

**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.

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

**6. Public Comment - Items Not on the Agenda** – There were no public comments on items not on the agenda.

**7. Board Reports** – There were no board reports at this time.

**8. Staff Report** – Mr. Platt noted last month the Old Town lot configuration case came up and reported that staff would work on further clarifying the language in the LDC because the direction was clear in the guidelines. Chair Harrison inquired if there was a plat map. Mr. McCrary replied yes and pointed out it was available online. Chair Harrison reminded the HDC of the discussion from the last meeting where there was question over the way the lots in Old Town were oriented and the way they were originally platted. He commented the plat encourages designs that have their frontage on the short faces, and looking generally at a block the buildings should be

constructed in a north/south orientation. He pointed out there is a slightly different arrangement around the plaza where on block 4 the media peonias were switched so they face east/west looking onto the plaza and that block 1 and block 2 the end peonias are not divided into media peonias to encourage the idea of facing the plaza. He provided further details of the request from last month. Mr. McCrary explained the plat is part of this historic community and it was clear from the design guidelines that restoring/repairing the grid includes restoring/repairing where modifications have occurred to the platted lot lines. He stated staff felt it was smart to put a piece in the LDC to solidify that, and explained proposed language will be brought back to the HDC for Chapter 8. There was a brief discussion about this.

**8.1. Marshall McCrary's introduction of new CDD employee Salvatore (Sal) Cumella, Planner II -** Mr. McCrary expressed his appreciation to Mr. Platt for taking up the responsibility for the HDC and learning more about the City's historic preservation efforts. He briefly introduced Mr. Sal Cumella. Mr. Cumella briefly explained he has been in Gainesville the last couple of years, and over the past year he has worked as the Historic Preservation Planner. The HDC welcomed Mr. Cumella.

Member Erickson noted Mr. Cumella was skilled in use of scanning technology for doing documentation work. He commented there may be opportunities for that. He expressed his support to encourage the City to purchase that equipment. Mr. Cumella clarified it was laser scanning, which is a quicker way to get measurements and three-D models can be made from them. He provided further clarification of this technology for documenting historic buildings. There was some discussion about this and whether it could have been done with the case from last month to show what was exactly there and any exceptions the City made. A request was made to have a presentation made to the HDC about this technology, and there was some discussion about the idea of having a public workshop to see this technology in action.

Chair Harrison reported that he was not available for the July and August meetings.

**9. Adjournment -** There being no further business to come before the Historic District Council, the meeting was adjourned 8:04 pm.

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Sylvie McCann, Clerk

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Michael Harrison, Chair



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2012-30 (Update)**  
**July 21, 2016**

<b>Owner/Applicant:</b>	Greg Power, agent for Manuela Maria Caton				
<b>Property Address:</b>	714 San Fernando Street				
<b>Requested action:</b>	Update to Certificate of Approval (COA) for: Change in color to approve the use of <i>Valspar 3006-1C Golden Haze</i>				
<b>Current zoning:</b>	OT-1				
<b>FLUM land use category:</b>	HDR				
<b>Existing uses on the site:</b>	Residential				
<b>Year Built:</b>	1900				
<b>Contributing/Non-Contributing:</b>	Contributing				
<b>Adjacent Properties:</b>	North	Residential	c.Pre-1900	OT-1	HDR
	South	Vacant	Vacant	OT-1	HDR
	East	Residential	c.1910	OT-1	HDR
	West	Residential	c.1940	OT-1	HDR
<b>Past COA:</b>	HDC 2012-30		6/30/16		Staff approval update to allow a change in window size
	SA 2007-54		8/23/2007		Painting Structure
	9615 B		2/20/1996		Adding stoop, building permit with handwritten note stating HDC approval
	814		6/3/1992		Replacing metal roof, construction of dormers, and reconstruction of porch

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

**SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

During renovations to the building, changes were made that deviate from the COA that was approved on August 16, 2012. Applicant is requesting approval of an update to HDC 2012-30 for the exterior paint colors used on the home.

**APPLICABLE GUIDELINES:**

**Section 8.03.03(I) and Section 8.03.03(J) of the Code states:**

- 1. All work performed pursuant to the issuance of a Certificate of Approval shall conform to the requirements of the certificate.*
  - 1. It shall be the duty of the City to inspect any work performed pursuant to the certificate, in order to ensure its compliance.*
  - 2. If work is not performed in accordance with the Certificate of Approval, the City may issue a stop work order so that all work shall cease, or may take such other action as it deems appropriate. No person shall undertake any*

*work on such project as long as such stop work order shall continue in effect.*

*3. All work not in compliance may be required to be removed, regardless of hardship to the owner.*

*J. Any change in the scope of work subsequent to the issuance of a Certificate of Approval shall require a new Certificate of Approval for the changes. Applications for approval of such changes shall be in compliance with all procedures as outlined in this section.*

### **HDC Direction dated July 28, 2011**

Stating that color guidelines are based on National Trust for Historic Preservation designated colors and that staff has discretionary approval of all colors.

### **ANALYSIS:**

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During renovation, the property was painted a color not approved by the Historic District Council in any of the properties past COAs. The color chosen (Valspar 3006-1C Golden Haze) is not a historically appropriate color, as it is a much brighter shade of yellow than would have been originally used on this circa 1900 home. On June 29, 2016 staff issued a letter to Mr. Power explaining the three options he and his client had to resolve the issue with the paint color.

These options were:

- a. Paint the house in the color palette approved in HDC SA 2007-54. (No further approvals needed).  
Trim = Valspar 1002-6 Dujour  
Doors = Valspar 1 011-4 Posh Red  
Siding = Valspar 7002.13 Courtyard Tan
- b. Paint the house in an approved National Trust for Historic Preservation color. (COA can be staff approved).
- c. Petition the Historic District Council to approve the existing color (*Valspar 3006-1C Golden Haze*).

A stop-work order was placed on the property until discrepancies between the approved HDC 2012-30 and the work that was done could be resolved. All other issues pertaining to HDC 2012-30 have been resolved. It should be noted that more work remains to be done on the property and the applicant has been made aware that these repairs will need a new COA to proceed.

Staff finds that the color chosen is not a historically appropriate shade of yellow or one designated by the National Trust for Historic Preservation and recommends **DENIAL** of HDC 2012-30 (Update).

### **MOTION TO CONSIDER:**

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I move to **approve, deny, or continue** HDC case number 2012-30 (Update);

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

That HDC case 2012-30 (Update), 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.

Salvatore J. Cumella  
Planner II

## **LIST OF EXHIBITS**

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- EXHIBIT 1**      **Photos**
- EXHIBIT 2**      **Letter to Mr. Power Dated June 29, 2016**
- EXHIBIT 3**      **Color Sample *Valspar 3006-1C Golden Haze***
- EXHIBIT 4**      **HDC 2012-30 Original Application**
- EXHIBIT 5**      **HDC 2007-118 Application (previously approved colors)**













# City of Fernandina Beach

PLANNING DEPARTMENT

June 29, 2016

Greg Power, LLC.  
919 White Street  
Fernandina Beach, FL 32034

Re: 714 San Fernando St. – Old Town

Mr. Power,

I have reviewed the project at 714 San Fernando St. and find inconsistencies between plans that were submitted and approved by the Historic District Council in 2007 and 2012 and the as-built conditions.

These inconsistencies include:

1. First Floor/ South Elevation – Change in size of window opening
2. South Elevation – Porch on “existing” and “proposed” South elevation drawing is not consistent with what exists in field.
3. Paint color on main body of house and trim is not consistent with color palette that was staff approved August 27, 2007 (HDC SA 2007-54).

After reviewing the inconsistencies, I have determined:

1. The change in window size on the first floor/south elevation is appropriate and enhances the symmetry of the home. (This can be staff approved as an update to the previously approved Certificate of Approval.)
2. The inconsistency between the drawings and the field conditions of the porch on the southern elevation have been verified as an error on the plans. No change in the dimensions of the porch were proposed, or have been made. (No action is necessary).
3. The paint color of the house (Valspar 3006-1C *Golden Haze*) is not an historically appropriate color. Options to remedy include:
  - a. **Paint the house in the color palette approved in HDC SA 2007-54.** (No further approvals needed).
    - Trim = Valspar 1002-6 *DuJour*
    - Doors = Valspar 1011-4 *Posh Red*
    - Siding = Valspar 7002.13 *Courtyard Tan*
  - b. **Paint the house in an approved National Trust for Historic Preservation color.** (COA can be staff approved).
  - c. **Petition the Historic District Council to approve the existing color (Valspar 3006-1C *Golden Haze*).** \*Note: The fee for after-the-fact COA applications is \$400. In an effort to help this rehabilitation project that began in 2007 reach completion, the City is willing to waive the \$400 fee and bring the application for consideration before the HDC as an update to the previously approved COA. This will be done as a courtesy. Any future work at this property that does not have a COA will be subject to all applicable fees and penalties.

If there are any other changes that are anticipated, please let me know as soon as possible so we can address them in a timely manner. Items like the front porch, railings, and steps will need to be approved before work can begin on them. If you have any questions, please feel free to call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Salvatore J. Cumella". The signature is fluid and cursive, with the first name being the most prominent.

**Salvatore J . Cumella**  
Historic Preservation Planner  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, FL 32034  
[SCumella@fbfl.org](mailto:SCumella@fbfl.org)  
904.310.3147



3006-1C

AUGUST

DATE STAMP:



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC DISTRICT COUNCIL

Application #: HDC 2012-30 Application Fee: \$200.00 # 1013
IMS #: Received by: [Signature]

APPLICANT INFORMATION

Owner(s): Manuela Maria Caten Telephone: 207-439-4134
Address: 21 Backers Isl west Kittery ME 03904 Fax: Email:

Agent(s): Greg Power Telephone: 603-817-0283
Address: 919 White St Farnamging Beach FL 32034 Fax: Email: parkstzy@yahoo.com

Preferred method for receiving staff report:

- Mail: Fax:
E-mail: parkstzy@yahoo.com Pick Up

PROPERTY INFORMATION

Street Address: 714 San Fernando St
Parcel Identification Number(s): 00-00-31-1580-0001-0010
Lot Number: 1 & 2 Block Number: 7

PROJECT INFORMATION

- 1. Type of proposed work:
New Construction Demolition CONCEPTUAL
Additions/Alterations Other: FINAL

2. Brief description of work proposed:
Full dormer on back of house, new windows doors, roof & siding. Remove chimney

3. List proposed materials and colors, as applicable:

Project Scope	Type and Material	Manufacturer	Paint Color
Exterior Fabric			
Doors	Fiberglass	Therma-Tru	Same
Windows	Vinyl	Simonton	White
Roofing	Metal	Senaco	Same
Fascia/Trim	Hardie Board	James Hardie	White
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Exterior Lighting (new construction only)			
Swimming Pool/Pond			
Signage			
Other			
Other			
Other			

**SIGNATURE/NOTARY**

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

7/18/2012  
Date

[Signature]  
Signature of Owner(s) or Agent

STATE OF FLORIDA

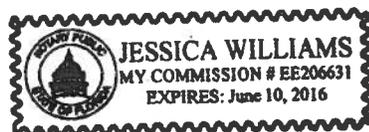
COUNTY OF NASSAU

Subscribed and sworn to before me this 18 day of July, 2012

[Signature]  
Notary Public: Signature

Printed Name

My Commission Expires



OWNER'S AUTHORIZATION FOR AGENT  
PLANNING DEPARTMENT  
CITY OF FERNANDINA BEACH, FLORIDA

EACH AND EVERY OWNER SHOWN ON THE  
PROOF OF OWNERSHIP MUST SIGN AN AUTHORIZATION FORM

I/WE Manuela Maria Caton  
(print name of property owner).

hereby authorize: Greg Power  
(print name of agent)

to represent me/us in processing an application for Full former & Renovations  
(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.

Manuela Maria Caton  
(Signature of owner)

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

Manuela Maria Caton  
(Print name of owner)

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

~~State of Florida~~  
~~Nassau County~~ } ss

State of New Hampshire  
Rockingham County

Sworn to and subscribed before me on this 7 day of July, 2012

by Manuela Maria Caton  
(name of person making statement)

Debra Ficara  
Signature of Notary Public

~~State of Florida~~  
State of New Hampshire

Debra Ficara  
Print commissioned name of Notary Public

DEBRA H. FICARA, Notary Public  
My Commission expires February 2, 2016

Individual making statement is \_\_\_\_\_ personally known or \_\_\_\_\_ produced identification. Type of identification produced \_\_\_\_\_.

**Prepared By and Return To:**  
Nassau Title Company  
11 North 4th Street  
Fernandina Beach, FL 32034

**File No.** 08039

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
00-00-31-1580-0001-0010

## **WARRANTY DEED**

THIS WARRANTY DEED dated March 19, 2008, by Richard M. Boyle and Martha E. Boyle, husband and wife hereinafter called the grantor, to Manuela Maria Caton, Trustee of the Manuela Maria Caton Revocable Trust, whose post office address is 714 San Fernando St, Amelia Island, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Nassau County, Florida, viz:

All those certain Lots, pieces or parcels of land, situate, lying and being in that portion of the City of Fernandina, County of Nassau and State of Florida, known as "OLD TOWN" and shown and described upon the official map of the 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: Lots 1 and 2, Block 1, OLD TOWN.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

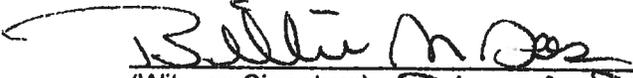
TO HAVE AND TO HOLD the same in Fee Simple forever.

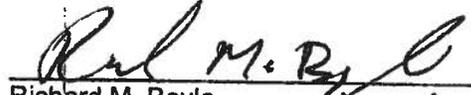
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2008

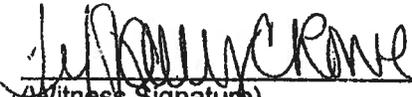
**WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
(Witness Signature) Billie M. Deas

  
Richard M. Boyle  
  
Martha E. Boyle

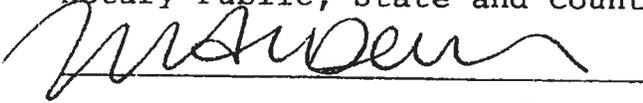
  
(Witness Signature)  
Tiffany Crane

919 White Street  
(Address)  
Ferrandina Beach, FL 32034  
(Address)

State of Florida  
County of Nassau

The foregoing instrument was sworn to and subscribed before me this 03/19/08 by Richard M. Boyle and Martha E. Boyle, husband and wife, who is personally known to me or who has produced a driver's license as identification.

Notary Public, State and County Aforesaid



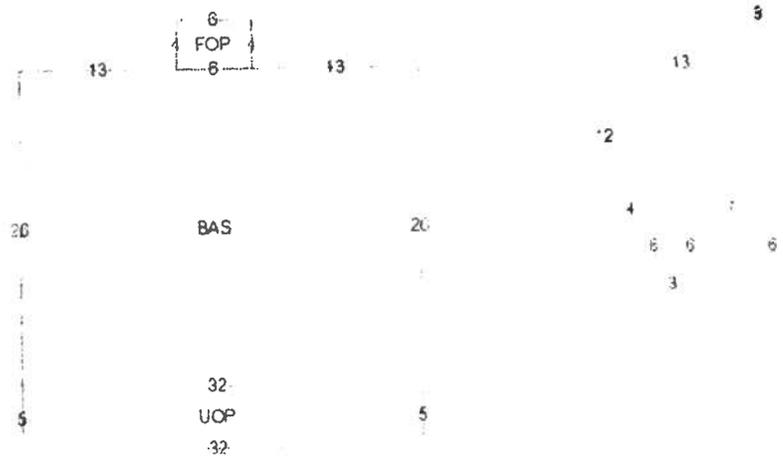


**Michelle VanDeren**  
Commission # DD524614  
Expires March 28, 2010  
Provided by Troy P. Blum - Insurance, Inc. 800-385-7019

# NASSAU | Tammy C. Stiles, C.F.A Nassau County Property Appraiser

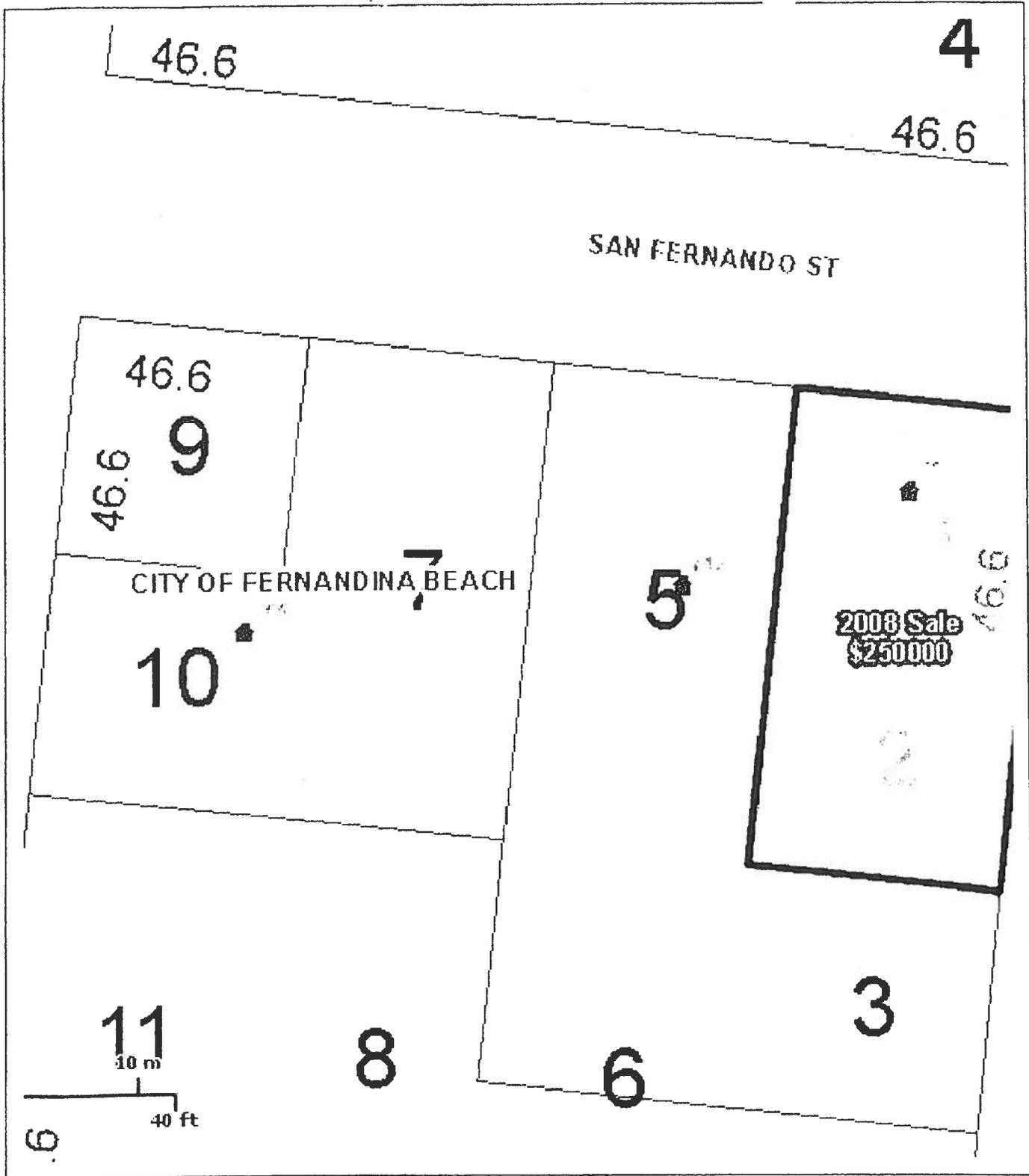
Building Sketches

PARCEL 00-00-31-1580-0001-0010



### Building Sketch Area Type and Square Footage

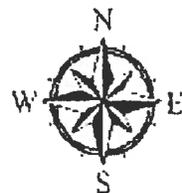
- HEATED BASE AREA (BAS) 832 SF
- FINISHED OPEN PORCH (FOP) 24 SF
- FINISHED UPPER STORY (FUS) 476 SF
- UNFINISHED OPEN PORCH (UOP) 160 SF

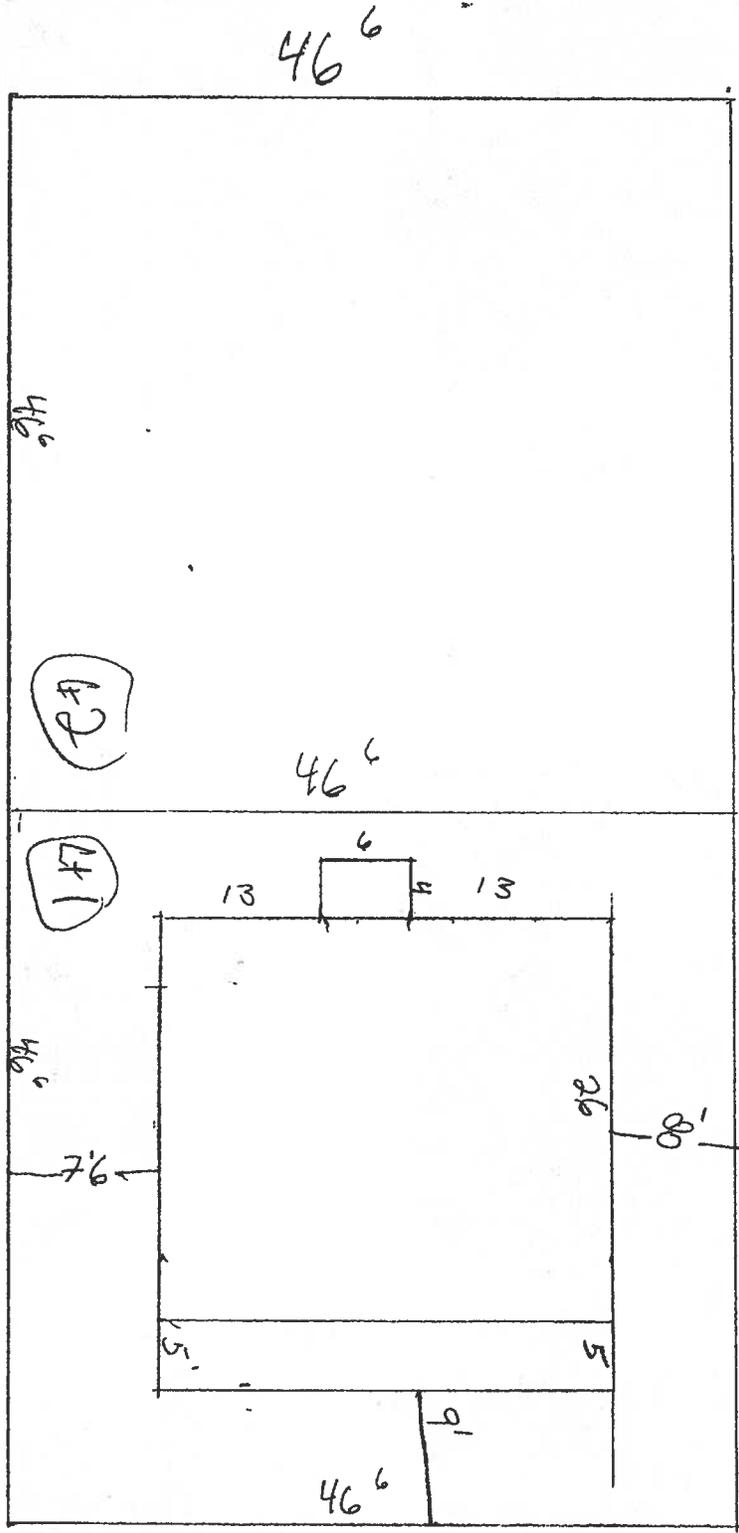


Tammy C. Stiles, C.F.A.

MC

THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE. NEITHER NASSAU COUNTY, ITS MUNICIPALITIES, NOR THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN. THIS IS NOT A SURVEY.



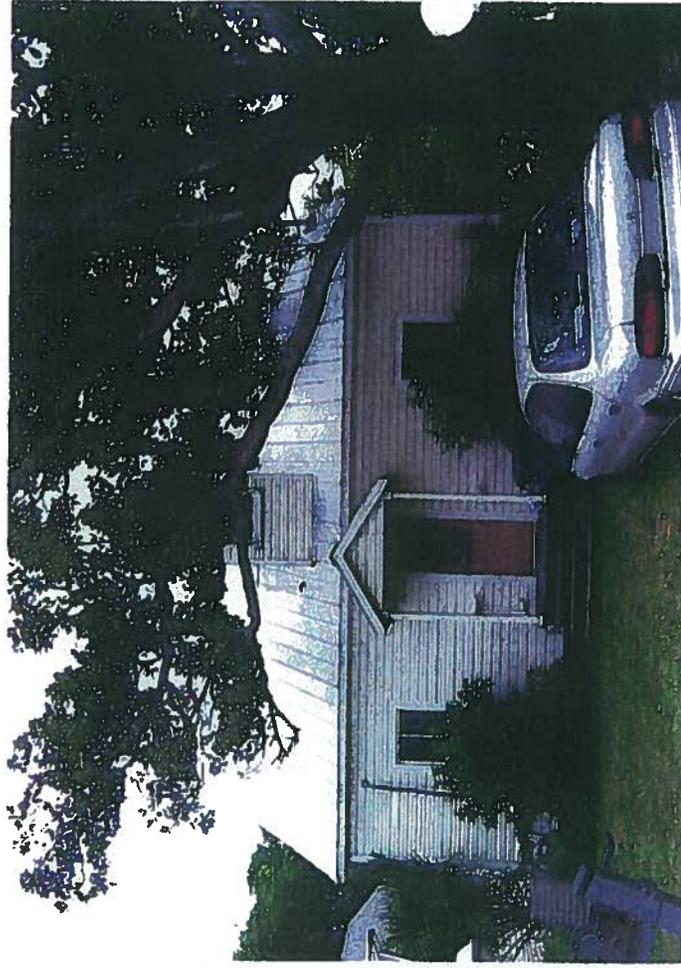


San Fernando

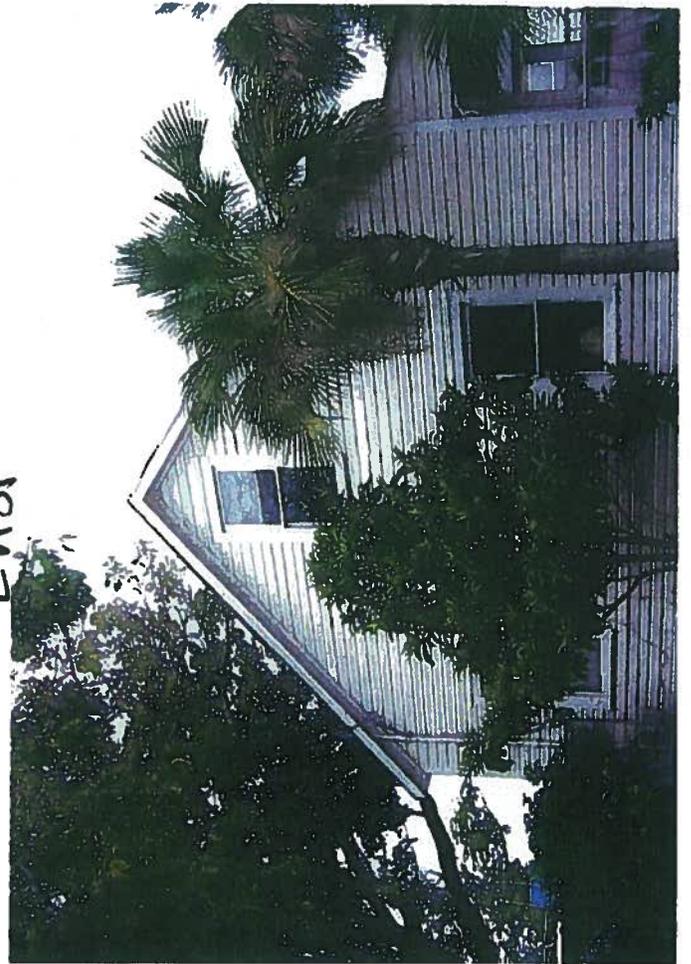
North



South



East

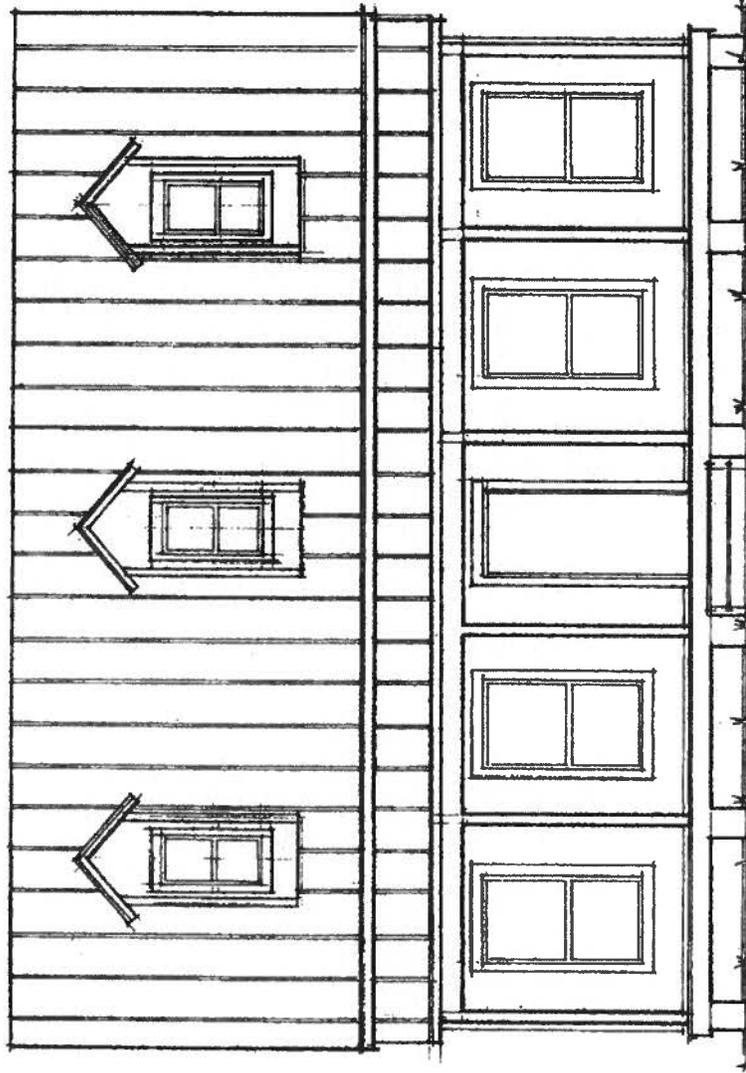


West



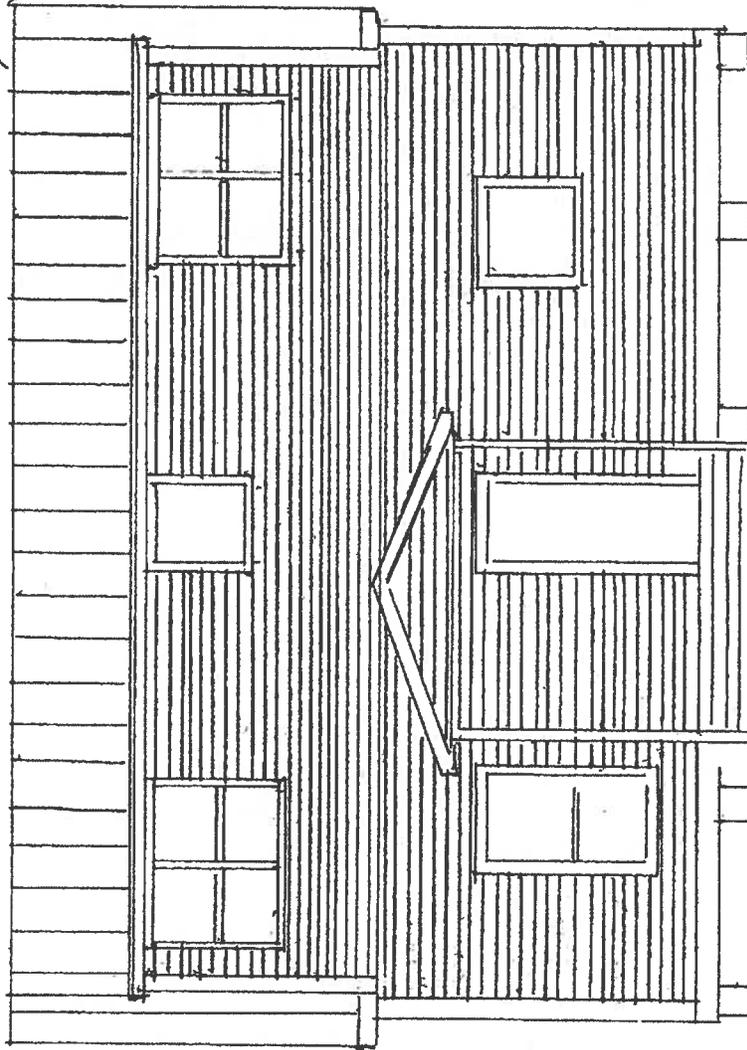
1/4" = 1'

North Elevation



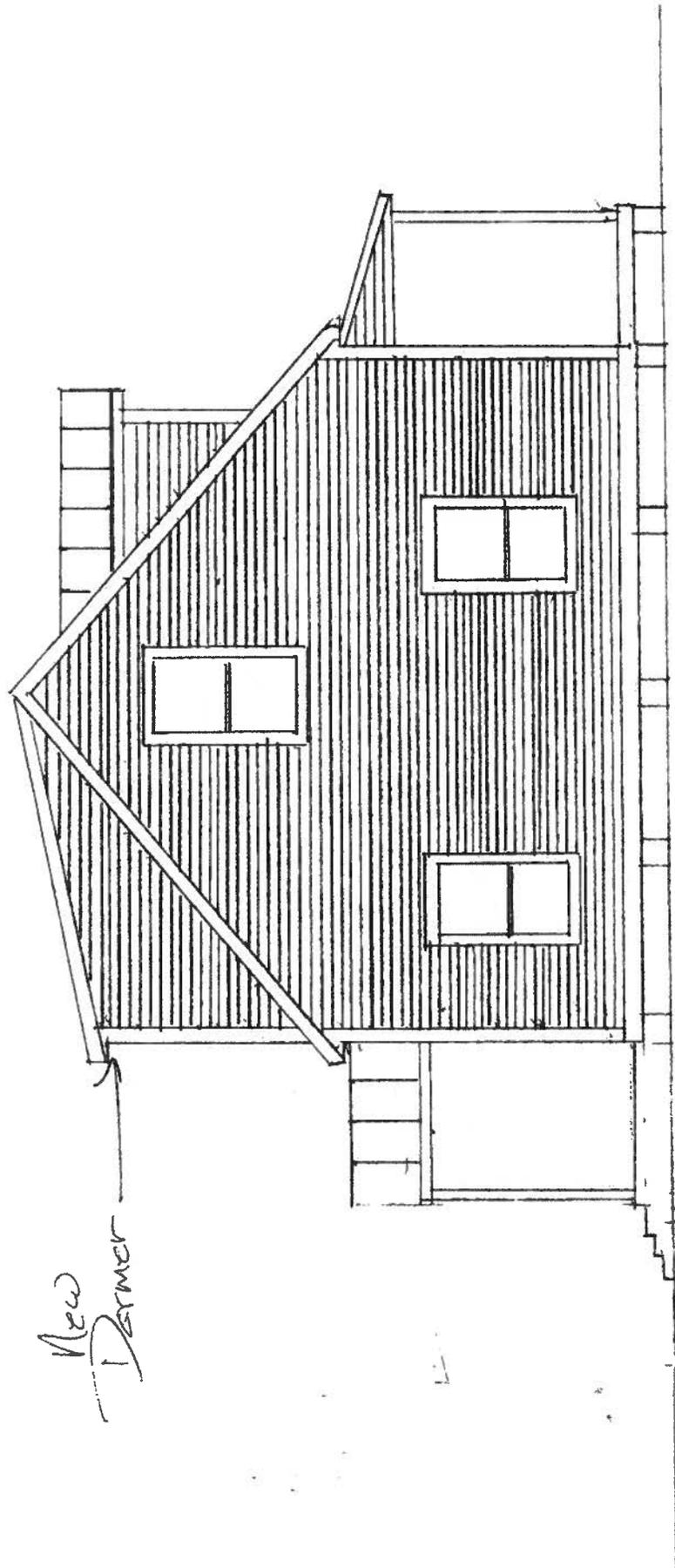
$K_1 = 1'$

New  
Dormer



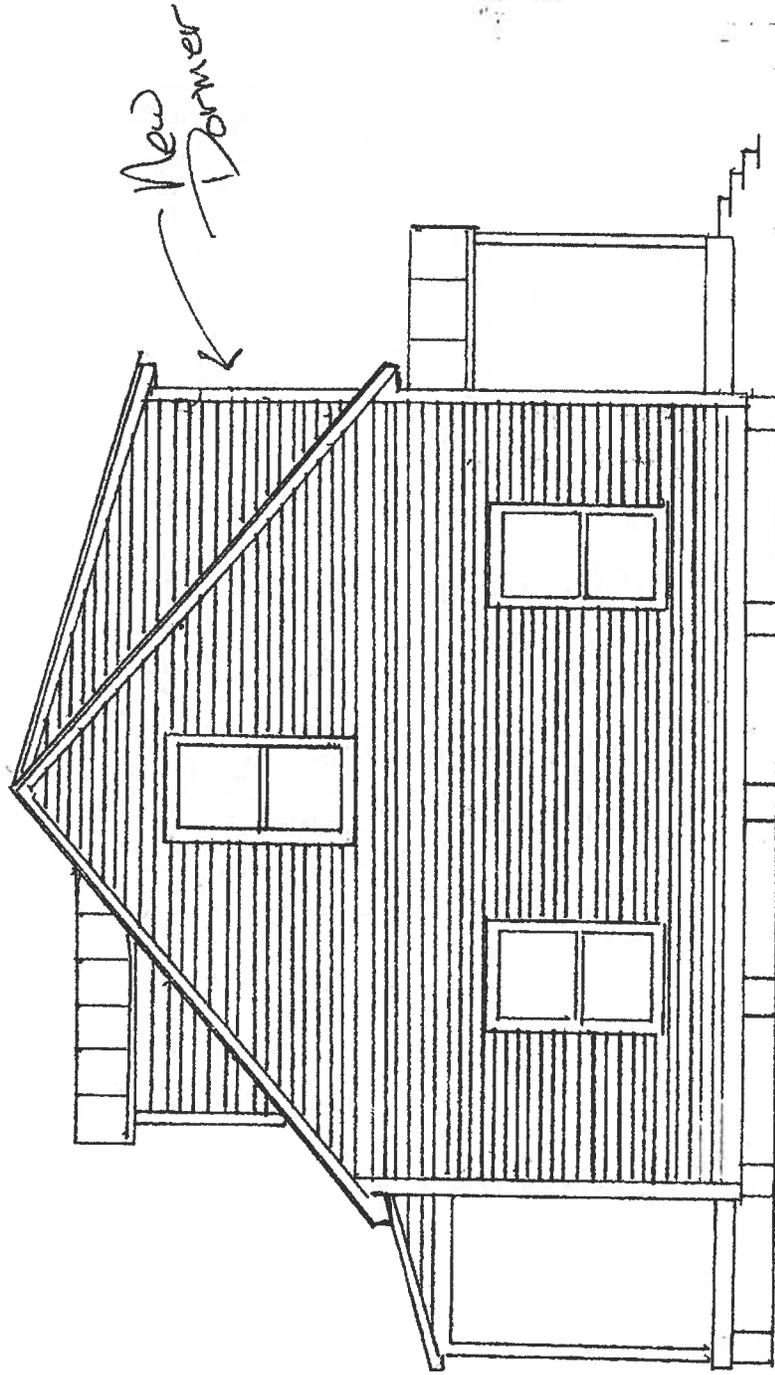
Rear Elevation South

East Elevation  $\frac{1}{4} = 1'$



New  
Dormer

West Elevation



Products Menu  
 Entry Doors

- Fiberglass Entry Door Systems
  - Classic-Craft Amish
  - Classic-Craft Mahogany
  - Classic-Craft Rustic
  - Classic-Craft Oak
  - Classic-Craft Canvas
  - Classic-Craft Mahogany
  - Classic-Craft Oak
  - Smooth-Star
  - Smooth-Star
- Replacement Knob Systems
- Installation Instructions
- System Components
- Plans & Parts
- Specifications
- Owner's Manual & Warranties

- Paints & Finishes
- Make Entry Doors
- U.S. Fullwalk
- New Products
- Energy Efficiency

**Door Designer**  
 Need some ideas? Check out the doors we recommend for various home styles



**Therma-Tru Cares**

Have a question? Get answers. Service? Follow us and send us a Tweet!

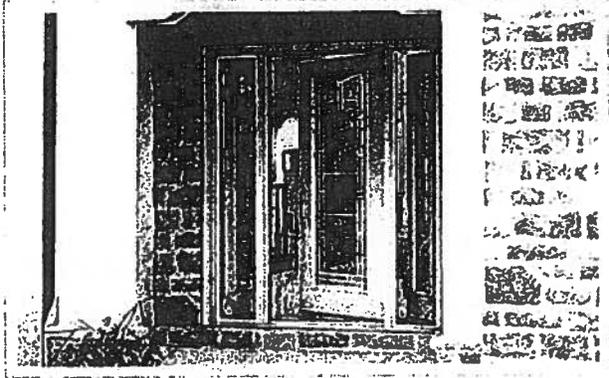
Fiberglass Entry Door Systems  
**Smooth-Star**

Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Now available with new vented sidelites.

- [Browse all doors in this collection.](#)
- [Find a Therma-Tru dealer near you.](#)



**Build Your Door**

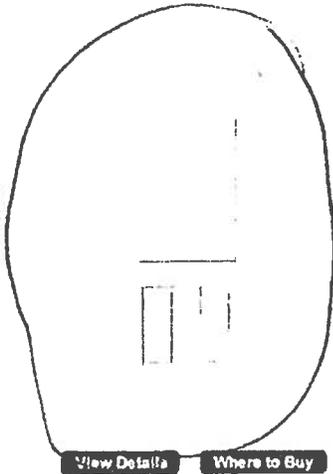
Choose your door and then personalize it with our wide variety of options.

- Print
- Email
- Post It
- Share
- Save My Door

Pick Door Height: 6'8" Doors **8'0" Doors**

Pick a Configuration: 6 Available Styles

Pick a Door Style: 14 Available Styles



- View Details
- Where to Buy

View style number(s), features and additional information.

**Available Door Sizes:**

- 2'10" x 6'8"
- 2'6" N x 6'8"
- 2'8" x 6'8"
- 3'0" x 6'8"

Dimensional Data

Glass: Clear  
 Low-E Available (2)

Finish Options:  
 Paintable

Pick a Glass Style: 22 Available Styles



Keystone

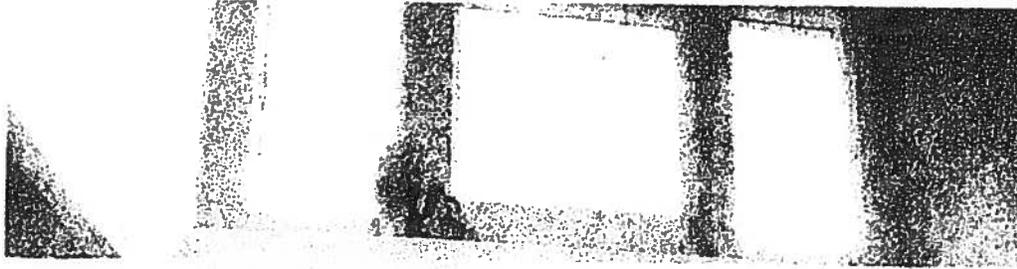


Blackstone



Sedona

Home > Products > ProFinish



**SIMONTON**  
*ProFinish* The right choice for new construction

No one window line is right for every new construction project. That's why Simonton ProFinish® offers different series, each with its own merits and purpose. But whichever you choose, you're assured of outstanding quality, beauty and energy efficiency.

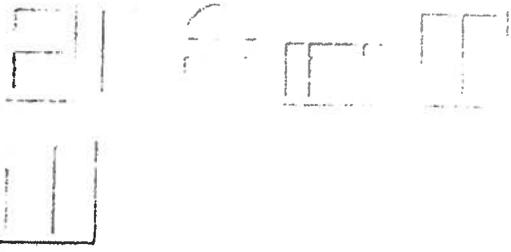
The Simonton ProFinish® Master Series combines a streamlined appearance with innovative design features to deliver the best of both beauty and performance. And every ProFinish window and door meets an impressive R-50 performance rating.

**Master Series**

Literature  
ProFinish Master Series Brochure  
Warranty

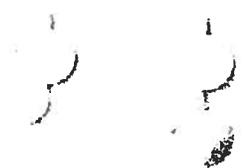


Styles



Beveled Frame

Interior/Exterior Colors

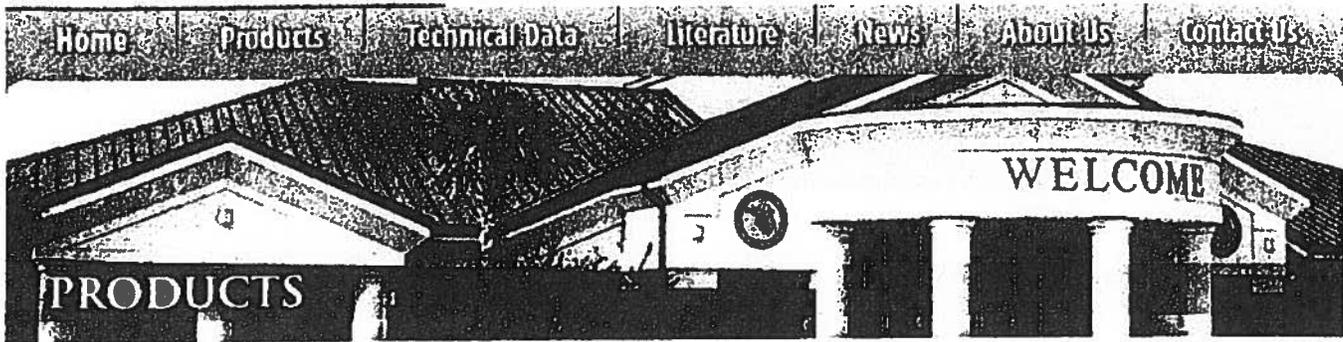


Hardware



Learn more about Simonton's energy efficient glass packages





CATEGORIES

- Concrete & Masonry Products
- Copper XT
- Drywall Corner Bead Products
- Fascia & Soffit Products
- Flash Buck
- Gutter Protection
- Metal Roofing
- SV Crimp
- Corrugated
- SM-Rib
- Sem-Lok
- PBR & R Panel
- Verti-Lok
- Rock-Lok
- Steel Framing
- Stucco & Plaster Products
- Trims & Flashings
- Ventilation Products

**Sem-Lok**

**Applications:**  
Residential, Architectural, Light Commercial, Industrial

**Panel profile:**  
- 15/16" rib height x 16" width panel

**Panel Style:**  
- Concealed fastener, Snap lock. Standing seam

**Gauge:**  
- 24 gauge, 26 gauge

**Substrate:**  
- Galvalume steel sheet, AZ50, conforming to ASTM A792 for all panels

**Texture:**  
- Smooth  
- Striations (*minimizes oil canning*)

**Available Finishes:**  
- Semcoat Plus Premium fluorocarbon coating produced with Kynar-500 or Hylar 5000 resin  
- Bare AZ-50 Acrylic Galvalume \* *Energy Star approved finish*

**Available Colors:**  
Brick Red - Regal White\* - Hartford Green - Onyx Gray  
- Patina Green - Regal Blue - Slate Gray - Slate Bronze - Chamois Tan - Copper Penny\* - Silver Dollar\*  
(\* denotes Energy Star approved color)

**Product Approvals:**  
- [Miami Dade Approval NOA #08-0226.01](#)  
- [Florida Building Code Approval #FL-11175](#)  
- [UL Listing Directory #R20735](#)

*DISCLAIMER: Sem-Lok(TM) standing seam, like other panels of its kind are prone to oil canning. Oil canning is a wavy distortion in the flat or nearly flat areas of the panel. Oil canning will not be considered a reason for rejection or claim.*

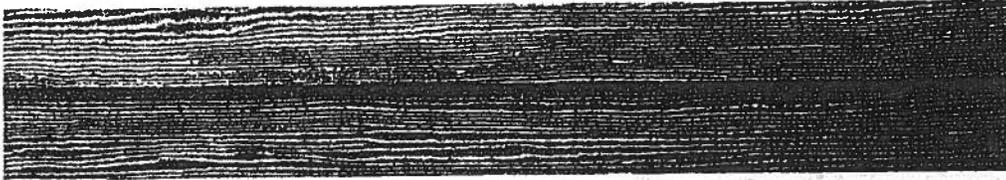


[Sem-Lok Specifications](#)  
[Download](#)

[Sem-Lok Detail Manual](#)  
[Download](#)

[Sem-Lok Fastening Schedule](#)  
[Download](#)

[Sem-Lok CAD Drawings](#)  
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HardiePlank® lap siding is the most popular brand of siding in America and can be found on over 4 million homes. You want the strength, beauty and durability to attract home buyers. HardiePlank® siding enhances and protects homes in all kinds of climates – and now, with the HardieZone™ System, James Hardie provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the optimum siding for your project and climate, regardless of location. HardiePlank® lap siding comes with a 30-year nonprorated, transferable limited warranty—our strongest warranty ever.

All HardiePlank® lap siding comes in a variety of looks and textures, all of which are engineered for climate. We are so sure about how well the HardieZone system will perform, HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever to give your customers peace of mind.



Please enter your zip or postal code to see what products are available in your area.

Zip/Postal Code: 60

**Greg Power LLC  
913 White St  
Fernandina Beach Florida 32034  
Lic # CRC1330619**

Dear Ms Burke:

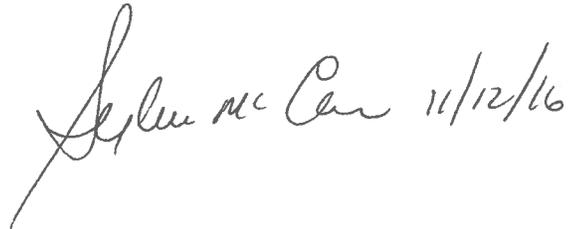
I am writing this letter to ask for an extension on case #HDC2012-30. The project was brought to the weatherproof stage (windows, doors installed, siding installed, roof installed and exterior paint) in 2013. Due to the extent of damage and contamination to wiring and insulation from vermin and substandard plumbing, work on the project was put on hold in order to add to the scope of work which was not in the budget or permit. I am submitting a new permit application for all new work, plumbing, wiring, insulation, HVAC, etc. Please let me know if you need anything additional from me.

Sincerely,

Greg Power



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



## Sylvie McCann

---

**From:** Adrienne Burke  
**Sent:** Wednesday, March 16, 2016 7:53 AM  
**To:** Sylvie McCann  
**Subject:** FW: 714 San Fernando

fyi

Adrienne Burke, Esq., MSAS, LEED AP+  
Community Development Director  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, FL 32034  
Office: 904.310.3142  
Mobile: 904.557.1521  
Fax: 904.310.3460  
[aburke@fbfl.org](mailto:aburke@fbfl.org)  
[www.fbfl.us/cdd](http://www.fbfl.us/cdd)

***CDD: Working Together for a Safer Community***  
***Tell us how we're doing: CDD Customer Feedback***  
***Like the City on Facebook!***

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---

**From:** Greg [<mailto:gregpowerllc@yahoo.com>]  
**Sent:** Tuesday, March 15, 2016 4:48 PM  
**To:** Adrienne Burke  
**Subject:** Re: 714 San Fernando

Yes the scope of work is still the same. I will need to do a staff permit to fix the porches.

Sent from my iPhone

On Mar 15, 2016, at 4:37 PM, Adrienne Burke <[aburke@fbfl.org](mailto:aburke@fbfl.org)> wrote:

Greg,

I went out to 714 San Fernando after I got your voicemail. As you noted, there is still work to do on the front porch. To validate this properly, we do need to do a staff approval

extending your HDC 2012-30 approval...provided nothing has changed with the scope of work. If something HAS changed, then I need to know what it is to determine if a staff approval is still an option. (Hopefully it's the same since staff approval is easier all around!)

I'm copying Sylvie because it sounds like once that is taken care of, then we'll need updated information for a new building permit application. She is the point of contact for that process.

I've attached your old case file, minutes from that HDC meeting and the HDC staff approval application. Please let me know if you have questions!

Adrienne Burke, Esq., MSAS, LEED AP+  
Community Development Director  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, FL 32034  
Office: 904.310.3142  
Mobile: 904.557.1521  
Fax: 904.310.3460  
[aburke@fbfl.org](mailto:aburke@fbfl.org)  
[www.fbfl.us/cdd](http://www.fbfl.us/cdd)

***CDD: Working Together for a Safer Community***  
***Tell us how we're doing: CDD Customer Feedback***  
***Like the City on Facebook!***

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<image001.png>

<HDC 2012-30 Power.pdf>

<HDC 081612 Signed.pdf>

<HDC\_COA Application.pdf>

Date Stamp:

RECEIVED

AUG 21 2007

PLANNING & ZONING  
FERNANDINA BEACH, FLORIDA

Staff Approval #: HDC SA 2007-54

IMS Appl. #: 2007-00000118

Application Fee: \$15.00 ✓ paid

APPLICATION  
FOR CERTIFICATE OF APPROPRIATENESS  
HISTORIC DISTRICT COUNCIL/STAFF APPROVAL

I. APPLICANT INFORMATION

Applicant(s): Richard & Martha Boyle Telephone: 261-0012 556-2507  
Address: 919 white St. Fern Fax: 491-8166  
Owner(s): Same Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_

II. PROPERTY INFORMATION:

Street Address: 714 San Fernando Old Town

III. PROJECT INFORMATION:

Please provide a brief description of work to be approved by this application, noting the above referenced items.

PAINT

List exterior materials and attach photos, samples or other product information to this application:

a. Paint: WOOD Material White Trim / Cream House (siding)  
Paint Color/Manufacturer  
b. Roofing: \_\_\_\_\_ Type \_\_\_\_\_ Color/Manufacturer  
c. Signage: \_\_\_\_\_ Material \_\_\_\_\_ Paint Color/Manufacturer  
d. Windows: \_\_\_\_\_ Material \_\_\_\_\_ Paint Color/Manufacturer  
e. Exterior Doors: WOOD Type & Material Dark Blue or Dark Red  
Paint Color/Manufacturer  
f. Fence: \_\_\_\_\_ Type & Material \_\_\_\_\_ Paint Color/Manufacturer  
g. Other: \_\_\_\_\_ Type & Materials \_\_\_\_\_ Color/Manufacturer

See samples

IV SIGNATURE/NOTARY

The undersigned having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

23 Aug 2007  
Date

Martha G Boyle  
Signature of Owner(s) or Agent

STATE OF FLORIDA }  
COUNTY OF NASSAU } SS:

Subscribed and sworn to before me this 23 day of August, 2007

Renee L. Miller  
Notary Public: Signature

Renee L. Miller  
Printed Name

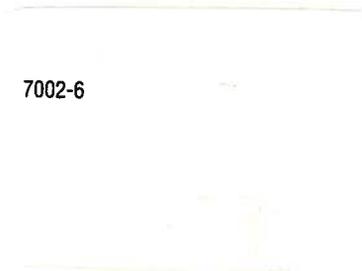
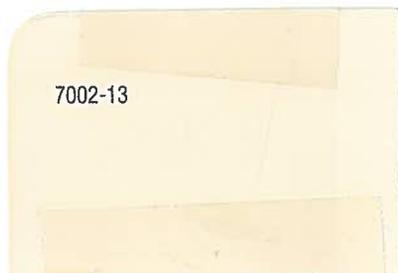
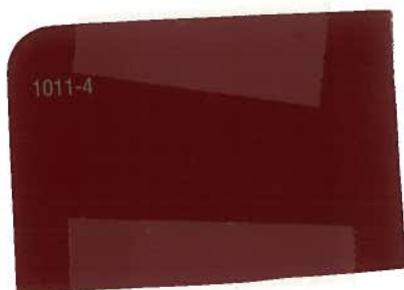
My Commission Expires: \_\_\_\_\_





714 San Fernando.

TRIM 7002-6 Valspar Du Jour  
DOORS 1011-4 Valspar Posh Red  
SIDING 7002-13 Valspar Courtyard TAN



# CERTIFICATE OF APPROPRIATENESS

HISTORIC DISTRICT COUNCIL  
CITY OF FERNANDINA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
204 ASH STREET  
FERNANDINA BEACH, FLORIDA 32034

ISSUED TO: Richard & Martha Boyle  
714 San Fernando Street  
SA 2007-54: Re-painting existing structure.  
Colors to be: "Dujour," "Posh Red" and Courtyard  
Tan."

DATE ISSUED: August 24, 2007  
EXPIRATION DATE: August 24, 2008



---

Kevin Sullivan, Planner II  
HISTORIC DISTRICT COUNCIL



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2015-01(Update)**  
**July 21, 2016**

**Owner/Applicant:**  
**Requested action:**

Dylan Parker for Bimbi LLC				
Update to Certificate of Approval (COA) for				
1. Material/finish changes made during construction that deviate from the approved COA; and				
2. The addition of fences on roof and rear portion of south elevation to screen mechanical and work areas.				
C-3				
Central Business District				
Commercial				
c.1935, masonry vernacular, non-contributing				
Non-contributing (no date)				
North	Commercial	c.1939	C-3	CBD
South	Commercial	c.1911	C-3	CBD
East	Parking	N/A	C-3	CBD
West	Commercial	c.1878	C-3	CBD
Provided as Exhibit 7				

**Current zoning:**  
**FLUM land use category:**  
**Existing uses on the site:**  
**Historic Property Survey 2007:**  
**Historic Property Survey 1985:**  
**Adjacent Properties:**

**Past COA:**

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

**SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

During the renovations to the building, changes were made that deviate from the COA that was approved on February 19<sup>th</sup> of 2015. Applicant is requesting approval of an update to HDC 2015-01 for these changes as well as approval to construct fencing to screen mechanical systems on the roof and work area at the rear portion of the south elevation.

Plans submitted and approved included a traditional one-part commercial block façade featuring wood storefront windows, doors, and recessed wood panels. During the construction process the design was greatly altered to replace the wood storefront elements with stucco.

**APPLICABLE GUIDELINES:**

**Section 8.03.03(I) and Section 8.03.03(J) of the Code states:**

- 1. All work performed pursuant to the issuance of a Certificate of Approval shall conform to the requirements of the certificate.*
  - 1. It shall be the duty of the City to inspect any work performed pursuant to the certificate, in order to ensure its compliance.*
  - 2. If work is not performed in accordance with the Certificate of Approval, the City may issue a stop work order so that all work shall cease, or may take such other action as it deems appropriate. No person shall undertake any work on such project as long as such stop work order shall continue in effect.*
  - 3. All work not in compliance may be required to be removed, regardless of hardship to the owner.*
- J. Any change in the scope of work subsequent to the issuance of a Certificate of Approval shall require a new Certificate of Approval for the changes. Applications for approval of such changes shall be in compliance with all procedures as*

outlined in this section.

### Section 8.01.01.01 Historic District Overlays

C. In addition to standards applicable to the underlying zoning district, **new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.**

D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:

1. Scale, including height and width;
2. Setbacks;
3. Orientation and site coverage;
4. Alignment, rhythm, and spacing of buildings;
- 5. Form and detail, considering the link between old and new buildings;**
- 6. Maintaining materials within the district or on the landmark site;**
- 7. Maintaining quality within the district or on the landmark site;**
8. Facade proportions and **window patterns**;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

#### 5.1.10 Fences and Walls

- A. *The maximum height of fences and walls shall be as set forth in Table 5.01.10(A), except where otherwise provided in this LDC.*

Table 5.01.10(A). Maximum Height of Fences and Walls

Zoning District	Location	Maximum Height
C-1, C-2, <b>C-3</b> , PI-1 & W-1	<b>All locations</b>	<b>8 feet</b>

- B. *Where walls or fences are proposed to be located on a common property line, the written consent of adjacent property owners shall be required.*
- C. *Property lines shall be established by a survey prepared by a surveyor licensed in Florida not more than two (2) years prior to the date of the application for a permit to install or construct a fence.*
- D. *Electrified fences are prohibited.*
- E. *The use of barbed wire, razor wire, or the like for fencing is permissible only in the I-1, I-A, and PI-1 zoning districts.*
- F. *Permissible barbed wire or razor wire shall be six (6) feet or more above the ground level. The barbed or razor wire shall be turned, pointed, or directed inward toward the property enclosed by the fence.*

#### 4.05.09 Mechanical Equipment Screening Plantings

*Structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, lift stations, utility cabinets, electrical panels, or cable television equipment shall be fully screened with planting beds in areas visible from the public rights-of-way.*

- A. *The height of such screening shall be a minimum of 30 inches at the time of installation.*

**B. Required access ways to these utilities are exempt from the screening provisions.** Other uses which require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and school bus shelters/benches, are exempt from these provisions.

**Downtown Historic District Design Guidelines: Energy Retrofitting (pg.100)**

**3. Screen garbage cans, HVAC units, and utility meters from view through inconspicuous placement, landscaping, or fencing designed to blend with the building.**

## ANALYSIS:

---

### Part 1. Approval of the design/material changes that occurred during construction without COA.

The design and material changes that were made during the rehabilitation of this structure are substantially different from those presented and approved on February 19<sup>th</sup> of 2015 (HDC 2015-01).

Those changes include:

1. Changing the predominant materials used on the principal façade from wood to stucco. The one-part commercial block façade with display windows that was presented in elevation drawings and example photos was not completed. Instead a façade with less detail was created using stucco;
2. The wood storefront windows with divided-light transoms presented and approved were not installed. They were replaced with single-light vinyl storefront windows;
3. Decorative wood paneling above and below the storefront windows on the front façade were eliminated and replaced with a stucco façade;
4. The signband at the uppermost portion of the building was constructed without the proposed picture frame surround, and no sign was installed on the building as proposed and approved. Instead a projecting sign was installed on the southeast corner of the façade;
5. Tongue and groove wood siding that was proposed to cover recessed entry walls and ceiling was only applied to the ceiling. The entry walls were finished in stucco.
6. Paint colors used on the building were not the proposed/approved color palette:
  - a. Mark Twain Grey Brick – Storefront wood doors, wood windows, signband.
  - b. Woodrow Wilson Putty (white) – Stucco on south and west elevations.
  - c. Minwax Wood Finish Cherry 235 – Tongue and groove wood siding on ceiling and walls of recessed entry.

Front elevation was finished in white painted stucco with trim in a shade of light blue.

Staff finds that the inconsistencies between the proposed/approved plans (HDC 2015-01) and what was constructed are not compatible with the historic character of the structure and the surrounding properties in the Downtown Historic District. The changes made to the building lack the level of architectural detail and quality of materials that are a defining feature of the Downtown Historic District. Architectural details help define the individual building styles and contribute to the overall district character.

Staff concludes the requested action is inconsistent with the Downtown Historic District Guidelines and recommends **DENIAL** of Part I.

Council may consider multiple actions to resolve this issue including:

1. Approve the changes that were made that vary from the previously approved COA.
2. Deny approval of the changes and request that the work be re-done to comply with the originally proposed and approved plans (pursuant to Land Development Code Section 8.03.03(l)).
3. Continue HDC-2015-01 (Update) to the August Historic District Council meeting to allow the applicant the opportunity to provide a plan and detailed drawings of how they will remediate the project to better comply with the previously approved plan. Options may include adding back features that were originally presented such as continuing the tongue and groove wood siding down the entrance wall and adding the wall sign. Other options to make the project better reference the architecture of the historic district may include: altering the existing windows to add muntins/mullions to give it the appearance of a transom, trimming out the bulkhead below the windows and the area above the windows and doors to better reference the traditional store front design. Recognizing that an all wood storefront is very costly and that this is a non-contributing structure, there exists an opportunity for creativity in both design and materials in achieving a modern storefront that still reflects the architectural styles, detailing and quality, present in the historic district.

**Part 2. Approval to construct fencing at southwest corner of property and on rooftop.**

Applicant is requesting to construct a 6’ wood fence on the west side of the south elevation as a way to screen the trash/ utility area from public view. Within this enclosed space, applicant is proposing to construct a 4’ wood fence in line with the southern wall to enclose a recessed area. This area will be accessed by a horizontal sliding gate. Applicant is also requesting approval to construct a 4’ wooden fence along the southern and western edge of the rooftop in order to screen the rooftop HVAC units. All fences will be painted the same color as the body of the building.

Staff concludes that the requested action is consistent with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior’s Standards, and recommends **APPROVAL** of Part II.

**MOTION TO CONSIDER:**

---

I move to approve, deny, or continue HDC case number 2015-01(Update) **Part I or Part II;**

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

That HDC case 2015-01(Update) **Part I or Part II**, 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.

Salvatore J. Cumella  
Planner II

**LIST OF EXHIBITS**

---

- EXHIBIT 1      **HDC 2015-01 (Update) Application**
- EXHIBIT 2      **Example Photos of Proposed Storefront Submitted/Approved in Original Application**
- EXHIBIT 3      **Photos of Project as Built**
- EXHIBIT 4      **Sketch of Placement of Proposed Fences**
- EXHIBIT 5      **Photos of Rooftop Mechanical**
- EXHIBIT 6      **Original Staff Report and Backup Materials**
- EXHIBIT 7      **Past COAs**

OFFICE USE ONLY

REC'D: Spillio BY: 8  
PAYMENT: \$ — TYPE: —  
APPLICATION #: \_\_\_\_\_  
CASE #: 2015-01  
BOARD MEETING DATE: 7-21-16



old BUSINESS



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

HDC 2015-01

APPLICANT INFORMATION

Owner Name: KATIA TIZZANO  
Mailing Address: 109 N. 3rd St., Fern Bch, FL, 32034  
Telephone: 917-439-2403 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Agent Name: Dylan Parker / Parker Contracting  
Mailing Address: 1035 Isle of Palms Ln., Fernandina Beach, FL, 32034  
Telephone: 904-322-2900 Fax: \_\_\_\_\_  
Email: PARKERCONTRACTINGINC@gmail.com

PROPERTY INFORMATION

Street Address: 11 North 3rd St., Fern Bch 32034  
Parcel Identification Number(s): \_\_\_\_\_  
Lot Number: \_\_\_\_\_ Block Number: \_\_\_\_\_

PROJECT INFORMATION

STAFF APPROVAL  BOARD APPROVAL: CONCEPTUAL \_\_\_\_\_ OR FINAL

New Construction

Additions/Alterations

Demolition  
 Other: \_\_\_\_\_

Brief description of work proposed:

DURING CONSTRUCTION FRONT FACADE FINISH WAS CHANGED FROM THE DETAIL ON THE APPROVED PLAN TO MEET THE SPECIFICATIONS OF THE OWNERS REQUEST - CHANGED FROM WOOD TRIM TO STUCCO FINISHES I WOULD LIKE TO CONSULT BOARD ON HOW THEY WOULD LIKE US TO HIDE MECHANICAL EQUIP. ON ROOF

AND TO THE REAR OF THE BUILDING (SEE PICS)  
Revised January 2016 Page 3 of 5



# OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE KATIA TIZZANO  
(print name of property owner(s))

hereby authorize: Dylan Parker  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(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.

Katia Tizzano  
(Signature of owner)

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

KATIA TIZZANO  
(Print name of owner)

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

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 21 day of May, 2016.

Leone E. Gibson  
Notary Public: Signature

Leone E. Gibson  
Printed Name

4/14/2019  
My Commission Expires

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









**MINWAX**

# Wood Finish

*Penetrates, Stains & Seals*

- Long lasting, rich color
- Highlights the natural grain



Natural 209	Golden Oak 210B	Provincial 211	Red Oak 215	Puritan Pine 218	Ipswich Pine 221
Sedona Red 222	Colonial Maple 223	Special Walnut 224	Red Mahogany 225	Early American 230	Gunstock 231
Red Chestnut 232	English Chestnut 233	Cherry 235	Fruitwood 241	Golden Pecan 245	Pickled Oak 260
Weathered Oak 270	Classic Gray 271	Driftwood 2126	Dark Walnut 2716	Ebony 2718	Jacobean 2750



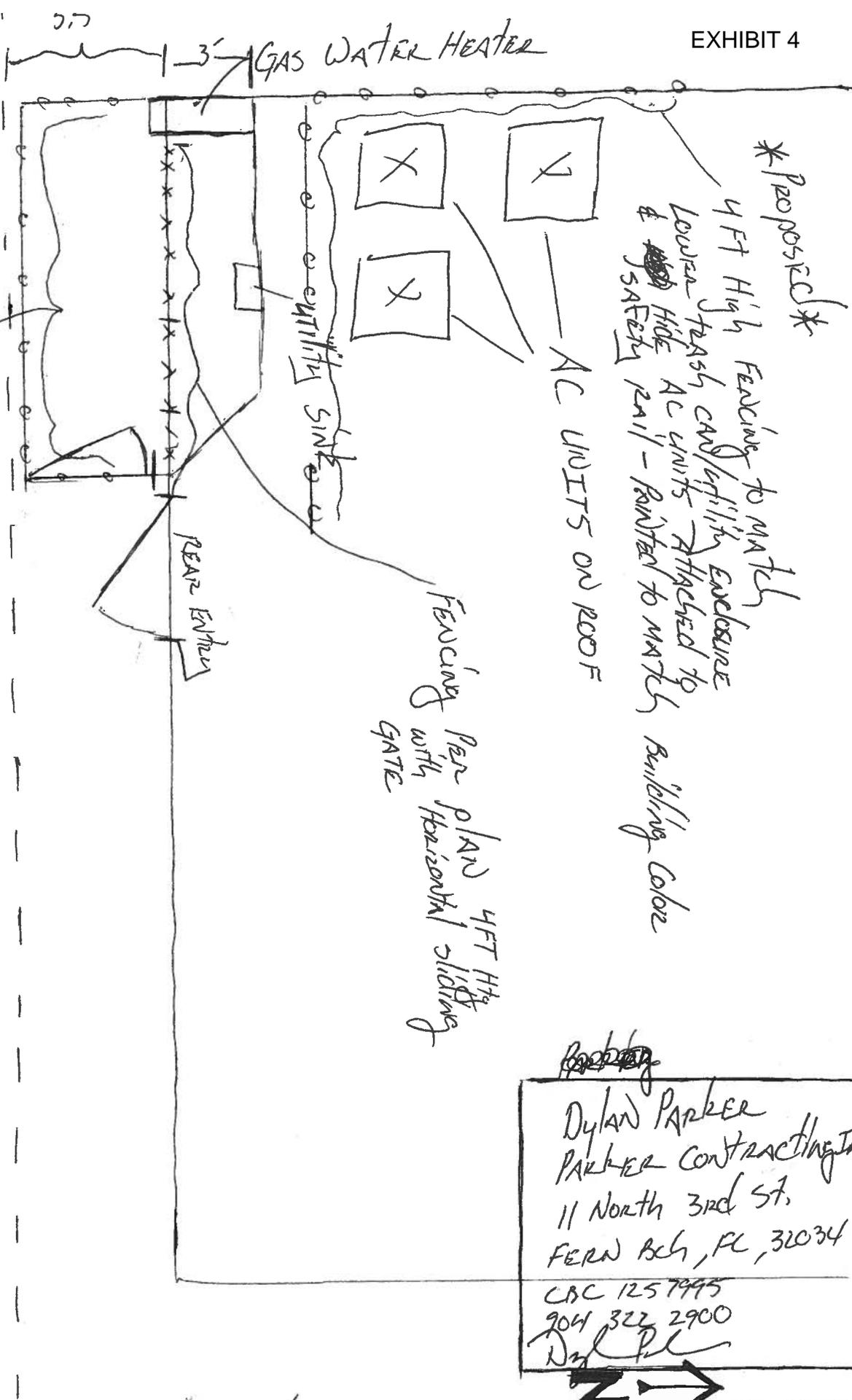
11 N 3<sup>rd</sup> Street

Fernandina Beach, FL





PROPERTY LINE



\*Proposed\*

4FT High Fencing to match  
Lower trash can/utility enclosure  
& ~~hide~~ AC units attached to  
safety rail - painted to match building color

AC UNITS ON ROOF

4FT High  
Fencing rear plant  
with horizontal sliding  
gate

REAR ENTRY

UTILITY SINKS

3' GAS WATER HEATER

\*Proposed\* Fencing  
and allow more room  
around gas water heater  
& utility sink - painted to match building color

VACANT LOT

~~Property~~  
 Dylan Parker  
 PARKER CONTRACTING, INC.  
 11 North 3rd St.  
 FERN BEACH, FL, 32034  
 CBC 1257995  
 904 322 2900  
 Dylan Parker



North 3rd St





**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2015-01**  
**February 19, 2015**

**Owner/Applicant:**  
**Requested action:**

John Dodd for Bimbi LLC  
 Certificate of Approval (COA) for renovations to east and south elevations

**Current zoning:**  
**FLUM land use category:**

C-3  
 Central Business District

**Existing uses on the site:**  
**Historic Property Survey 2007:**  
**Historic Property Survey 1985:**

Commercial  
 c.1935, masonry vernacular, non-contributing  
 Non-contributing (no date)

**Adjacent Properties:**

North	Commercial	c.1939	C-3	CBD
South	Commercial	c.1911	C-3	CBD
East	Parking	N/A	C-3	CBD
West	Commercial	c.1878	C-3	CBD

**Past COA:**

To be provided at meeting.

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 approval for substantial renovations to the east façade of the existing building and minor improvements to the south façade. The 2007 resource survey and the Property Appraiser date the existing building to 1935. The 1926 Sanborn does not show a structure on this site, which corroborates a construction date after that year.

The applicant wishes to recess the façade by ten feet in order to incorporate an outdoor seating area. The recessed façade will have a traditional storefront with large windows and entryway. The outdoor area will retain a roof and the fascia/front of the roofed portion will be utilized for signage and include gooseneck lamps. The southern elevation will not be altered except to paint it a different color and potentially install new doors.

See the application for proposed building materials, which include wood, glass and stucco, and associated colors.

**APPLICABLE GUIDELINES:**

Section 8.01.01.01(A) and Section 8.03.04(A)(1) of the Code states that the review of the proposed development and the proposed demolition shall be based on the **Secretary of the Interior's Standards for Rehabilitation**. Standards 1, 2, 3, 5, and 9 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 and proposed demolition within the Historic District Overlay shall also be based upon compliance with the **Downtown Historic District Guidelines**. The applicable 2013 Guidelines are for commercial buildings: Brick/Masonry (painting), Entrances and Doors, Lighting, Paint, Signs, Storefronts, and Windows.

Section 8.01.01.01(C) of the Code states that new construction within the Historic District Overlay shall be compatible with the existing character of the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

## **ANALYSIS:**

---

Keeping in mind that this building is non-contributing, staff finds the proposed project is compliant with SOIS 1, 2, 3, 5, and 9. The proposed commercial use is compatible with the historic character of the structure and of the properties surrounding this site. All work takes place within the current footprint, so it will not have a major impact on the site or environment. No false sense of historical development is occurring, and creating a recessed area helps distinguish the site from historic buildings from downtown's period of significance that are pulled to the street. No distinctive features or architectural details will be lost with the renovations. Proposed changes are in keeping with the existing mass and scale of the building and of the immediately adjacent buildings.

This project replicates details of a one-part commercial block building with display windows, single-light double doors, and a flat roof (described on page 26 of the Design Guidelines). The Guidelines encourage remodeling that is in keeping with historic storefront configurations. It is noted that a variety of materials were used in storefront construction. As to consistency with the Design Guidelines:

- Brick/Masonry (painting) – The masonry surface on the south elevation is already painted, so repainting this surface is not contrary to the Guidelines.
- Entrances and Doors – Retaining historic entrances is encouraged. Because this is a renovation, using a double-door style reminiscent of a historic storefront is compatible with the Guidelines' direction.
- Lighting – The Guidelines specifically reference gooseneck lighting as appropriate.
- Paint – Paint on wood surfaces is recommended. Colors are suggested to complement the style and period of the building and the overall color scheme of the street. The dark gray color selected for the façade is neutral and the wood will remain natural.
- Signs – The signage will be proportionate to the building façade and compliant with Downtown sign regulations. The guidelines recommend letters no bigger than 18" in height or that cover more than 60% of the sign area, but that provision is not required under the sign code. Wall signs are permitted up to 25SF depending on the frontage width of the structure. The proposed sign is in an appropriate location on the wall and the downlighting is recommended by the Guidelines.
- Storefronts – The storefront guidelines are focused on retaining historic storefronts. As referenced above, the introduction to the commercial portion of the Guidelines recommends remodeling projects use historic storefront configurations, which is the case here. The storefront will be primarily wood.
- Windows – The windows will be a historic storefront style and are made of wood. Staff requests information to ensure that the window muntins will have a raised, historic appearance.

Staff concludes the requested action is consistent with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards, and recommends approval, subject to the information on the windows.

## **MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2015-01, subject to information provided on the windows; AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2015-01, as presented, **is or is not** substantially compliant with the Land Development Code, the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Adrienne Burke  
CDD Director

OFFICE USE ONLY

REC'D: 1/20/15 BY: AB  
PAYMENT: \$ 200.00 TYPE: CWK# 3178  
APPLICATION #: 2015-0000073  
CASE #: HDC 2015-01  
BOARD MEETING DATE: FEB 2015

RECEIVED  
JAN 20 2015



BY: \_\_\_\_\_  
APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

APPLICANT INFORMATION

Owner Name: BIMBI LLC.  
Mailing Address: 109 NORTH 3rd Street  
Telephone: 904-277-1515 Fax: Cell: (917)439-2403  
Email: \_\_\_\_\_

Agent Name: JOHN DODD  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPERTY INFORMATION

Street Address: 11 NORTH 3rd Street  
Parcel Identification Number(s): 00-00-31-1800-0010-0250  
Lot Number: 25 Block Number: \_\_\_\_\_

PROJECT INFORMATION

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

Brief description of work proposed:

conversion of use.  
Renovations to east and south elevations.





# OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Bimbi LLC. Katia Marnier Antonino Tizzano  
(print name of property owner(s))

hereby authorize: JOHN DODD  
(print name of agent)

to represent me/us in processing an application for: HDC & TRC  
(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.

Katia Marnier  
(Signature of owner)

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

Katia Marnier  
(Print name of owner)

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

STATE OF FLORIDA }  
                                  ss }  
COUNTY OF NASSAU }



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

Subscribed and sworn to before me this 20 day of JAN, 2015.

Sylvie McCann  
Notary Public: Signature

SYLVIE McCANN  
Printed Name

11/12/16  
My Commission Expires

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

# NASSAU

A. Michael Hickox, Cert.Res.RD1941

Nassau County Property Appraiser

[Property Search](#)

[Recent Sales Search](#)

[Nassau Home](#)

OWNER NAME	BIMBI LLC
MAILING ADDRESS	109 N 3RD ST
LOCATION ADDRESS	FERNANDINA BEACH, FL 32034 11 N 3RD ST FERNANDINA BEACH 32034
SHORT LEGAL	BLOCK 10 LOT 25 IN OR 1947/1480 CITY OF FDNA BEACH

PARCEL NUMBER	00-00-31-1800-0010-0250
TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
MILLAGE	20 6524
PROPERTY USAGE	STORES, 1 STORY
DEED ACRES	0
HOMESTEAD	N
PARCEL MAP RECORD	<a href="#">MAP THIS PARCEL</a>
TAX COLLECTOR SEARCH	<a href="#">NASSAU TAX COLLECTOR LINK</a>
PROPERTY RECORD CARD	<a href="#">LINK PROPERTY RECORD CARD (PDF)</a>

**2014 Certified Values**

JUST VALUE OF LAND	\$87,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$50,517
TOTAL MISC VALUE	\$291
JUST OR CLASSIFIED TOTAL VALUE	\$138,308
ASSESSED VALUE	\$138,308
EXEMPT VALUE	\$0
TAXABLE VALUE	\$138,308

**Land Information**

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
STORE 1FLR 001100	2,500	SF	22-3N-28

**Building Information**

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
STORE RETL	2,242	2,148	0	0	CEDAR	CB STUCCO	FORCED AIR	FORCED AIR	1935	<a href="#">SHOW SKETCH</a>

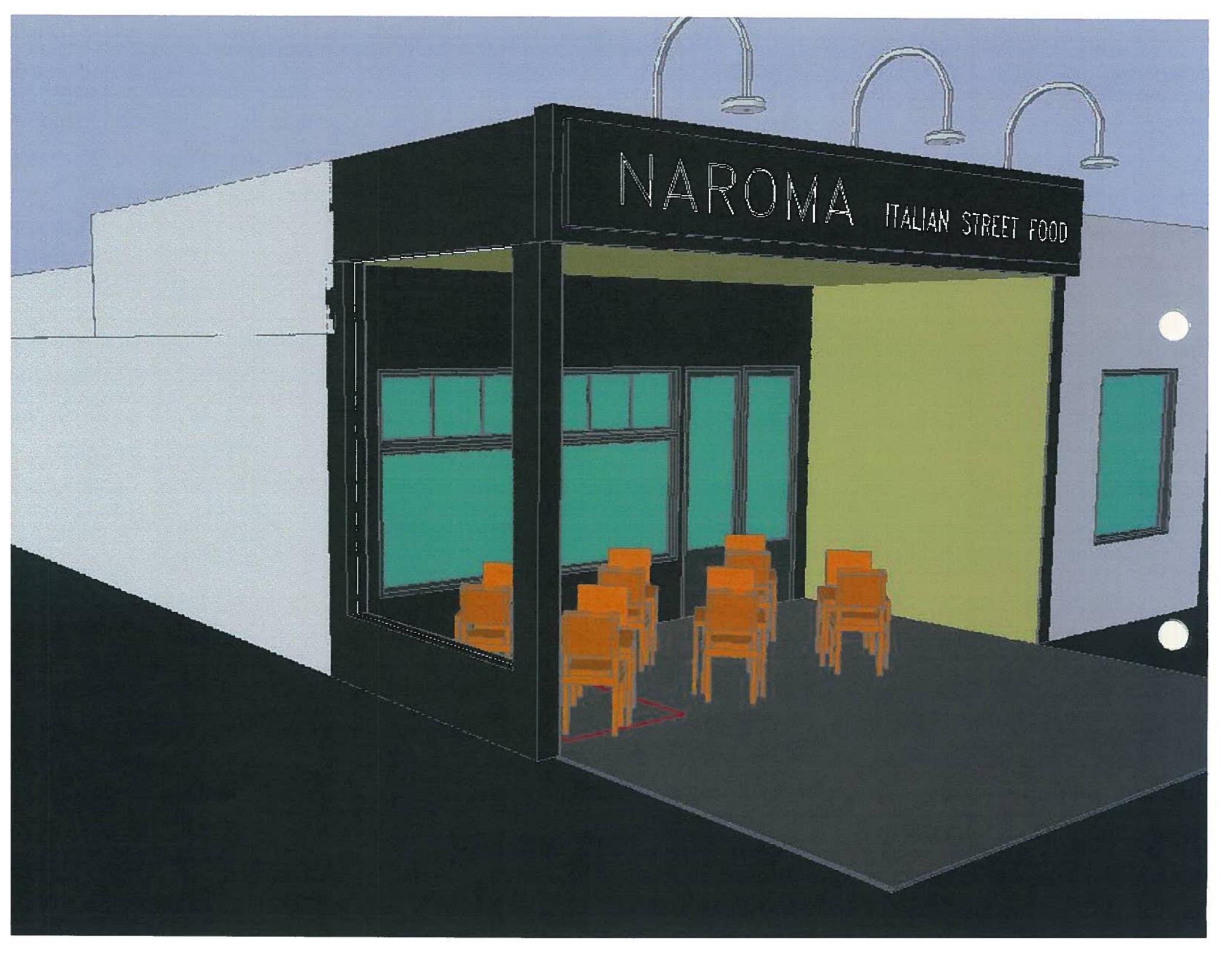
**Miscellaneous Information**

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE A	3 X 6	18	1980
CONCRETE A	0 X 0	1	1992

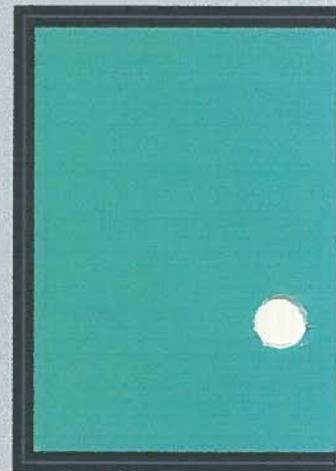
**Sales Information**

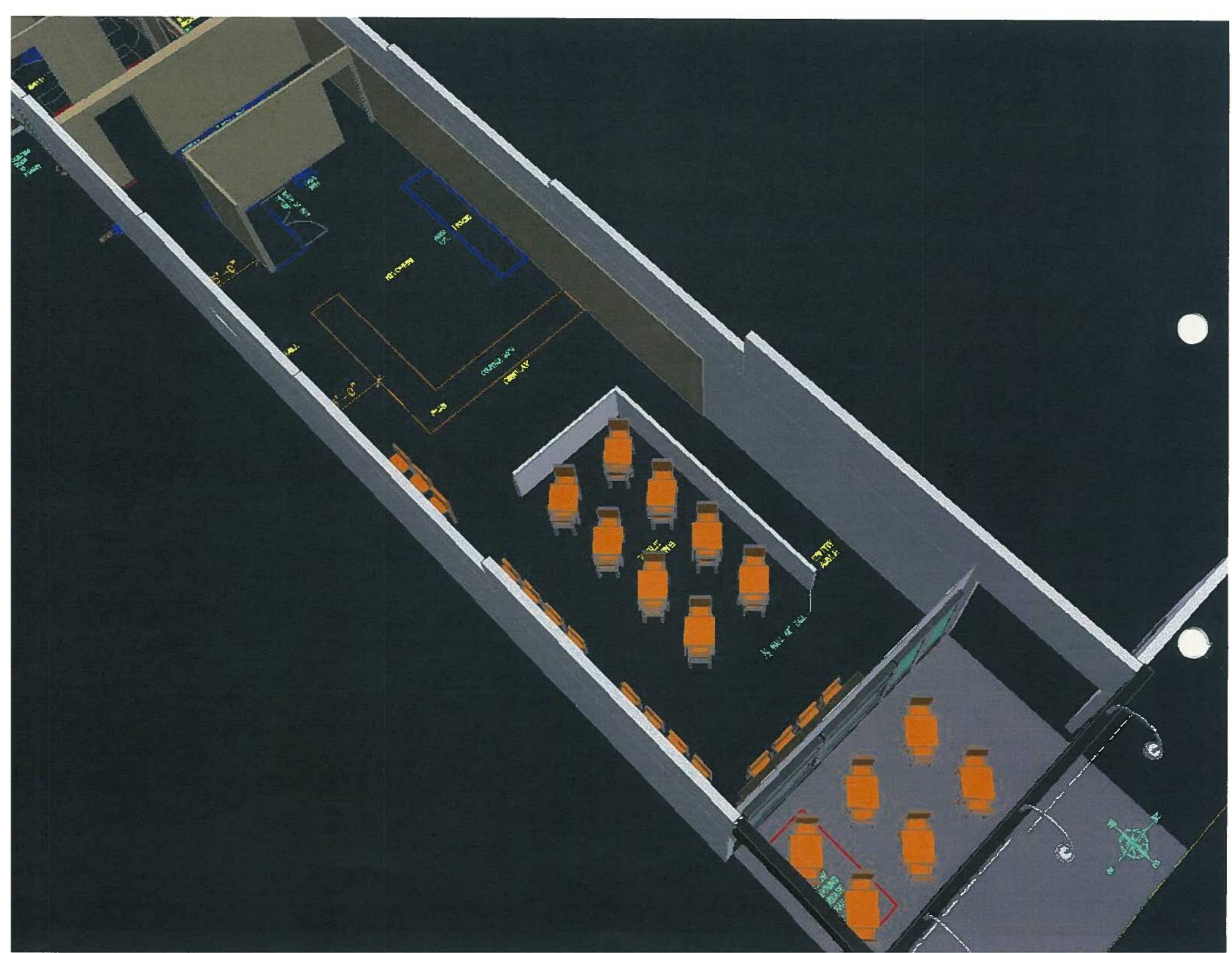
SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
11/14/2014	<a href="#">1947/1480</a>	1947/1480	275000	WD	Q	Y	DESIGNS ON INC	BIMBI LLC
11/12/2014	<a href="#">1947/1474</a>	1947/1474	100	WD	U	Y	SAX SUSAN R	DESIGNS ON INC
10/06/2003	<a href="#">1178/910</a>	1178/910	155908	QC	U	Y	SAX SIDNEY & SUSAN R	DESIGNS ON...INC
05/31/1995	<a href="#">730/1188</a>	730/1188	100000	WD	Q	Y	LYNACK INC	SAX SIDNEY M & SUSAN R
10/03/1991	<a href="#">638/129</a>	638/129	100	WD	U	Y	DRESHER JOHN R	LYNACK INC
10/01/1981	<a href="#">346/60</a>	346/60	60000	WD	Q	Y		
02/01/1978	<a href="#">259/204</a>	259/204	18000	WD	U	Y		

NAROMA ITALIAN STREET FOOD



NAROMA ITALIAN STREET FOOD







handsome store front

👍 7 ❤️ 2



REPAIR  
SHOE  
POLISH

SHOE POLISH  
while you wait

ENQUIRIES WITHIN  
←

38

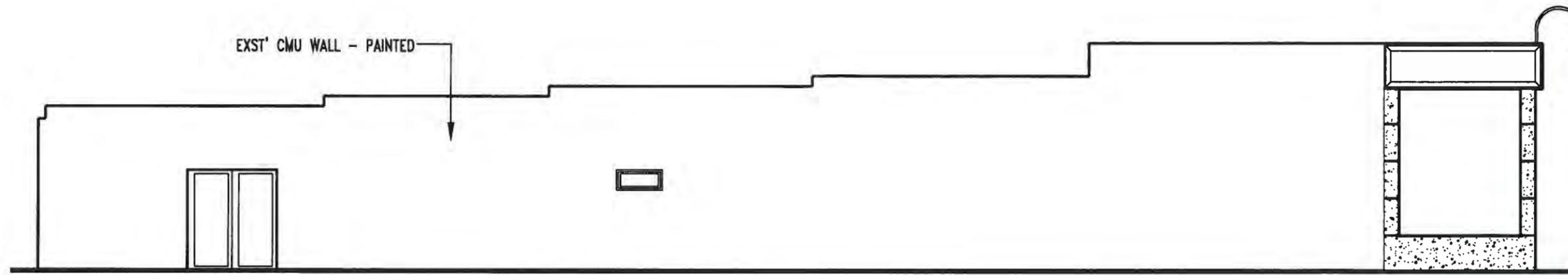
# UNION WORKS

SHOE REPAIR AND SERVICES

REPAIR  
AND  
POLISH

SHOE REPAIR  
AND SERVICES  
UNION WORKS





**SIDE ELEVATION**

1/8" = 1'

GOOSENECK LAMPS

SMOOTH STUCCO W/ HARDCOATED FOAM TRIM (PICTURE FRAME) SURROUND

**NAROMA ITALIAN STREET FOOD**

T&G WOOD SIDING AT SIDES AND CEILING

STUCCO W/ PVC JOINTS

WOOD WINDOWS AND DOORS

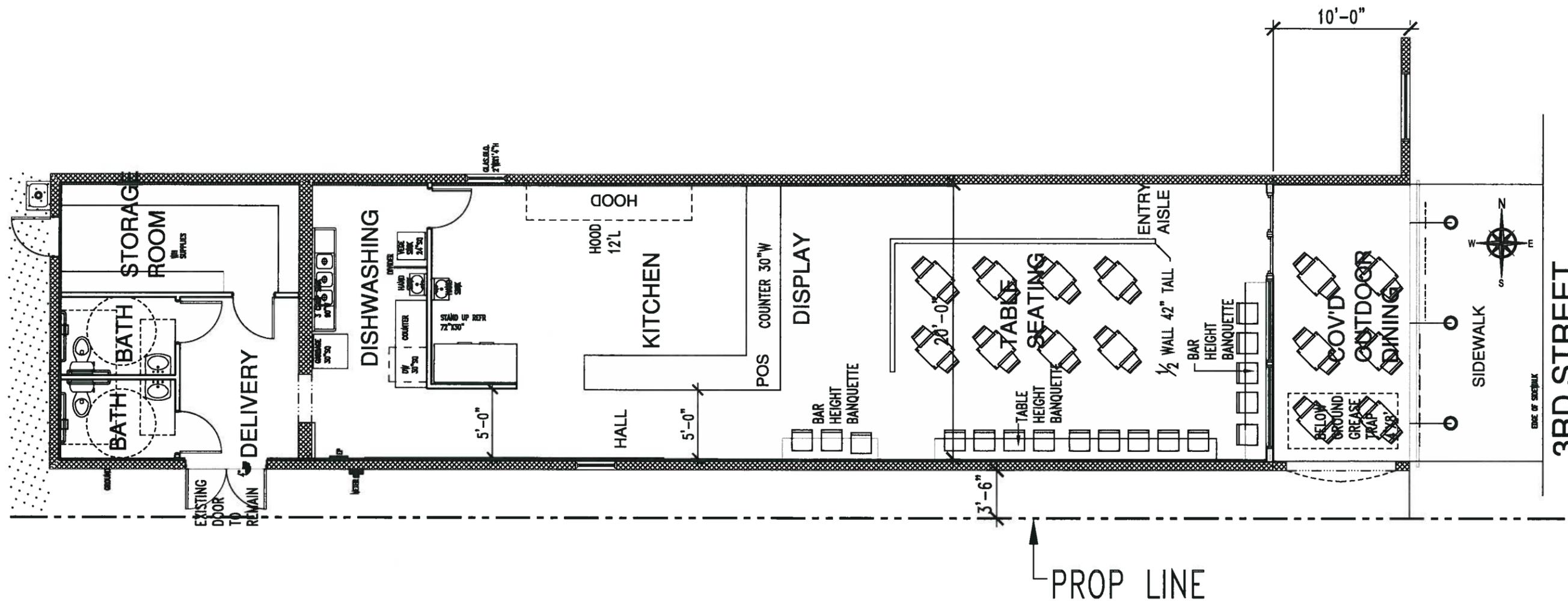
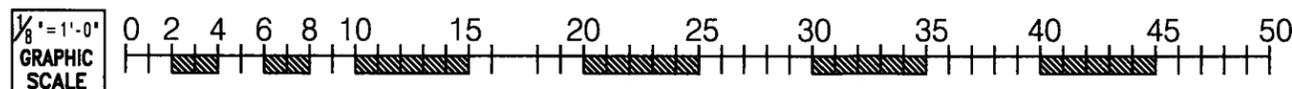
WOOD RECESSED PANELS

**FRONT ELEVATION**

3/8" = 1'


 John H. Dodd  
 ARCHITECT, INC.  
 FL:AR0016867 GA:10456  
 2775 RACHEAL AVENUE  
 FERNANDINA BEACH, FL 32034  
 TEL (904) 583-4044  
 Email: JOHNNYDODD@BELLSOUTH.NET

**NAROMA RESTAURANT - 11 NORTH 3RD ST**  
2-12-15



**FLOOR PLAN**

1/8" = 1'-0"

**NAROMA RESTAURANT - 11 NORTH 3RD ST**  
2-6-15

John H. Dodd  
ARCHITECT, INC.  
FL:AR0016867 GA:10456  
2775 RACHEAL AVENUE  
FERNANDINA BEACH, FL 32034  
TEL (904) 583-4044  
Email: JOHNDODD@BELLSOUTH.NET



NAROMA RESTAURANT - 11 NORTH 3RD ST  
2-6-15

FRONT ELEVATION  
 $\frac{3}{8}'' = 1'$

 John H. Dodd  
ARCHITECT, INC.  
FL:AR0016867 GA:10456  
2775 RACHEAL AVENUE  
FERNANDINA BEACH, FL 32034  
TEL (904) 583-4044  
Email: JOHNDODD@BELLSOUTH.NET

# MINWAX®

## Wood Finish®

- Long lasting, rich color
- Highlights the natural grain

Penetrates, Stains & Seals






- Use before staining
- Ensures even stain color and minimizes blotching



- Use after staining
- Provides long lasting protection and beauty
- Superior durability



- Use after staining
- Durable protection
- Ultra fast-drying
- Easy water clean up







## EXHIBIT 7

### PAST COAs for 11 N. 3<sup>rd</sup> Street

HDC 2015-01	02/19/2015	Renovations to east and south elevations.
2012-2014	Miscellaneous signage (staff-approved)	
SA 2010-72	10/13/2010	Install wood projecting sign, window lettering, carriage lights, and repainting of existing awning in black and window trim in white
SA 2005-32	7/19/2005	Install signage
2002-29	7/11/2002	Install wall sign on south side of building
1997-39	5/8/1997	Hang temporary banner
#1143	8/21/1995	Directional sign 3 <sup>rd</sup> and Centre
#1101	4/5/1995	Renovate façade of building with wood lap siding, metal awning, wood frame windows and wood trim, glass beveled door
#725	10/23/1990	Paint building and install signage (YMCA)
#530	3/30/1987	Install wooden hanging sign (Amelia Community Theatre)
#370	4/5/1983	18' x 21' addition to rear of structure
#425	7/22/1984	Install signage
#312	1/6/1982	Paint exterior of structure (building – Amish blue; trim – white)
#140	1/23/1978	Install signage



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2016-19**  
**July 21, 2016**

<b>Owner/Applicant:</b>	Michael Richardson, agent for Philip & Betty Rae Pierce				
<b>Property Address:</b>	221 N 6 <sup>th</sup> Street				
<b>Requested action:</b>	Approve a Certificate of Approval (COA) for New construction of an accessory structure consisting of a 10'x10' workshop and a 10'x22' carport				
<b>Current zoning:</b>	R-2				
<b>FLUM land use category:</b>	Medium Density Residential				
<b>Existing uses on the site:</b>	Single-Family Residential				
<b>Year Built:</b>	2013				
<b>Contributing/Non-Contributing:</b>	Non-Contributing				
<b>Adjacent Properties:</b>	North	Church	c.1947	R-2	Medium Density Residential
	South	Single Family	c.2013	R-2	Medium Density Residential
	East	Vacant	N/A	R-2	Medium Density Residential
	West	Church	c.1900	R-2	Medium Density Residential
<b>Past COAs:</b>	None				

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

**SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

Applicant is seeking approval to construct an accessory structure that will function as a carport/workshop combination. The workshop will be 10'x10' and the carport will be attached to the front of the workshop and measure 10' x 22'. The structure will have a combined measurement of 10' wide x 32' long. The proposed structure will match the primary structure in both materials and color. The structure will be situated to the north of the primary structure where there is currently a driveway.

**APPLICABLE GUIDELINES:**

**Downtown Historic District Guidelines**  
**Outbuildings (page 101)**

*Historic outbuildings such as garages and sheds should be retained where they remain. **New outbuildings should be designed to be complimentary to the dwelling's architectural style.***

- 1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.*
- 2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.*
- 3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.*
- 4. Both one and two-story accessory outbuildings are permitted for a primary dwelling.*

## Land Development Code

### 5.01.03 All Accessory Structures

*H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.*

*I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.*

*J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft<sup>2</sup>.*

## ANALYSIS:

---

The proposed accessory structure meets all setback, height, and size requirements set forth in the Land Development Code. The proposed structure will be compatible with the non-contributing primary structure in design, materials, and color and is consistent with the Downtown Historic District Guidelines, and the Secretary of the Interior's Standards.

Staff recommends **APPROVAL** of HDC 2016-19.

## MOTION TO CONSIDER:

---

I move to **approve or deny** HDC case number 2016-19;

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

That HDC case 2016-19, 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.

Salvatore J. Cumella  
Planner II

## LIST OF EXHIBITS:

---

- |           |                         |
|-----------|-------------------------|
| EXHIBIT 1 | HDC 2016-19 Application |
| EXHIBIT 2 | Plans and Elevations    |
| EXHIBIT 3 | Photos                  |
| EXHIBIT 4 | Survey                  |



**OFFICE USE ONLY**

REC'D: 6/24/16 BY: B

PAYMENT: \$ 200 TYPE: CK 2004

APPLICATION #: 2016-0000953

CASE #: 2016-19

BOARD MEETING DATE: 7/21/16

**APPLICATION FOR HISTORIC DISTRICT COUNCIL COA**

**APPLICANT INFORMATION**

Owner Name: PHILIP & BETTY RAE PIERCE

Mailing Address: 221 NORTH 6TH STREET FERNANDINA BEACH, FLORIDA 32034

Telephone: 508-737-0570 Fax: \_\_\_\_\_

Email: p.pierce@att.net

Agent Name: MICHAEL RICHARDSON

Mailing Address: P.O. BOX 483 FERNANDINA BEACH, FLORIDA 32035

Telephone: 904-277-3729 Fax: \_\_\_\_\_

Email: mrdraw@att.net

**PROPERTY INFORMATION**

Street Address: 221 NORTH 6TH STREET

Parcel Identification Number(s): 00-00-31-1800-0032-0100

Lot Number: 10 Block Number: 32

**PROJECT INFORMATION**

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

Brief description of work proposed:

NEW 10 WIDE x 32' ± LONG CARPORT & SHOP

ADDITION / 10'x10' SHOP + 10'x22 CARPORT

List proposed materials and colors, as applicable:

Project Scope	Type and Material	Color
Exterior Fabric	HARDIE SIDING MATCH EXISTING	MATCH EXISTING
Doors	MATCH EXISTING	MATCH EXISTING
Windows	MATCH EXISTING	MATCH EXISTING
Roofing	MATCH EXISTING	MATCH EXISTING
Fascia/Trim	MATCH EXISTING	MATCH EXISTING
Foundation	TURNUED DOWN CONCRETE	
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.

21 JUNE 2016                      *Michael Richardson*  
 Date    Signature of Applicant

STATE OF FLORIDA }  
 COUNTY OF NASSAU }  
ss

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

Subscribed and sworn to before me this 21 day of June, 2016.

*Karen M. Austin*                      Karen M. Austin                      \_\_\_\_\_  
 Notary Public: Signature                      Printed Name                      My Commission Expires

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

From: Staples Copy Center #1063 cc1063@staplescopycenter.com  
Subject: scanned document  
Date: June 19, 2016 at 1:44 PM  
To: p.pierce@att.net



### OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Philip & Betty Rae Pierce  
(print name of property owner(s))

hereby authorize: Michael Richardson  
(print name of agent)

to represent me/us in processing an application for: Commission hearing  
(type of application)

In 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.

Philip R. Pierce  
Signature of owner

Betty Rae Pierce  
(Signature of owner)

Philip R. Pierce  
Print name of owner

Betty Rae Pierce  
(Print name of owner)

MASSACHUSETTS  
STATE OF ~~FLORIDA~~  
COUNTY OF ~~NASSAU~~  
BRANSTABLE

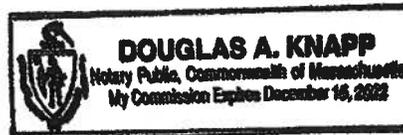
Subscribed and sworn to before me this 20 day of JUNE, 2016

[Signature]  
Notary Public Signature

DOUGLAS A. KNAPP  
Printed Name

12/16/2022  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification  ID Produced: FL-DRIVER LIC.



Amelia Title Agency, Inc.  
1963 South 8th Street, Suite B  
Fernandina Beach, FL 32034

Return to: (enclose self-addressed stamped envelope)  
Name: Amelia Title Agency, inc.

Address: 1963 South 8th Street, Ste. B  
Fernandina Beach, FL 32034  
Fernandina Beach, Florida 32034

This Instrument Prepared by: Jennifer L. Panke

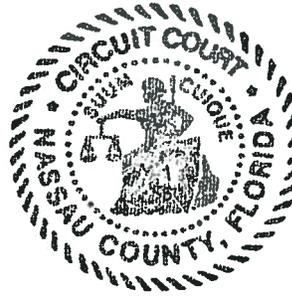
Address: Amelia Title Agency, Inc.  
1963 South 8th Street, Ste. B  
Fernandina Beach, FL 32034

Property Appraisers Parcel Identification (Folio) Number(s):  
000031-18000032-0100

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA



*John A. Crawford*  
**A CERTIFIED TRUE COPY**  
*Emanda Hester*  
CLERK CIRCUIT/COUNTY COURT  
NASSAU COUNTY, FLORIDA

Return To:

Rec 18.50  
Doc 595  
61350

11.05.100

### 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 **6th** day of **June 2011**, BETWEEN

**Bruce E Meger a Single Man**

whose post office address is: **P.O Box 495, Fernandina Beach Florida 32035**

of the County of **Nassau**, State of **Florida**, grantor, and  
**Phil Pierce and Betty Rae Pierce Husband and Wife**

whose post office address is: **111 North Main Street, South Yarmouth Massachusetts 02664**

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

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

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 that certain piece, parcel or tract of land lying and being in the County of NASSAU and the State of FLORIDA, known and described as follows:**

**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 1854 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:**

**LOT TEN (10) IN BLOCK THIRTY-TWO (32).**

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* \_\_\_\_\_ (Seal)  
 Witness **JENNIFER L PANKE**  
*Bruce E Meger* \_\_\_\_\_ (Seal)  
 Witness **Bruce E Meger**  
*Pamela Skipper* \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this **6th** day of **June 2011** by  
**Bruce E. Meger, a Single Man**  
who is personally known to me or who has produced a **Driver's License**  
as identification.

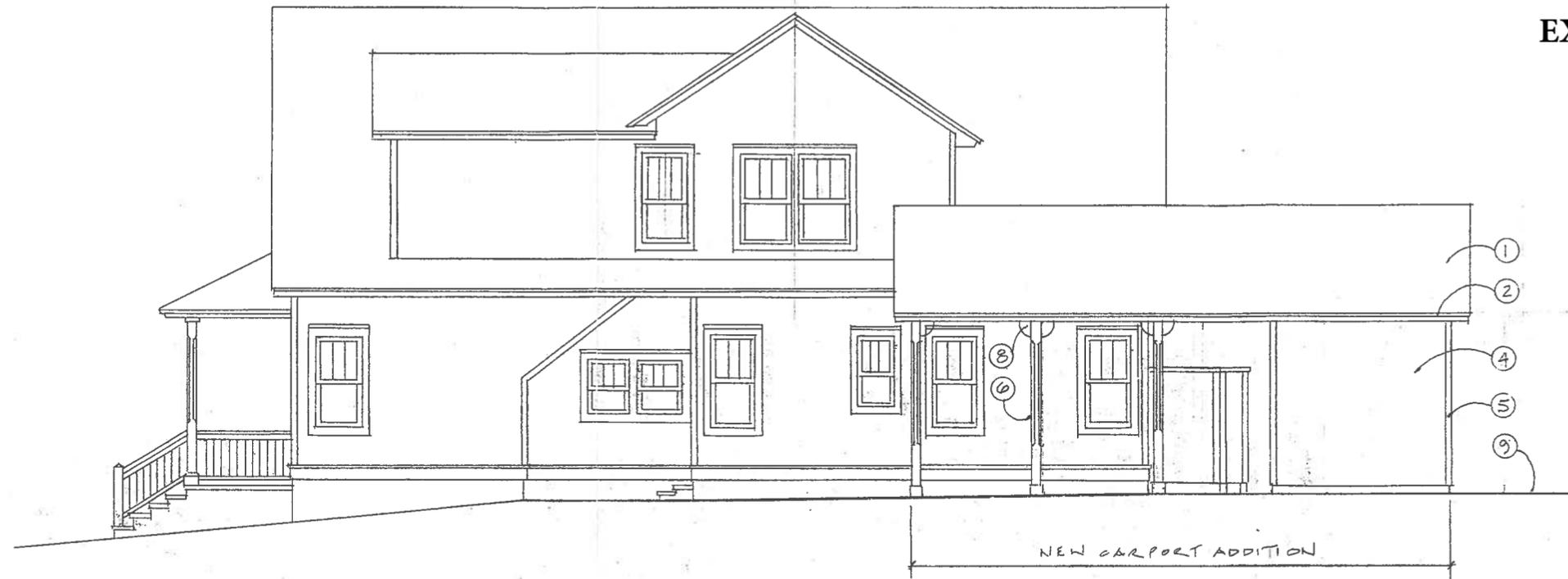
My Commission expires:  
(Seal)

*Jennifer L Panke*  
**JENNIFER L. PANKE** Notary Public



ELEVATIONS LEGEND

- ① MATCH EXISTING ROOF SHINGLES
- ② MATCH EXISTING ROOF FASCIA & SOFFIT
- ③ MATCH EXISTING MAIN ROOF PITCH
- ④ EXTERIOR SIDING TO MATCH EXISTING
- ⑤ EXTERIOR TRIM TO MATCH EXISTING
- ⑥ DECORATIVE P.T. 6x6 POSTS TO MATCH EXISTING @ FRONT PORCH
- ⑦ DECORATIVE GABLE END LOUVER TO MATCH EXISTING IN APPEARANCE
- ⑧ DECORATIVE BRACKETS TO MATCH EXISTING @ FRONT PORCH
- ⑨ EXISTING GRADE



NORTH SIDE ELEVATION

1/4"=1'-0"



REAR/WEST ELEVATION

1/4"=1'-0"

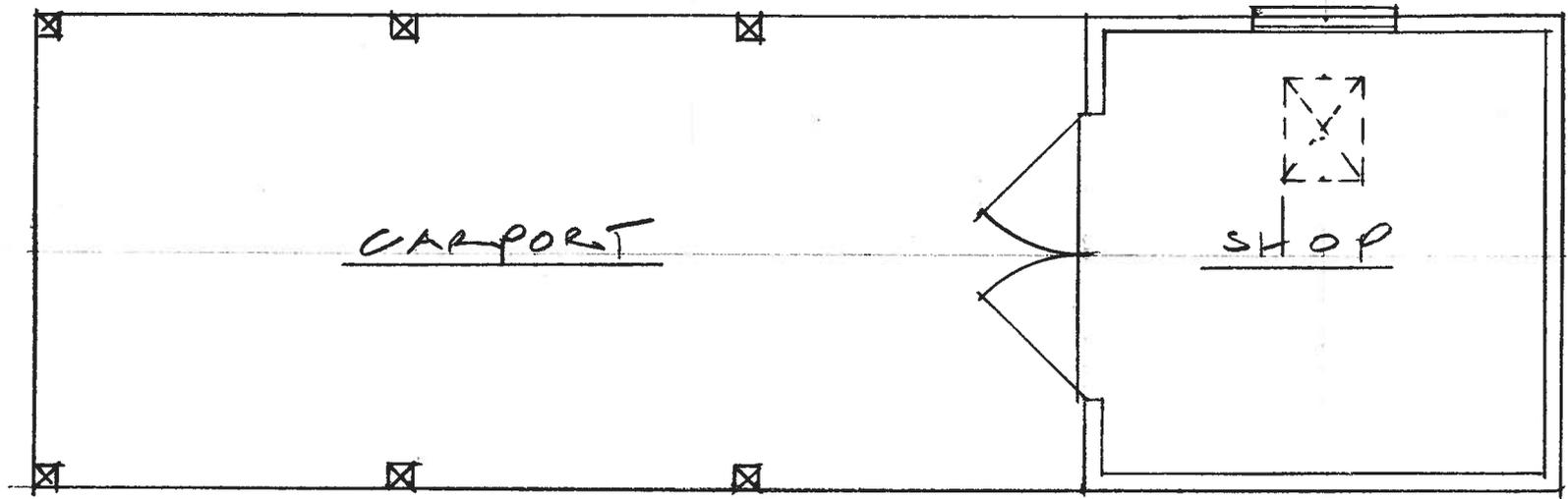


FRONT/EAST ELEVATION

1/4"=1'-0"

PIERCE CARPORT ADDITION

22 NORTH 6TH STREET, FERNANDINA BEACH, NASSEL COUNTY, FLORIDA

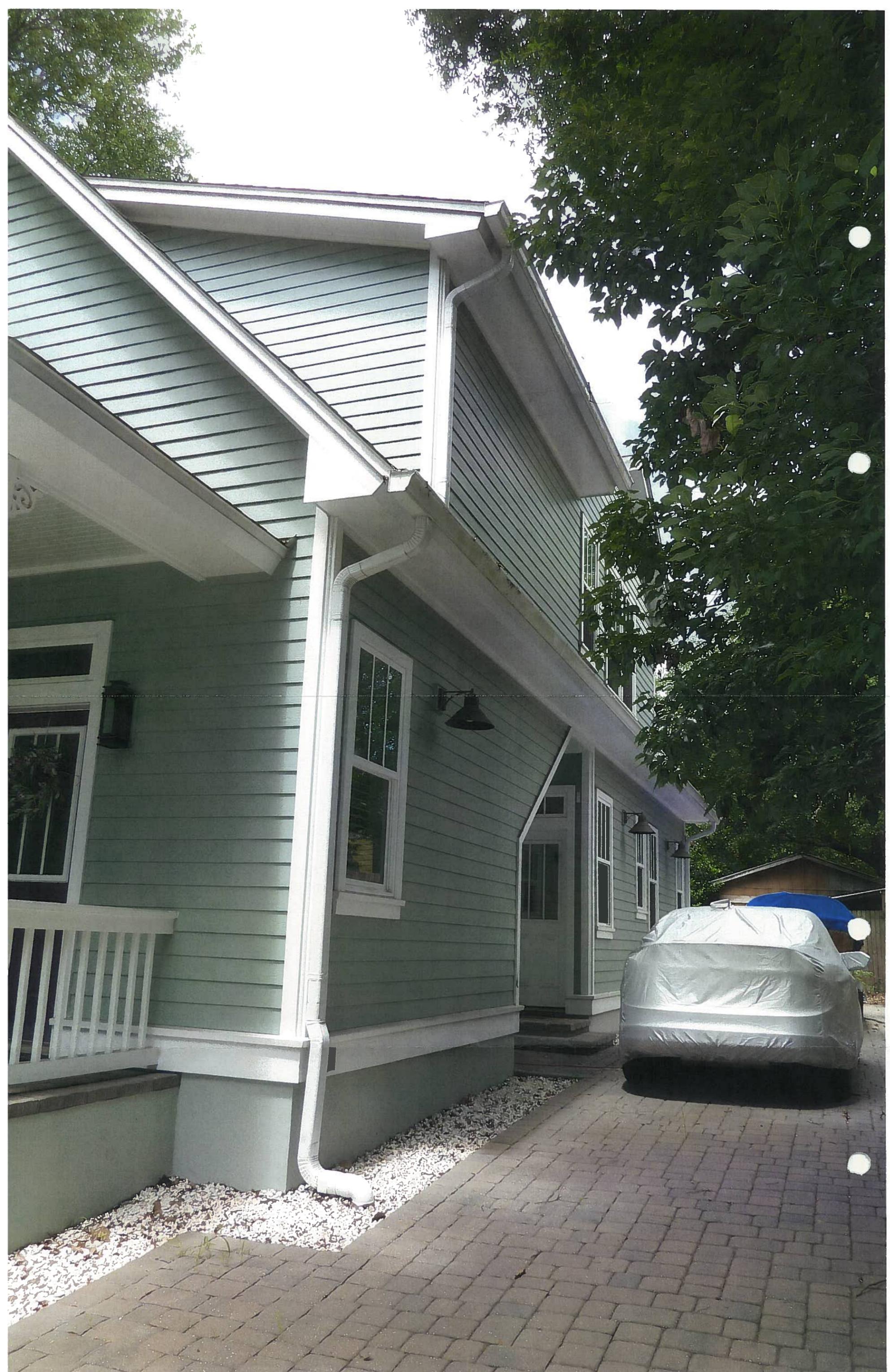


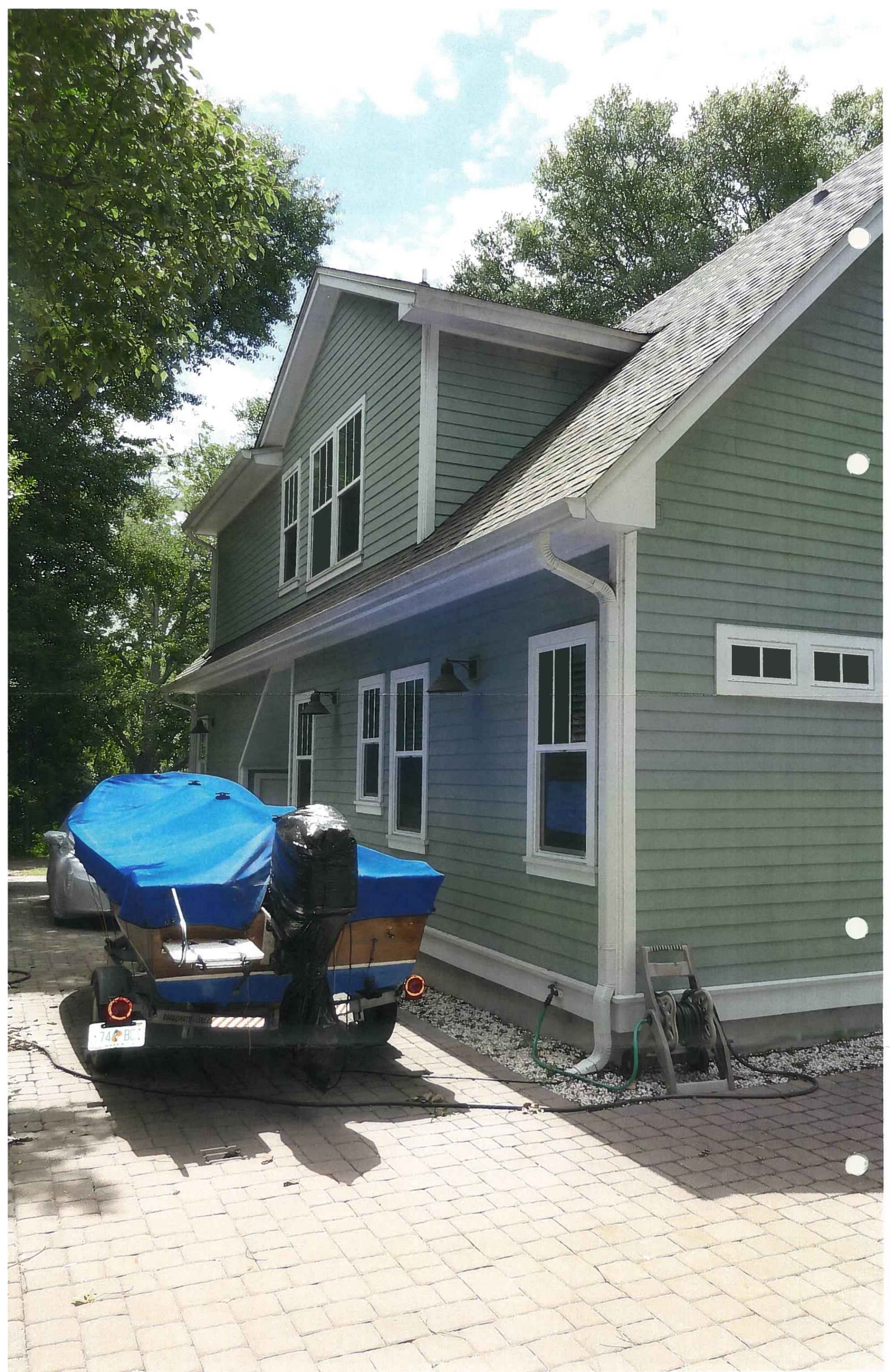
PLAN VIEW

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







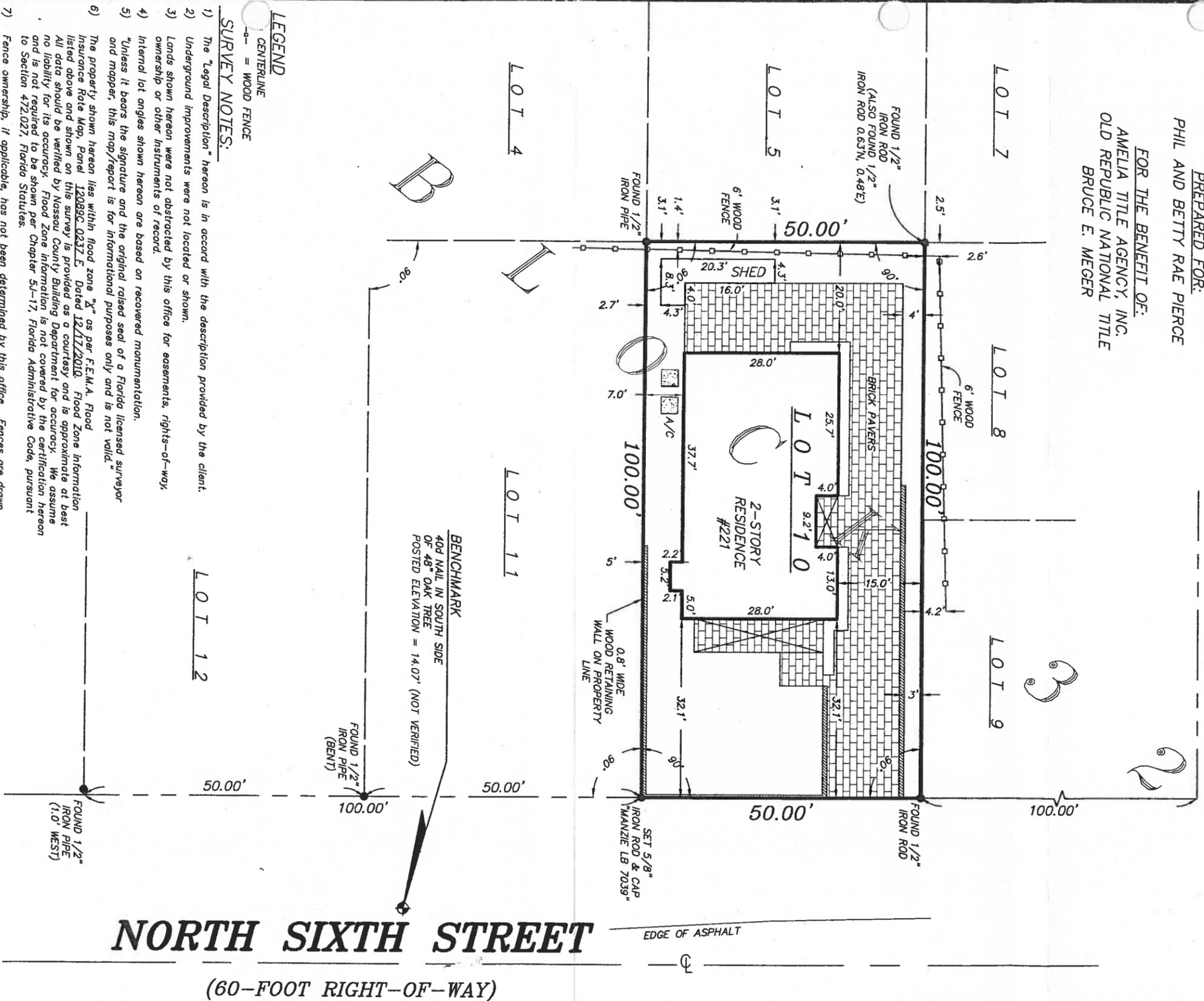


# MAP OF BOUNDARY SURVEY

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: LOTS TEN (10) IN BLOCK THIRTY-TWO (32).

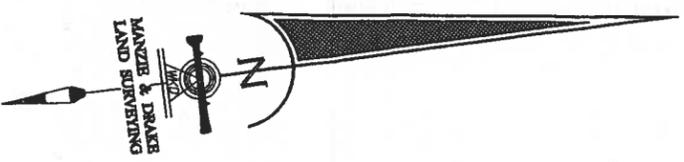
PREPARED FOR:  
 PHIL AND BETTY RAE PIERCE  
 FOR THE BENEFIT OF:  
 AMELIA TITLE AGENCY, INC.  
 OLD REPUBLIC NATIONAL TITLE  
 BRUCE E. MEGER

CALHOUN STREET



## NORTH SIXTH STREET

(60-FOOT RIGHT-OF-WAY)



**LEGEND**

— CENTERLINE  
 - - - WOOD FENCE

**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 lot 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 mopper, 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 120899C, 02372.E, 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) 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.
- 8) 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.

**REVISIONS:**  
 1. REVISED ON 02/18/2013 TO SHOW AS-BUILT CONDITIONS OF PROPERTY (WKD)

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

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

2/19/13

### 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: 18033 DATE: 9/7/12 CADD: WKD  
 F.B. NO: X-245 PAGE NO: 59 FIELD CREW: CK FILE NO: A-2990A