



AGENDA
BOARD OF ADJUSTMENT
SEPTEMBER 21, 2016
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL / DETERMINATION OF A QUORUM

3. APPROVAL OF MINUTES

Approval of Minutes from the BOA meeting of July 20, 2016

Documents:

[2016 07-20 BOA RM Minutes Draft.pdf](#)

4. NEW BUSINESS

4.1. HIGHBEAM INC. C/O JARZYNA & ASSOCIATES ARCHITECTS, 2100 S. FLETCHER AVENUE (BOA 2016-18)

VARIANCE to add a second story to an existing non-conforming structure.

Documents:

[BOA2016-18_Highbeam Inc_Agenda Packet.pdf](#)

5. COMMENTS BY THE PUBLIC

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

6. BOARD BUSINESS

Ms. Dadd needs to be reappointed for a 3 year term.

7. STAFF REPORT

8. ADJOURNMENT

THE NEXT SCHEDULED BOA REGULAR MEETING IS OCTOBER 19, 2016

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

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or

speech impaired).

All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at such meeting he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

MINUTES

1. **Call to Order** – The meeting was called to order at 5:02 pm.
2. **Roll Call / Determination of a Quorum**

Board Members Present

Michael Spino, Vice-Chair
Matt Miller (alternate)

Marcy Mock
Barry Hertslet (alternate)

Board Members Absent

Tisha Dadd, Chair
Lynn Williams

Charles Burns

Others Present

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

Member Miller and Member Hertslet were seated as voting members for this meeting. There were no ex parte communications to be disclosed by the board members.

Vice-Chair Spino pointed out he explained to the applicants that it would take four affirmative votes for approval and that it was up to them whether to proceed or come back next month. It was noted the applicants wanted to proceed. City Attorney Bach explained if a variance is denied they have to wait for one year before they can apply again. She briefly described the quasi-judicial procedures.

3. **Approval of Minutes** - The June 15, 2016 Meeting Minutes were presented for approval. **A motion was made by Member Hertslet, seconded by Member Mock, 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. **ROBERT + MICHELE CARPENTER, 2337 FIRST AVENUE UNIT B (BOA 2016-16) VARIANCE** from LDC Section 4.02.03(E) requiring a twenty (20) foot rear yard setback for R-2 zoned properties. (*Quasi-Judicial*)

Mr. Platt explained this request was a variance from Section 4.02.03(E) which requires a 20 foot setback requirement. He reported all application materials were received, all fees paid, and all required notices had been made. He stated the applicant was requesting to reduce the setback in order to build a screen room on an existing 12 foot by 12 foot concrete slab. He pointed out the screen room would encroach 8 feet into the required rear yard setback. He explained the residence at Amelia Landing was developed as a Planned Unit Development (PUD) prior to the current Land Development Code (LDC), and given the building footprint and setback requirements there was not enough room for a reasonable rear expansion. He provided further details from the staff report including the applicant appears to meet criteria 1 through 6 and that staff recommended approval. He explained even though BOA cases are non-precedential the board approved a case last year (BOA 2015-06) for a similar case a couple doors to the north.

Recording Secretary McCann administered the oath to the parties that were about to present testimony. Mr. Bob Carpenter, 2337 B First Avenue, explained they want to build a screen room like five of the eight duplexes in the area have. He commented there are three neighbors that are immediately affected and after talking with them there were no problems with the project.

Member Herstlet noted there was a home behind this property, and inquired if that was one of the neighbors that had been talked to. Mr. Carpenter replied yes. Member Herstlet inquired about the roof overhang from slab. Mr. Carpenter explained the plan they have is one foot beyond the slab and he believed the variance includes that foot. Mr. Platt clarified he didn't take into account the additional overhang. He explained the City generally allows 24 inch overhangs, because setbacks are measured to the wall and the eaves would be an allowable encroachment.

A motion was made by Member Mock, seconded by Member Miller, to approve BOA 2016-16; and that the BOA make the following findings of fact and conclusions of law part of the record that BOA case 2016-16 as presented is substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Miller inquired since this was a small subdivision could if the board had already approved something in the subdivision couldn't there be another process. Mr. Platt explained he brought that up with the Community Development Department Director and First Avenue is a good case. He commented it would be nice to have some administrative ability, and this was something he would have further discussion with the director about this. After a brief discussion, it was noted some PUDs have setback requirements built into the PUD and for those that don't have specific setbacks the default is the LDC. Vice-Chair Spino suggested having something similar to the context sensitive setback requirement. Mr. Platt commented context sensitive is a great administrative tool that staff uses often.

4.2. FERNANDINA BEACH REALTY INC., 2057 S. FLETCHER AVENUE (BOA 2016-17) VARIANCE from LDC sections 4.02.03(3) requiring C-1 properties to have a ten (10) foot rear yard setback. (Quasi-Judicial)

Mr. Platt explained this was requesting a variance from Section 4.02.03(3) requiring a 10 foot rear yard setback requirement in C-1. He stated this request was to expand the existing office to the south with the western wall lining up with the existing building. He pointed out the existing building was non-conforming with regard to the rear yard setback, and any expansion to a non-conforming structure was required to comply with the requirements of the current LDC. He provided further details from the staff report about this request including that the request appears to meet criteria 1, 4, 5, and 6 but does not meet criteria 2 and 3. He stated staff had to recommend denial, and the board may wish to consider that while cases are not precedential that BOA 2016-15 was granted last month for a similar case for the property just to the north.

Member Miller inquired if during the review process does a commercial property have Fire Department review. Mr. Platt explained commercial projects are required to go before the Technical Review Committee (TRC) and something like this would come in for a preliminary discussion first. He pointed out TRC has planning, zoning, building, the Fire Department, the Utilities Department, and the Streets Department to review the project. He stated commercial projects also get reviewed by the Fire Marshal when the project comes in for building permitting. He pointed out this could be done before or after the BOA meeting, and in this case it would go to

the TRC before going for a building permit after this meeting. There was a brief discussion about this case and it was noted there were not any encroachments into the right-of-way.

Mr. Steve Simmons, 1822 Highland Drive, explained he purchased the lot in the early 1980's for the purpose of building an office on that lot. He stated when the store was closed in the late 1980's he purchased that property and renovated that building in 1995. He pointed out he was initially going to build on the vacant lot that had been purchased beside the convenience store, but when he bought the store he decided to renovate the store with a future thought to expand into the vacant lot. He stated at that time his zoning did not require a rear setback so he had added about 25 feet to the building. He commented later the zoning changed and now requires a 10 foot setback. He explained he needs a 7.9 foot variance to connect to his building as he originally intended. He stated they plan to connect parallel to the building to the back and then go to the south and tie the roofline in to make it a continuation of what they have there.

Member Hertslet inquired about the elevation information. He commented there is a significant elevation difference between the foundation of the existing building and the parking lot where the addition was going. Mr. Simmons explained it would tie into the existing office grade level and the only difference in the elevation was in the back. He commented he thought it would be nice to have a garage in the back. He briefly described what was intended to be built there and that they were trying to maintain the natural vegetation. Member Hertslet inquired about the three palm trees. Mr. Simmons replied those will be replanted, and would be part of the landscape plan.

A motion was made by Member Mock, seconded by Member Hertslet, to approve BOA 2016-17; and that the BOA make the following findings of fact and conclusions of law part of the record that BOA case 2016-17 as presented is substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. **Comments by the public** – There were no comments from the public at this time.
6. **Board Business** – There were no items for discussion under Board Business.
7. **Staff Report** – Mr. Platt reported that it appears there are no cases for next month. The next regular meeting date was August 17, 2016.
8. **Adjournment** - There being no further business to come before the Board of Adjustment the meeting was adjourned 5:36 pm.

Sylvie McCann, Secretary

Tisha Dadd, Chair



BOA 2016-18
 2100 S. Fletcher Ave.
 September 14, 2016

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2016-18
Meeting Date September 21, 2016
Owner/Applicant Highbeam Inc. / Jarzyna & Associates Architects
Property Location: 2100 S. Fletcher Avenue
Parcel Number: 00-00-31-1360-0015-0000

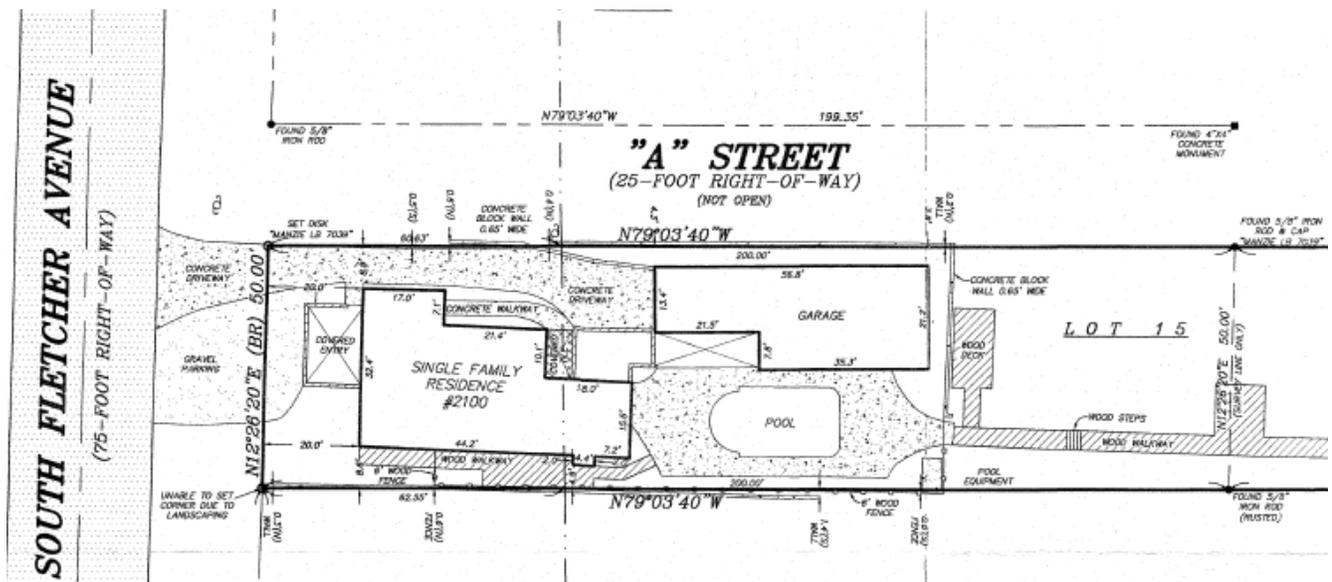
Requested action: VARIANCE from LDC Sections 10.01.02(B) An expansion in square footage shall be permitted where such expansion meets all requirements of this LDC.

Current zoning: R-2
FLUM land use category: Medium Density Residential
Existing uses on the site: SFH

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

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting to construct a 1,197sq.ft. second story on an existing accessory structure on the Northeast side of the property. The existing structure has a building footprint of 1,197sq.ft. This accessory structure is existing nonconforming with regard to the square footage, the LDC limits accessory structures to 625sq.ft. According to the Property Appraiser’s website the structure was built in 1973.





BOA 2016-18
2100 S. Fletcher Ave.
September 14, 2016

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

The following Comprehensive Plan statements are applicable in this case:

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

III. **CONSISTENCY WITH THE LAND DEVELOPMENT CODE:**

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

- Section 10.02.01(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

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



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

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

Consistent with Criteria?

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

| | |
|--|--|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <p>1. <u>Special Conditions</u>: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</p> <p>No. Special conditions <u>do not</u> exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. The LDC has very specific sections for nonconforming structures, this structure built in 1973 is larger than what would be permitted today, however we would permit a 625sq.ft second story addition because that would meet current LDC requirements.</p> |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <p>2. <u>Special Privilege</u>: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.</p> <p>No. Granting the variance <u>does confer</u> upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. Other properties with existing nonconforming structures can only be expanded in square footage where such expansion meets all requirements of the LDC, per section 10.01.02(B).</p> |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <p>3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.</p> <p>No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by others properties. All new development, redevelopment and additions to existing structures must comply with all LDC requirements.</p> |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <p>4. <u>Minimum Variance</u>: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</p> <p>No. The variance requested <u>is not</u> the minimum variance needed to make possible the reasonable use of the land, structure, or building. The interior of the existing structure could be renovated and a 625sq.ft. second story addition could be built without the need for a variance. The proposal is 572sq.ft. over what would built per code.</p> |



BOA 2016-18
 2100 S. Fletcher Ave.
 September 14, 2016

| | |
|--|---|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</p> <p>Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. Granting of the variance will acknowledge the property owners private property rights and allow them to expand a structure to accommodate their needs.</p> |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>6. <u>Public Interest</u>: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.</p> <p>Yes. Granting of a variance <u>is</u> compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. The property is bordered to the north by A Street, a 25' platted right-of-way, beach access 21. The next piece of private property to the north is zoned C-1 and is operated as a beach club. The proposed second story addition will be within the existing building footprint, which will be favored by FDEP for CCCL permitting.</p> |

V. ANALYSIS:

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

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

The applicant appears to meet criteria 5 and 6 but does not meet criteria 1, 2, 3 and 4 for granting a variance, therefore staff has to recommend denial.

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2016-18; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2016-18, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Jacob M. Platt
 Planner I
 Community Development Department

OFFICE USE ONLY

REC'D: 8/19/16 BY: [Signature]
PAYMENT: \$ 658 - TYPE: CR 2057
APPLICATION #: 2016-0001243
CASE #: 2016-18
BOARD MEETING DATE: 9/21/16



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: HIGHWAY INC.
Mailing Address: 112 WYNHAM COVE - CHERNOBLE, NC. 28021
Telephone: 704/300-6727 Fax: _____
Email: _____

Agent Name: VARZYNA & ASSOC. ARCHITECTS, PA. - ANTHONY D. VARZYNA
Mailing Address: 4 WINDY CT. - AXELIA ISL., FL. 32034
Telephone: 904-321-4242 Fax: _____
Email: VARZYNA@PBCSOUTH.NET

PROPERTY INFORMATION

Street Address: 2100 S. FLETCHER, FERNANDINA BEACH, FL.
Parcel Identification Number(s): 00-00-31-1360-0015-0000 32034
Lot Number: 15 Block Number: _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 10.01.02(B)

Brief description of work proposed (use additional sheets if necessary):
ADDITION OF A SECOND FLOOR, LIVING AREA, TO AN EXISTING ONE STORY GARAGE APARTMENT.

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

1. **Special Conditions:** Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

THE ADDITION OF A SECOND FLOOR OVER THE EXISTING FOOTPRINT WILL BE MINIMUM CONSTRUCTION & DISTURBANCE TO PROPERTY EAST OF THE COASTAL CONSTRUCTION CONTROL LINE

2. **Special Privilege:** Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

THE INTENT IS TO CREATE A GROUP OF STRUCTURES, FOR FAMILY USE ONLY, FOR FAMILY GATHERINGS, & A POOL.

3. **Literal Interpretation:** Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

THE MODIFICATIONS WOULD BE SIMILAR TO NEW & EXISTING HOMES, ON THE OCEAN ALONG FLETCHER AVE.

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

SAME AS #3

5. **General Harmony:** Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

AGAIN SIMILAR TO #3, FOR MR & MRS. BEAK TO HAVE A DESTINATION FOR FAMILY RETREATS.

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

RENOVATIONS SHALL BE CONSISTENT WITH ADJACENT & NEAR BY PROPERTIES. AS FAR AS THE ARCHITECTURAL FEATURES & AMENITIES, INCLUDING THE ADDITION OF THE SECOND FLOOR FOR THE GARAGE/HOME SHALL NOT EXCEED 25'0" IN HEIGHT.

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

SIGNATURE/NOTARY

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

8-16-16
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
 } ss
COUNTY OF NASSAU }

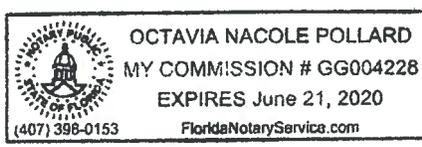
Subscribed and sworn to before me this 16th day of August, 2016

Octavia N Pollard
Notary Public: Signature

Octavia N Pollard
Printed Name

6-21-2020
My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____





**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Hishbeam Inc, Donald Bean Pres
(print name of property owner(s))

hereby authorize: TONY TARZANA
(print name of agent)

to represent me/us in processing an application for: PLANNING VARIANCE
(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.

Donald W Bean pres
(Signature of owner) (Signature of owner)

Donald W Bean
(Print name of owner) (Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

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

Sherry Michaelis Sherry Michaelis _____
Notary Public: Signature Printed Name My Commission Expires

Personally Known OR Produced Identification _____ ID Produced: _____





JARZYNA & ASSOCIATES ARCHITECTS P A
4 JUNIPER CT • AMELIA ISLAND, FL 32034
TEL. (904) 321-4242 • FAX. (904) 321-2029

SYKIOPI'S LETTER
MEMORANDUM

Project HIGHPARK INC. - 2100 FLETCHER Project No. 21612
Date 08/19/16 By A.P. JARZYNA Sheet No. 1 of 1
Copies FILE, OWNER, CITY OF FERN. BCH.

DON & JANIE BEAM PURCHASED THIS PROPERTY
(2100 S. FLETCHER) FOR THE SOLE PURPOSE OF
HAVING A HOME ON THE ATLANTIC OCEAN FOR
A FAMILY GETAWAY ON AMELIA ISLAND,
FERNANDINA BEACH, FLORIDA

THE 2-STORY STRUCTURE SHALL REMAIN VIRTUALLY
UNTOUCHED, EXCEPT FOR SOME SMALL
RENOVATION MODIFICATIONS ON THE INTERIOR.

HOWEVER, THE EXISTING GARAGE/APARTMENT IS
TOO SMALL FOR A COUPLE, THE BEAMS, TO LIVE IN
AS FOR THEIR PERMANENT HOME, ON A DAY
TO DAY BASIS.

WE ARE PROPOSING TO EXPAND THE EXISTING STRUCTURE
BY ADDING A SECOND FLOOR, OVER THE EXISTING
FOOTPRINT, WHICH IS NON-CONFORMING.

THE LOWER LEVEL EXISTING GARAGE SHALL REMAIN
& A NEW MASTER BEDROOM, FACING THE ATLANTIC
OCEAN, WHICH WILL PROVIDE AN EXCEPTIONAL VIEW
& SUN RISES. THE UPPER LEVEL W/ 2 DECKS SHALL
BE THE LIVING AREA, WITH A KITCHEN & GREAT ROOM
ALSO FACING THE OCEAN.

THIS IS WHY, & THE REASON EVERYONE COMES TO LIVE
& ENJOY THE WONDERS OF FERNANDINA BEACH.

2
Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 16-488

General Warranty Deed

Made this July 22, 2016 A.D. By Paul C. Burns, Jr., a single person, individually and as Trustee of the Burns Legacy Trust dated December 27, 2001, whose post office address is: 1832 Perimeter Park, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Highbeam Inc., a Florida corporation, whose post office address is: 112 Wyndham Cove, Cherryville, North Carolina 28021, hereinafter called the grantee:

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

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

Lot Numbered Fifteen (15), in SECTION ONE OF HAMBY'S ADDITION TO FERNANDINA BEACH, a subdivision of the Southeast portion of Section 20, Township 3 North, Range 29 East, as shown by plat of said subdivision recorded in Plat Book 2, Page 32, Public Records of Nassau County, Florida.

Parcel ID Number: 00-00-31-1360-0015-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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

File Number: 16-488

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Andrea Lennon

Paul C Burns, Jr. (Seal)
Paul C. Burns, Jr., individually and as Trustee of
the Burns Legacy Trust dated December 27,
2001
Address: 1832 Perimeter Park, Fernandina Beach,
Florida 32034

[Signature]
Witness
Printed Name: Kelly F. Morris

(Seal)
Address:

State of Florida
County of Nassau

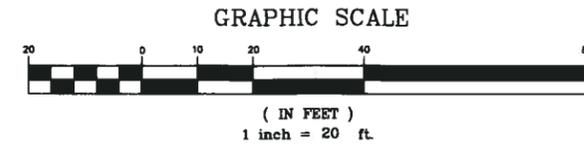
The foregoing instrument was acknowledged before me this 22nd day of July, 2016, by Paul C. Burns, Jr, a single person, individually and as Trustee of the Burns Legacy Trust dated December 27, 2001, who is/are personally known to me or who has produced a driver's license as identification.



[Signature]
Notary Public
Print Name: Andrea F. Lennon
My Commission Expires:

MAP OF BOUNDARY SURVEY
SECTION ONE, LOT 15, HAMBY'S ADDITION TO FERNANDINA BEACH
 AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE
 PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

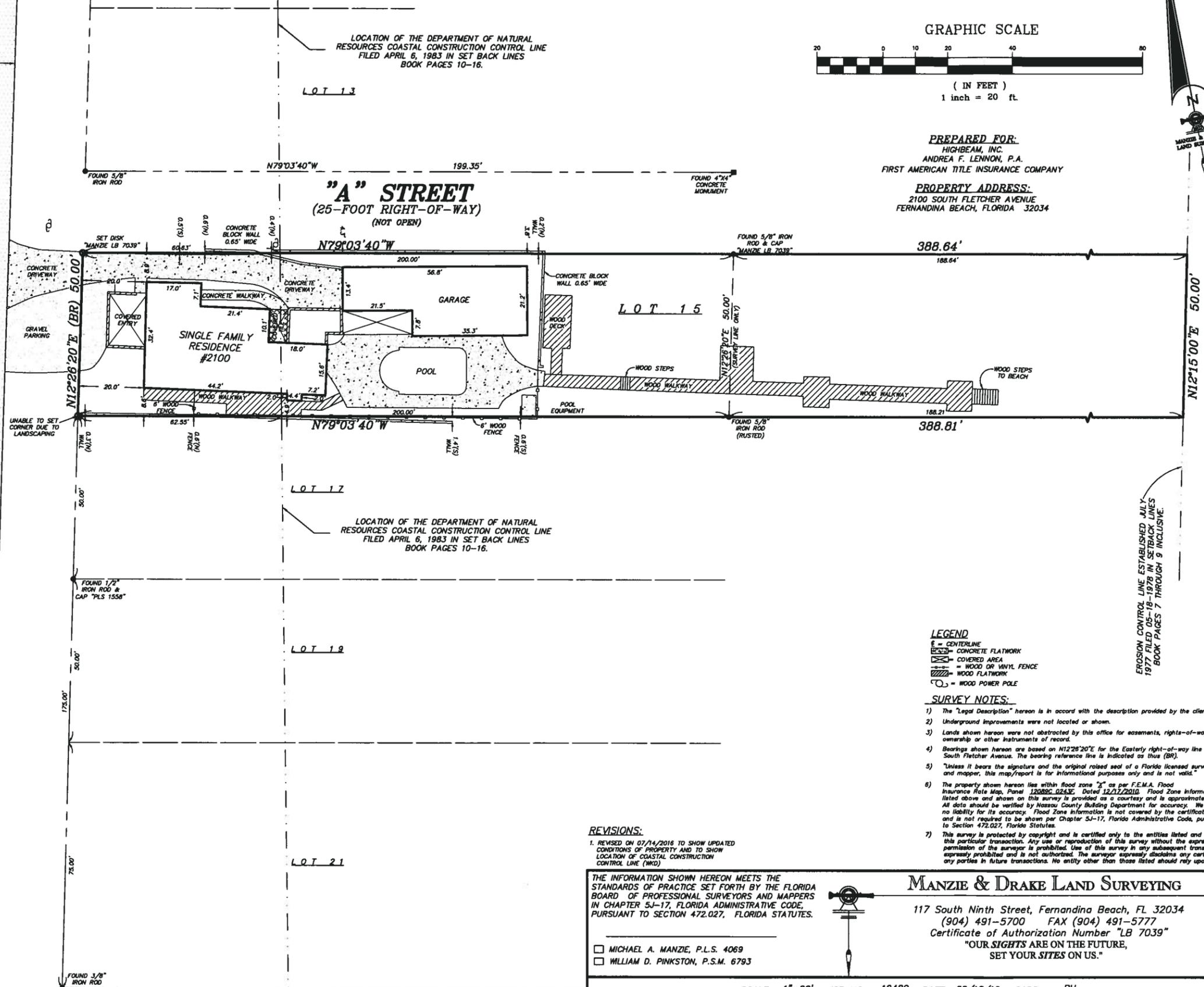
LOCATION OF THE DEPARTMENT OF NATURAL
 RESOURCES COASTAL CONSTRUCTION CONTROL LINE
 FILED APRIL 6, 1983 IN SET BACK LINES
 BOOK PAGES 10-16.



PREPARED FOR:
 HIGHBEAM, INC.
 ANDREA F. LENNON, P.A.
 FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
 2100 SOUTH FLETCHER AVENUE
 FERNANDINA BEACH, FLORIDA 32034

SOUTH FLETCHER AVENUE
 (75-FOOT RIGHT-OF-WAY)



UNABLE TO SET
 CORNER DUE TO
 LANDSCAPING

LOCATION OF THE DEPARTMENT OF NATURAL
 RESOURCES COASTAL CONSTRUCTION CONTROL LINE
 FILED APRIL 6, 1983 IN SET BACK LINES
 BOOK PAGES 10-16.

EROSION CONTROL LINE ESTABLISHED JULY
 1977 FILED 05-18-1978 IN SET BACK LINES
 BOOK PAGES 7 THROUGH 9 INCLUSIVE.

LEGEND

- = CENTERLINE
- ▨ = CONCRETE FLATWORK
- ▩ = COVERED AREA
- = WOOD OR VINYL FENCE
- ▨ = WOOD FLATWORK
- = WOOD POWER POLE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N12°28'20"E for the Easterly right-of-way line of South Fletcher Avenue. The bearing reference line is indicated as thus (BR).
- 5) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12082C-0243E, Dated 12/17/2010. Flood Zone Information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone Information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

REVISIONS:

1. REVISED ON 07/14/2016 TO SHOW UPDATED CONDITIONS OF PROPERTY AND TO SHOW LOCATION OF COASTAL CONSTRUCTION CONTROL LINE (MWD)

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

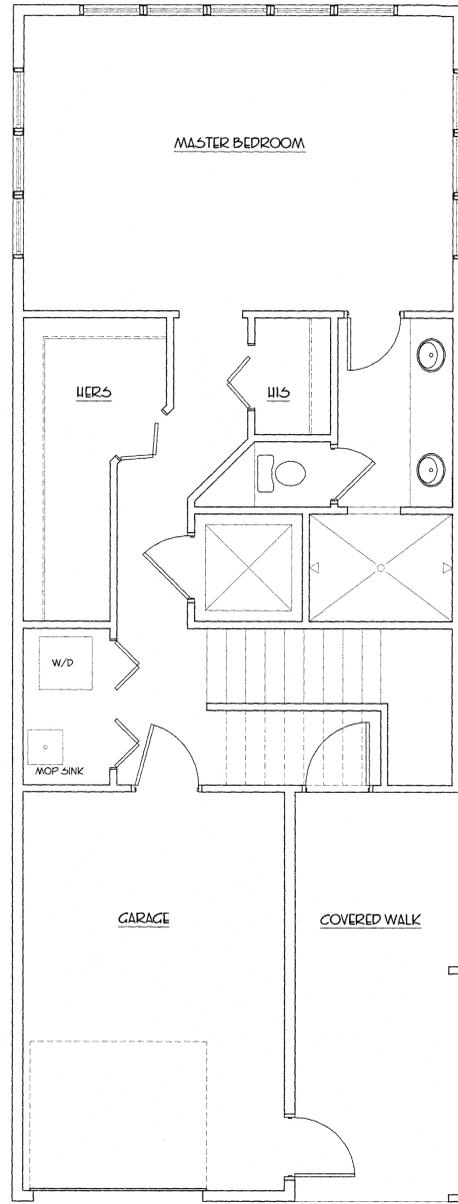
- MICHAEL A. MANZIE, P.L.S. 4069
- WILLIAM D. PINKSTON, P.S.M. 6793



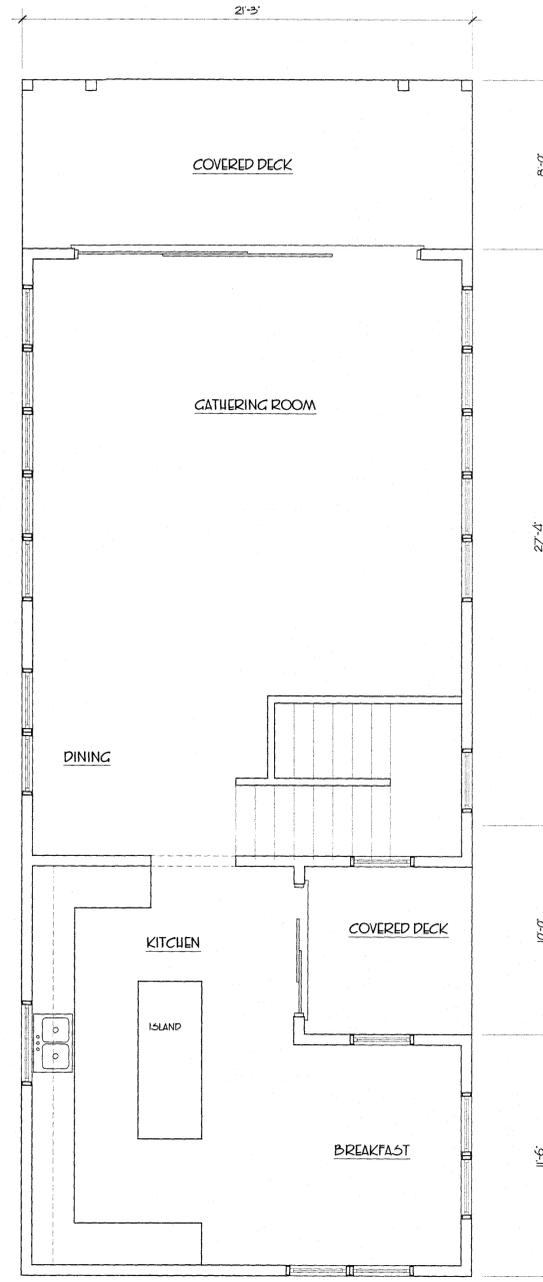
MANZIE & DRAKE LAND SURVEYING

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

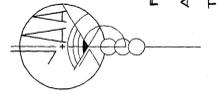
SCALE: 1"=20' JOB NO: 19480 DATE: 02/18/16 CADD: BH
 F.B. NO: x-270 PAGE NO: 72 FIELD CREW: CB FILE NO: B-1012



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



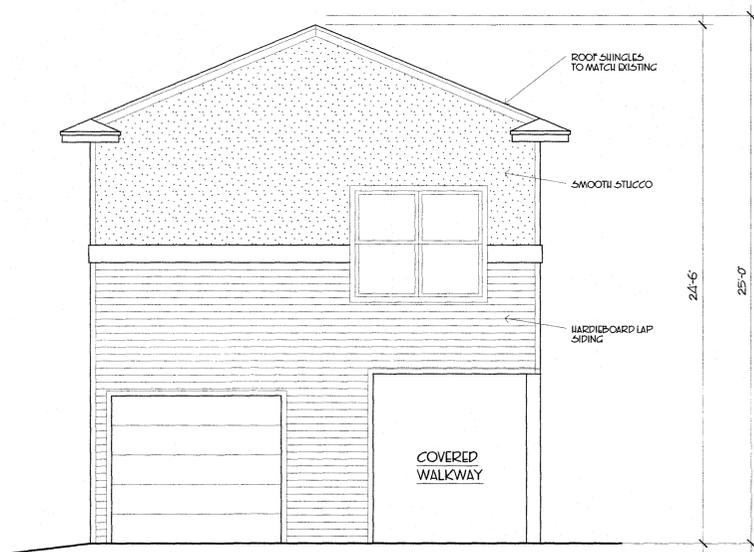
SECOND FLOOR PLAN
1/4"=1'-0"



JARZYNA & ASSOCIATES
ARCHITECTS / PLANNERS
FOUR JUNIPER COURT
AMELIA ISLAND, FLORIDA 32034
TELEPHONE 904-521-4242 FAX 904-521-2029

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|--|------------------------|----------|----------------------------------|------------|---|
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| | DATE | 05/06/16 | SHEET NAME FLOOR PLANS | | |
| | REVISION | | PROJECT NO. | | |
| | PRINT DATE | 08/19/16 | PROJECT NAME | | |
| | ISSUE FOR CONSTRUCTION | | ARCH. REG. NO. AR-19286 | | |

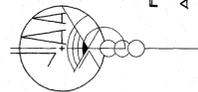
A-1 of



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



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



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PROJECT NAME
BEAM RESIDENCE
AMELIA ISLAND FLORIDA

SHEET NAME
FLOOR PLANS

SCALE
PROJECT NO. 2652
DATE 08/06/16
REVISION
PRINT DATE 08/19/16
ISSUE FOR CONSTRUCTION
ARCH. REG. NO. AB-13286

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