



AGENDA
FERNANDINA BEACH CITY COMMISSION
REGULAR MEETING
APRIL 16, 2019
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE / INVOCATION

Invocation by Reverend Shad Goltz of the First Baptist Church.

4. PROCLAMATION / PRESENTATIONS

4.1 **PROCLAMATION - 56TH ANNUAL ISLE OF EIGHT FLAGS SHRIMP FESTIVAL –** *Proclaims May 3, 2019, through May 5, 2019, as “The 56th Annual Isle of Eight Flags Shrimp Festival”. Members of the Isle of Eight Flags Shrimp Festival Committee will be present to accept the Proclamation.*

4.2 **PRESENTATION - WESTREC MARINA -** *Westrec Marina representatives will provide information relating to Fernandina Harbor Marina operations. This item is placed on the agenda at the request of Commissioner Ross.*

4.3 **BUDGET SUMMARY -** *Comptroller Pauline Testagrose will answer any questions regarding the budget summary for March 2019.*

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA OR ITEMS ON THE CONSENT AGENDA

6. CONSENT AGENDA

6.1 **PROPOSAL APPROVAL - INSITUFORM TECHNOLOGIES, LLC - RESOLUTION 2019-62** APPROVING A PROPOSAL FROM INSITUFORM TECHNOLOGIES, LLC IN AN AMOUNT NOT TO EXCEED \$69,633.20 FOR THE REHABILITATION OF THE CITY'S GRAVITY EFFLUENT LINE BY WAY OF A “PIGGYBACK AGREEMENT” TO THE CONTRACT WITH THE CITY OF DAYTONA BEACH, FL; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the proposal from Insituform Technologies, LLC to perform gravity effluent line rehab services in an amount not to exceed \$69,633.20 as a piggyback agreement with the City of Daytona Beach, FL.*

- 6.2 **PROPOSAL APPROVAL - SWAGIT PRODUCTIONS, LLC / BUDGET AMENDMENT - INFORMATION TECHNOLOGY** - RESOLUTION 2019-63 APPROVING A PROPOSAL FROM SWAGIT PRODUCTIONS, LLC IN THE AMOUNT OF \$83,120 FOR CLOSED CAPTIONING SERVICES; APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the Swagit Productions, LLC Live Captioning Solutions proposal for equipment, products and services in the amount of \$83,120. Also approves a transfer in the amount of \$83,120 from the General Fund Contingency Account to the Information Technology Department Contractual Account.*
- 6.3 **PROPOSAL APPROVAL – ADVANCED DISPOSAL SERVICES / BUDGET AMENDMENT - NON-DEPARTMENTAL** - RESOLUTION 2019-64 APPROVING THE PROPOSAL FROM ADVANCED DISPOSAL SERVICES TO PROVIDE SOLID WASTE REMOVAL AND CLEAN-UP SERVICES FOR THE 2019 SHRIMP FESTIVAL; APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the proposal in the amount of \$38,343 from Advanced Disposal Services to provide solid waste removal and clean-up services for the 2019 Shrimp Festival. Also approves a transfer of \$1,343 from the Non-Departmental R/M Building & Grounds account and Non-Departmental R/M Equipment account to the Non-Departmental Contractual account.*
- 6.4 **FRANCHISE AGREEMENT EXTENSION - HARRELL LAND, LLC D/B/A FERNANDINA BEACH MARKET PLACE** - RESOLUTION 2019-65 APPROVING AN EXTENSION OF THE FRANCHISE AGREEMENT WITH HARRELL LAND, LLC D/B/A FERNANDINA BEACH MARKET PLACE THROUGH DECEMBER 31, 2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Extends the current franchise agreement for the farmers' market through December 31, 2019.*
- 6.5 **BUDGET AMENDMENT - PARKS AND RECREATION** - RESOLUTION 2019-66 APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a transfer of \$60,000 from the Parks and Recreation Impact Fee Fund Reserve account to the Dune Walkovers account (\$30,000) and the Parks and Recreation Improvements account (\$30,000) for the design of the dune walkovers.*

7. RESOLUTIONS

- 7.1 **SETTLEMENT AGREEMENT AND GENERAL RELEASE - VRL ARCHITECTS, INC. -** RESOLUTION 2019-48 APPROVING A SETTLEMENT AGREEMENT AND GENERAL RELEASE WITH VRL ARCHITECTS, INC. IN THE AMOUNT OF \$32,716.77 AS REIMBURSEMENT TO THE CITY FOR LIBRARY ROOF REPAIRS; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the Settlement Agreement and General Release with VRL Architects, Inc. pertaining to Library roof repairs.*
- 7.2 **SETTLEMENT AGREEMENT - DARIO ALDERMAN** - RESOLUTION 2019-67 APPROVING AN AGREEMENT OF SETTLEMENT IN THE CASE OF DARIO ALDERMAN V. CITY OF FERNANDINA BEACH IN THE AMOUNT OF \$16,000; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves the General Release in the pre-suit case of Dario Alderman v. City of Fernandina Beach.*
- 7.3 **DEED OF DEDICATION - SHELL COVE** - RESOLUTION 2019-68 ACCEPTING A DEED OF DEDICATION FROM ROBINSON CREEK 34, LLC FOR SHELL COVE SUBDIVISION ROADS; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts a deed of dedication for the roads in the Shell Cove subdivision.*

8. ORDINANCE - SECOND READING

- 8.1 **(Continuation) FUTURE LAND USE MAP AMENDMENT - AMELIA BLUFF - ORDINANCE 2019-08** CHANGING THE CITY'S FUTURE LAND USE MAP FROM CONSERVATION (CON) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL (LDR) FOR PROPERTY TOTALING APPROXIMATELY 6.40 ACRES OF LAND LOCATED ON CITRONA DRIVE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Future Land Use Map Category of Low Density Residential (LDR) to 6.40 acres of land located on Citrona Drive.*

9. RESOLUTION

- 9.1 **(Continuation) (Quasi-Judicial) FINAL PLAT APPROVAL - AMELIA BLUFF - RESOLUTION 2019-57** APPROVING FINAL PLAT, PAB CASE 2018-26 TITLED "AMELIA BLUFF"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Amelia Bluff" as a final plat.*

10. BOARD APPOINTMENTS

- 10.1 **AIRPORT ADVISORY COMMISSION** - *one appointment.*
- 10.2 **HISTORIC DISTRICT COUNCIL** - *one appointment.*

11. CITY COMMISSION DISCUSSION

- 11.1 **WATERFRONT PARK DEVELOPMENT** - *This item is placed on the agenda at the request of Commissioner Lednovich.*
- 11.2 **LAND CONSERVATION** - *This item is placed on the agenda at the request of Commissioner Lednovich.*

12. CITY MANAGER REPORTS

13. CITY ATTORNEY REPORTS

14. CITY CLERK REPORTS

15. MAYOR/COMMISSIONER COMMENTS

16. ADJOURNMENT

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- A THREE (3) MINUTE TIME LIMIT MAY BE IMPOSED FOR ALL SPEAKERS (EXCEPT IN A QUASI-JUDICIAL HEARING). A "REQUEST TO SPEAK" FORM IS AVAILABLE ON THE COUNTER AT THE ENTRANCE TO THE COMMISSION CHAMBERS. THE FORM SHOULD BE GIVEN TO THE CITY CLERK UPON COMPLETION.
 - THE MAYOR WILL DETERMINE THE ORDER OF THE SPEAKERS AND MAY IMPOSE MORE RESTRICTIVE TIME LIMITS.
 - ONE PERSON WILL SPEAK AT A TIME AND ADDRESS COMMENTS TO THE MAYOR, NOT INDIVIDUAL CITY COMMISSION MEMBERS.

- THE CITY COMMISSION MAY ASK QUESTIONS OF SPEAKERS WHO WILL HAVE ONE MINUTE TO RESPOND. ADDITIONAL TIME MAY BE GRANTED AT THE DISCRETION OF THE MAYOR OR BY A MOTION BY THE CITY COMMISSION.
- SPEAKERS MAY FILE COPIES OF THEIR REMARKS WITH THE CITY CLERK WHO WILL MAKE THEM AVAILABLE TO THE COMMISSION.
- FERNANDINA BEACH CITIZENS WILL SPEAK BEFORE NONRESIDENTS AND SPEAKERS WILL LIMIT REMARKS TO THE SPECIFIC SUBJECT MATTER.
- DISCUSSION – DIRECTION - ACTIONS ITEMS MAY BE ACTED UPON BY THE CITY COMMISSION BY EITHER A MOTION AND VOTE IN ACCORDANCE WITH ROBERTS RULES OF ORDER, OR BY A CONSENSUS OF THE CITY COMMISSION.
- PURSUANT TO RESOLUTION 95-32, IF AN ITEM IS NOT ON THE AGENDA IT REQUIRES A FOUR-FIFTHS VOTE OF THE CITY COMMISSION DECLARING THE ITEM AN EMERGENCY BEFORE ACTION CAN BE TAKEN.
- *QUASI-JUDICIAL* - DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND FLORIDA STATUTES. ANY PERSON WISHING TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Proclamation
56th Annual Isle of Eight Flags Shrimp Festival

ITEM TYPE: Proclamations

REQUESTED ACTION: Presentation

SYNOPSIS: Attached is a Proclamation proclaiming May 3, 2019, through May 5, 2019, as "The 56th Annual Isle of Eight Flags Shrimp Festival".

Members of the Isle of Eight Flags Shrimp Festival Committee will be present to accept the Proclamation.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Dale Martin, City Manager 4/5/2019

Date: March 05, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION:

Proclamation

WHEREAS, the first Isle of Eight Flags Shrimp Festival took place in 1964 as the Shrimp Boat Races for the promotion of tourism and to recognize the City of Fernandina Beach as the Birthplace of the Modern Shrimping Industry; and

WHEREAS, the humble origins of the Shrimp Festival were an annual spring shrimp boat race, during which the shrimpers' wives served shrimp dishes. Today, Shrimp Festival is Fernandina Beach's longest-standing and largest special event. The festival still embraces shrimp boats and great food, but these days locals and visitors alike enjoy many other festivities which include a parade, a pirate invasion, music, entertainment, fine art, crafts, antiques and much more; and

WHEREAS, over the last fifty-five years, the Isle of Eight Flags Shrimp Festival has grown into a nationally recognized festival that provides a financial impact in excess of \$16,000,000 to the City of Fernandina Beach, Nassau County and surrounding areas; and

WHEREAS, this year commemorates the 56th Annual Isle of Eight Flags Shrimp Festival which will be celebrated May 3, 2019, through May 5, 2019, in the beautiful downtown historic district of Fernandina Beach on pristine Amelia Island, Florida; and

WHEREAS, the all-volunteer Shrimp Festival Committee partners with the City of Fernandina Beach, area businesses and approximately fifty local non-profit organizations to encourage community volunteerism while instilling a sense of pride through working together for the benefit of the Shrimp Festival; and

WHEREAS, the Fernandina Beach City Commission hereby extends its sincere appreciation and gratitude to the Isle of Eight Flags Shrimp Festival Committee for its dedication in keeping the time-honored traditions and reminders of the shrimping industry alive, and for introducing visitors to the gracious ambiance of downtown Fernandina Beach's historic district and the beauty of the Amelia River.

NOW, THEREFORE, I, John A. Miller, by virtue of the authority vested in me as Mayor of the City of Fernandina Beach, Florida, do hereby proclaim May 3, 2019, through May 5, 2019, as the:

“56th ANNUAL ISLE OF EIGHT FLAGS SHRIMP FESTIVAL”

IN WITNESS WHEREOF, I hereunto set my hand and caused the Official Seal of the City of Fernandina Beach, Florida, to be affixed this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Mayor-Commissioner

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
Westrec Marina

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS: Westrec Marina representatives will provide information relating to Fernandina Harbor Marina operations.

This item is placed on the agenda at the request of Commissioner Ross.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Dale Martin, City Manager 3/22/2019

Date: March 22, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION:



Fernandina
HARBOR MARINA

3 S. Front Street

Fernandina Beach Florida

(904) 310-3300 Fax (904) 310-3451



Jim Frye is Westrec Marina's VP/Acquisitions & New Business Development. Mr. Frye has more than 25 years of experience as a senior operations manager, overseeing more than 35 marinas across the US. Mr. Frye is the president emeritus of the Association of Marina Industries (AMI) and vice chair of the Recreational Boating Leadership Council. He is a Certified Marina Manager (CMM) and faculty for the International Marina Institute Advanced Marina Management training. He is the host of the International Marina Boatyard Conference (IMBC), the industry's largest conference and trade show. He holds a degree in Business and Psychology from the University of Massachusetts at Amherst.

Westrec Marina's was asked by Commissioner Ross and the City of Fernandina Beach to provide information on a few topics. This packet is provided for your consideration to accompany the presentation he provides.

Included in this packet:

Original Request

- 1 Operating Budgets combined through 2021
- 2 Marketing Plan
- 3 Long Term Lease Example
- 4 Maintenance Plan
- 5 Mooring Field ROI
- 6 Northern Expansion cost analysis
- 7 Upland amenity needs / showers
- 8 Cost benefits of uplands additional services
- 9 Parking requirements



ORIGINAL REQUEST

Marina Projections

Assume the South Basin opens 1 June 2019

Assume the Fuel Dock Opens 1 November 2019

Please request Westrec provide the following:

- **1 An operating budget for the marina for the current fiscal year and next 2 fiscal years**
 - Current Year 2018-2019**
 - Projected 2019-2020**
 - Projected 2020-2021**
- **2 A marketing plan**
- **3 A long-term lease policy**
- **4 A maintenance plan for the entire marina**
- **5 A cost benefit analysis of expanding the mooring field**
- **6 A cost benefit analysis of expanding the marina north**
- **7 A analysis of need for additional bathroom / shower facilities and estimate of required land**
- **8 A cost benefit analysis of adding additional services such as boat repair/servicing, dry boat storage and an estimate of the needed required land.**
- **9 Parking requirements for the completed marina with no northern expansion**



3 S. Front Street
Fernandina Beach Florida
(904) 310-3300 Fax (904) 310-3451

OPERATING BUDGETS THROUGH 2021

MARINA

REVENUES

BUDGET 2018-2019	BUDGET 2019-2020	BUDGET 2020-2021
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33120 FEMA GRANT	4,500,000		
BigP Grant Revenue			
33148 FBIP			
33210 FEDERAL GRANT			
33400 STATE GRANT	250,000	175,000	190,000
33420 FEMA STATE	750,000		
34750 SLIP RENTALS - PERMANENT	200,000	260,000	280,000
SLIP RENTALS TRANSIENT BigP			
SLIP RENTALS TRANSIENT BigP Non Taxable			
34755 SLIP RENTALS TRANSIENT	45,000	450,000	525,000
34755 SLIP RENTALS-NON-TAXABLE	785	4,300	6,000
34759 DOCK STORE RENT	0	0	0
34760 BUSINESS RENTALS	24,768	25,000	26,000
34762 MOORINGS TAXABLE	8,000	32,000	38,000
MOORINGS NON TAXABLE			
34765 MERCHANDISE FOR RESALE			
34766 SERVICES - NON TAXABLE	0	275	325
34767 SERVICES - TAXABLE	0	950	1,500
34770 FUEL - DIESEL	0	1,005,000	1,215,000
34771 FUEL - GAS	0	238,000	285,000
GASOLINE/FUEL OILS/ADDITIVES			
34773 FUEL - DIESEL NON TAXABLE	0	6,000	9,500
GASOLINE/FUEL - DISCOUNTS			
34775 FUEL - DISCOUNTS DIESEL	(5,000)	(9,500)	(23,000)
34776 FUEL - DISCOUNTS GAS	(1,000)	(900)	(1,525)
34777 GASOLINE/FUEL - DISCOUNTS N/T DSL			
36110 INTEREST			
36215 NON-TAXABLE RENTS	9,390	9,500	9,750
36420 INSURANCE PROCEEDS			
36990 OTHER REVENUE	600	210	275

TOTAL

5,782,543	2,195,835	2,561,825
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MARINA

EXPENSE

BUDGET	BUDGET	BUDGET
2018-2019	2019-2020	2020-2021

PERSONNEL SERVICES

51200 SALARIES

52100 FICA

TOTAL

-

OPERATING EXPENSES

53100 PROFESSIONAL SERVICES

-

53200 AUDITING

6,795

6,795

6,795

53400 CONTRACTUAL

376,629

475,000

510,000

54000 TRAINING/TRAVEL

350

500

1,000

54100 COMM - PHONE/FAX/ALARM

1,200

1,500

1,575

54101 COMMUNICATIONS-CELLULAR

2,780

2,800

2,900

54103 COMMUNICATIONS - INTERNET

3,600

5,000

8,000

54300 UTILITIES - ELECTRIC

16,000

32,000

38,000

54310 UTILITIES - WATER & WASTEWATER

9,500

21,000

25,000

54400 RENTALS/LEASES

23,868

31,824

31,824

54500 INSURANCE

69,509

70,000

72,500

54610 R/M BLDG & GROUNDS

35,000

36,000

35,000

54620 R/M EQUIPMENT

11,750

16,000

18,000

54675 R/M MOORING FIELD

23,600

18,000

24,000

54700 PRINTING

500

800

1,200

54800 PROMOTIONAL

3,500

5,500

7,500

54902 BAD DEBT EXPENSE

-

-

-

55100 OFFICE SUPPLIES

3,800

5,200

5,600

55200 OPERATING SUPPLIES

26,770

40,000

42,000

55210 UNIFORMS

350

1,500

1,200

55220 JANITORIAL

1,800

3,400

4,000

55230 GAS/OIL

125

350

500

55400 BOOKS/SUBS/DUES

825

825

875

55500 MERCHANDISE FOR RESALE

-

-

-

55510 FUEL FOR RESALE

0

1,065,000

1,250,000

Sub Total

618,251

1,838,994

2,087,469

Adjusting Entry

5,164,292

356,841

474,356

TOTAL

5,782,543

2,195,835

2,561,825



3 S. Front Street
Fernandina Beach Florida
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MARKETING PLAN

*Westrec Marinas Marketing Plan
for
The Fernandina Harbor Marina*

Overview

Studies performed by the Marine Industries Association of South Florida indicate that the marine industry contributes millions of dollars in revenue annually to local economies. All of Florida is a winter haven for “snowbirds” and regional marinas draw boaters from the northeast, mid-west, and Canada in addition to the local population. Fernandina Harbor appeals to captains and yacht owners alike as they are drawn to the Marina by the destination location, amenities, and personalized service. In addition, the mega yacht market continues overall to be very active. This market segment retains a certain economic resilience in the industry. Those marinas due for upgrades or renovation are remodeling a number of slips to accommodate these larger vessels to lure this market segment to their facility. The economy remains extremely strong, new and used sales continue to grow with most yachts now travelling far and wide. The Caribbean charter market is also booming with many people once again able to afford a luxury vacation in the islands.

Fernandina Beach has an excellent location for vessels traveling up and down the eastern seaboard. Its unique location and quaint downtown community provides an excellent retreat for those boaters looking to recover from a long trip or those that wish to explore Mother Nature at its best. Fernandina Harbor is a link in the Florida chain of Westrec Marinas and provides boaters opportunity to access the consistent, quality experience that they have come to know at Westrec whether traveling to northern climes for the summer or returning snowbirds in the winter months. The entire community benefits when the Fernandina Harbor Marina is visited by transient boaters and every visitor is enriched by the experience that is Fernandina Beach.

Objectives

Westrec’s marketing plan for all of their marinas includes three primary objectives;

- To increase occupancy and utilization of the Marina
- To increase exposure via promotional strategies and other marine associations
- To provide complete customer service

Strategy

One of the greatest strengths Westrec brings to bear is its nationwide network of marinas and excellent reputation among boaters. In addition to the promotional plan we have in place outlined below, the word of mouth and referrals from our other regional Westrec Marinas always help to build occupancy and enhance relationships among other vendors and related businesses. Our main goal of any marketing or promotional plan is to maximize revenues through effective slip management with the greatest possible average boat length per space.

Highlights of the promotional plan we established for Fernandina Harbor Marina included the development of a new web site for the Marina that is linked to Westrec's corporate site and the creation and utilization of marketing collaterals and a new brochure that has been distributed throughout our family of marinas and at trade shows that we participate in worldwide. In addition, Westrec holds and sponsors other events targeted at the yachting market featuring our marinas.

Plan Focus

Advertising and Marketing

Westrec currently markets Fernandina Harbor Marina through a variety of methods. These include print advertising, the internet, boat shows, events, sponsorships, and most importantly through Westrec's company operating philosophy which emphasizes complete customer service and personalized attention in all interactions of marina staff with the vessel's owner, its captain and crew. In the day-to-day operations of a yacht, whether it is corporate or privately owned, it is most often the yacht's captain who makes the decision of where to berth the vessel especially in more populous destinations where there is more than one option available. It is for this reason that Westrec's marketing program for Fernandina Harbor Marina targets these marine professionals in addition to yacht owners themselves.

Westrec print advertising for the Marina includes the back cover of *Dockwalk*, a well established and modern magazine for global crew, and a ½ page ad in *The Triton* a popular monthly

Celebrating 30 Years of Navigating the Good Life



AWARD WINNING PROPERTIES

Fort Lauderdale, Florida	Fort Lauderdale, Florida	Fort Lauderdale, Florida	Fort Lauderdale, Florida
			
HALL OF FAME MARINA	HARBOR TOWN MARINA	SUNRISE HARBOR MARINA	Fernandina HARBOR MARINA
• Yachts up to 135' • Olympic Hall of Fame Swimming Pools • Cable TV • Wireless Internet Access • One Block from the Beach	• Wet Slips up to 200' • Shorepower to 480V • Dry Storage to 50' • Fuel Dock, Bait and Tackle • 100-Ton Travel Lift • Marine Services Complex	• Mega Yachts up to 200' • Heated Pool • Luxury Fitness Center • Full Resort Amenities • Wireless Internet Access • 24-hour Gated Security	• 1,000 Linear Feet Side Tie Dockage, 25' Depth • High-Speed Fuel Pumps • Laundry, Bait and Tackle • Captain's Lounge with Satellite TV and Wireless Internet Access
Scott Salomon 954.764.3975 hsalomon@hallsofnamarina.net	Logan Moore 954.926.0300 info@harbortownmarina.net	Brad St. Coeur 954.667.6720 info@sunriseharbormarina.net	Joe Springer 904.310.3300 jpringer@fdl.org





WESTREC MARINAS
Navigating the Good Life

WWW.WESTREC.COM

**Back Cover of
International
Superyacht
Society's Gala
Magazine**

newspaper geared to the same market. In addition, there are full page print ads in conjunction with our other regional Westrec marinas placed in the Southern Waterway Guide, Waterway Facilities Guide, and Embassy Cruising Guide. This same full page ad also runs in *Boat International* (formerly "Showboats") Magazine, a very upscale magazine catering to the mega and super yacht market, on a schedule which includes issues with specific distribution such as the Global Order Book, the Monaco Yacht Show, and the Fort Lauderdale and Miami International Boat Shows. During Westrec's tenure, Fernandina Harbor Marina has had a three

page spread in *Marinalife* and over the years also coverage in *Dockwalk* and *Soundings* as well as others. Currently Fernandina Harbor Marina is on ActiveCaptain which is an app used by Garmin owners to share boating experiences and information, and it is also on Dockwalk.com and Salty Southeast Cruisers Net. All keep fellow captains and boaters connected by sharing information on where to go and stay on the water.

The Fernandina Harbor Marina, along with our other area properties, continues to be promoted at numerous domestic and international boat shows to reach the global mega yacht marketplace. Westrec participates in the Annual Monaco Yacht Show every September, the Fort Lauderdale International Boat Show, Miami International Boat Show, the Newport Charter Show and METS (Marine Equipment Trade Show in Amsterdam) as well the Annual International Marina and Boatyard Conference (IMBC), and other International Boat and trade shows held throughout the region.

Our regular promotion at shows such as the Antigua Charter Show and St Maarten will resume once these areas fully recover from the 2017 Hurricanes Irma and Maria. In today's yacht world, it is common for vessels to spend the summer season in the Mediterranean or the northeast U.S. and travel to Fort Lauderdale or the Caribbean for the winter season. We have established excellent relationships with the yacht transport companies and through our contacts in Europe are able to garner a good share of this market.

As we have noted, over the last ten years other marinas in Florida have attempted to lure to mega yachts to their facilities, renovating older marina basins to accommodate a number of these vessels. Westrec has adjusted their marketing and promotions accordingly to meet the needs of the market. We expect Fernandina Harbor Marina to attract a steady market share as a new accommodation for these mega yachts.

AWARD WINNING PROPERTIES
The Perfect Ports to Call Home

Fort Lauderdale, Florida
 • 1,000+ Slip to 200'
 • Olympic Hall of Fame Swimming Pools
 • Cable TV
 • Wireless Internet Access
 • One Block from the Beach
 Scott Salomon
 954.764.3975
 info@salomonboats.net

Dana Beach, Florida
 • 1,000+ Slip to 200'
 • Shorepower to 480V
 • Dry Storage to 50
 • Full Dock, Boat and Tackle
 • 100-Ton Heavy Lift
 • Marine Services Complex
 Logan Moore
 954.926.0300
 info@loganmooreboats.com

Fort Lauderdale, Florida
 • Mega Yacht slip to 250'
 • Heated Pool
 • Luxury Cabana Center
 • Full Beach Amenities
 • Wireless Internet Access
 • 24-hour Guard Security
 Brad St. Clair
 954.667.6720
 info@bradstclairboats.com

Amelia Island, Florida
 • 1,000+ Slip to 200'
 • The Dockage, 20' Depth
 • High-Speed Fuel Pumps
 • Laundry, Boat and Tackle
 • Captain's Lounge with Station TV and Wireless Internet Access
 Jon Springer
 904.310.3300
 jspringer@jst.org

WESTREC MARINAS
 Nurturing the Good Life
 WESTREC.COM

Recent half page ad in the Triton

Special Events

Each year Westrec and Fernandina Harbor Marina have continued to sponsor and support the annual Isle of Eight Flags Shrimp Festival. This event now in its 56th year is one of the largest in the country. It is well-attended by land and by sea and is a huge boost to the local economy. The Marina hosts the best decorated boat contest and the blessing of the fleet. This event brings many people through the marina showcasing all we have to offer. In 2020, attendees will reap the benefits of the all new facility.

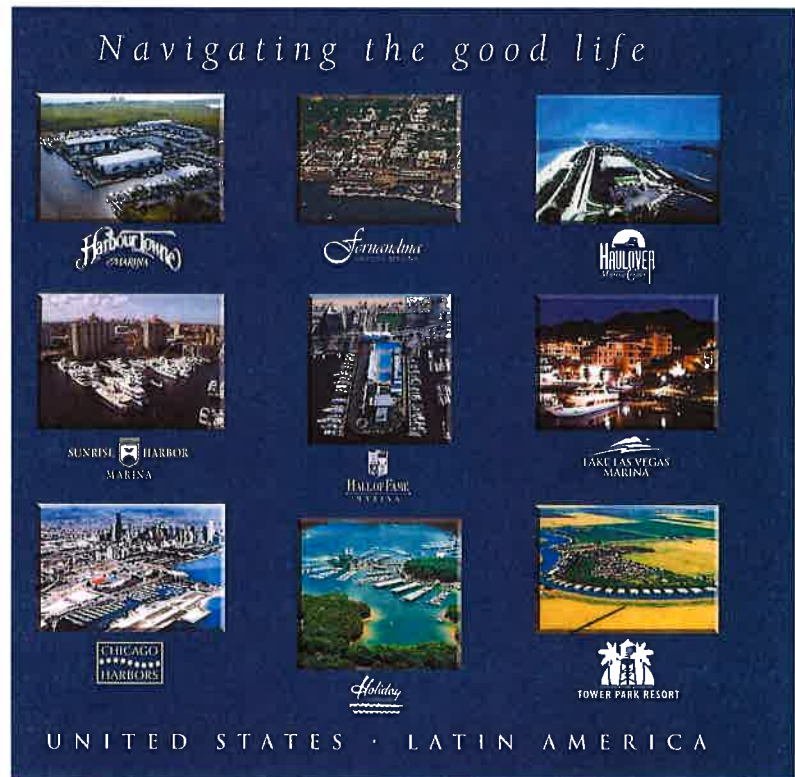
Westrec's Annual Captain and Crew Appreciation party hosted by Westrec's Sunrise Harbor each year is one of the premier events for this market sector. Held every April to celebrate the "end" of the season, this "thank you" aimed at professional captains and crew has a different theme every year with prizes given for the best costume. Past year's themes included a Buccaneer Ball (Pirates of the Caribbean), Wizard of Oz, Great Gatsby Speakeasy, and Casino Royale (Bond 007) among others. It is a huge event and allows us the opportunity to promote all of Westrec's marinas in the region and build customer loyalty. These parties, by target invitation only, include food, beer, wine, and entertainment with 85% of the cost born by our sponsors who are marine related businesses who also serve the mega yacht market sector.

Other events sponsored by Fernandina Harbor Marina through Westrec include Dockwalk's Annual Crew Party and the National Marine Suppliers Annual Cancer Awareness Crew Party. These are both huge events during the Fort Lauderdale International Boat Show. In partnership with other area Westrec marinas, Fernandina Harbor sponsors the International Superyacht Society's (ISS) Distinguished Crew Award and the ISS Annual Gala. This Distinguished Crew honor is reserved for the best of the best, a captain and crew who exemplify the highest level of expertise and professionalism in the super yacht industry. Each year the winner is chosen from a slate of candidates who have been nominated by fellow colleagues in the industry. Westrec has been sponsoring this award since its inception over ten years ago.

Promotional Plan

The promotional plan we have in place for the Fernandina Harbor Marina includes the following elements:

- Creation of advertising and sales collateral including brochures, cards, and other promotional material such as signage, burgees, etc.
- Created new website dedicated to Fernandina Harbor Marina www.fhmarina.com this site will be revised and updated once the current marina renovations are complete and operational.
- Advertising in appropriate trade and consumer magazines and publications as necessary.
- Placement of editorial in appropriate trade and consumer magazines and publications including newsletters.
- Presence on Westrec's corporate web site
- Inclusion in all Westrec's promotional pieces distributed to our member database.
- Promotion at Fort Lauderdale and Miami International Boat Shows, Monaco Yacht Show, the AMI International Boatyard and Marina Conference, the Annual International Superyacht Society Gala, and other marina industry events.
- Creation and promotion of new special events tailored to the Fernandina Harbor Marina, to bring the community to the waterfront.



One of the booth panels from Westrec's trade show booth features Fernandina Harbor Marina



LONG TERM LEASE

EXAMPLE

LEASE

between

HARBOUR TOWNE ASSOCIATES,
a California General Partnership
("Landlord")

and

a _____ Corporation,
("Tenant")

Marine Repair Building
Harbour Towne Marina
Dania Beach, Florida

LEASE

I. Basic Terms.

(a) **Landlord's Name and Address:** Harbour Towne Associates, a California General Partnership
801 N.E. Third Street
Dania, FL 33004
Attn: Marina Manager
Telecopy No: (954) 922-5485

With a Copy To: Harbour Towne Associates
c/o Westrec Marina
16633 Ventura Boulevard
Sixth Floor
Encino, California 91436
Attn: William Anderson
Telecopy No: (818) 907-1104

(b) **Tenant's Name and Address:** _____
A _____ Corporation

Attn: _____
Telecopy No: _____

(c) **Premises:** Approximately _____ square feet in the Marine Repair Building, depicted on Exhibit A, attached hereto, located at Harbour Towne Marina, Dania, Florida, (the "Marina") and all fixtures and improvements located in such area.

(d) **Term:** Commencing on _____, 2010, and ending on _____, 201_, unless extended or terminated earlier in accordance with this Lease.

(e) **Basic Rent:** _____ / month plus sales tax

(f) **Percentage Rent:** Waived

(g) **Security Deposit:** _____

(h) **Business to be conducted on Premises:** _____

(i) **Monthly Common Area Maintenance Charge:** Waived

(j) **Utilities are to be paid by Tenant or Landlord as indicated:**

Water	<u>Landlord</u>	Electricity	<u>Tenant</u>
Gas	<u>N/A</u>	Sewer	<u>Landlord</u>
Telephone	<u>Tenant</u>	Garbage	<u>Landlord *</u>

* Except that Tenant will be responsible for the removal of any Hazardous Material.

(k) **Date of Lease:** _____

2. Premises.

2.1 Real Property. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the Premises. Tenant acknowledges that Tenant has examined the Premises prior to executing this Lease and agrees that the Premises are in acceptable working order and repair and are suitable for Tenant's intended purpose. Tenant accepts the Premises as is and understands that Landlord makes no express or implied warranties of habitability, suitability, quality, condition, merchantability or fitness for any particular purpose or use concerning the Premises, and Tenant hereby waives all such warranties.

2.2 Relocation of Tenant. Landlord, at its sole expense, on at least 60 days prior written notice, may require Tenant to move from the Premises to another area of comparable size; provided, however, that Tenant by written notice to Landlord may elect not to move to the other space and in lieu thereof to terminate this Lease. In the event of any such relocation, Landlord will pay all expenses of moving Tenant's furniture and equipment to the relocated premises. Occupancy of the new Premises shall be under and pursuant to the terms of this Lease.

2.3 The Master Lease. Tenant acknowledges that Landlord's right to occupancy and control of the Marina has been granted pursuant to a lease (the "Master Lease") from the City of Dania ("Master Landlord"). All of Tenant's rights hereunder are subject and subordinate to the provisions of the Master Lease. Tenant has received a complete copy of and reviewed the Master Lease. Landlord will promptly forward any future amendments to the Master Lease to Tenant. In the event that the Master Lease shall be terminated for any reason whatsoever, this Lease shall likewise terminate without further liability to either party. During the term of this Lease, Tenant does hereby expressly assume and agree, for the benefit of Landlord and Master Landlord, to perform and comply with and be bound by, as such obligations relate to the Premises, each and every obligation of and restriction on Landlord under the Master Lease except for the payment of rent. The obligations that Tenant has assumed under this Section are hereinafter referred to as "Tenant's Assumed Obligations." Tenant shall indemnify and hold Landlord free from and harmless and defend Landlord against all liability, judgments, costs, damages, claims or demands, including reasonable attorneys' fees, arising out of Tenant's failure to comply with or perform Tenant's Assumed Obligations.

3. Rent.

3.1 Basic Rent. All Basic Rent shall be payable in advance, on the first day of each calendar month during the term of this Lease. If the first month of the Lease is a partial calendar month, Basic Rent shall be due on the first day of the term of this Lease for that partial month. At the beginning of each Lease year after the initial Lease year, the Basic Rent payable for that Lease year shall be the Basic Rent payable for the previous Lease year increased by the same percentage as the Consumer Price Index published immediately prior to that Lease Year shall have increased from that published immediately prior to the previous Lease year. For the purposes of this Lease, the term "Consumer Price Index" shall refer to the Consumer Price Index for all Urban Consumers - U.S. City Average (All Items) compiled by the U.S. Department of Labor - Bureau of Labor Statistics based on 1982-84 as 100. In no event shall the Basic Rent payable in any year be less than that payable during the previous year.

3.2 Payment of Rent. Rent payments shall be delivered to Landlord at Landlord's address. Checks shall be made payable to the Marina. "Rent" hereunder shall include Basic Rent, Percentage Rent, if applicable, and as "Additional Rent," such other sums and expenses payable by Tenant on the terms and conditions specified in this Lease. Rent payable for any fractional portion of a month or year at the beginning or end of the term of this Lease shall be a like fraction of the Rent due for an entire month or year. If any Rent payment is not received within five days after it is due, Tenant shall pay a late charge of 5% of such payment, or interest from the date Rent was due at the maximum lawful rate, whichever is greater.

4. Security Deposit. Tenant has deposited with Landlord the Security Deposit as security for the full performance and observance of each of Tenant's obligations under this Lease. If Tenant is in default under this Lease, Landlord may use the whole or any part of the Security Deposit to satisfy any sum due to Landlord or to defray any expense or damage reasonably incurred by reason of the default. In the event that all or part of the Security Deposit is so used, Tenant shall on demand pay to Landlord a like sum to replenish the Security Deposit. Landlord is not a trustee of the Security Deposit and may commingle it or use it in ordinary business. No interest shall accrue on it. At the termination of this Lease or any extension or renewal thereof, if Tenant is not then in default, Landlord shall return the remaining balance of the Security Deposit to Tenant or, at Landlord's election, to the last assignee of Tenant's interest. If Landlord shall transfer its interest in the Marina during the term of this Lease, Landlord may pay the Security Deposit to the transferee and Landlord will then be released from all liability to Tenant for the return of the Security Deposit.

5. Use.

(a) Tenant shall operate on the Premises the business described in Section 1 and shall use the Premises for no other purposes without the specific consent of Landlord, which consent may be withheld in Landlord's sole discretion. Tenant shall continuously and at all times actively and diligently operate its business on the Premises in a first class and reputable manner. Tenant shall employ its best business judgment, efforts and abilities to operate its business on the Premises in an efficient and businesslike manner so as to enhance the reputation and attractiveness of the Premises and the Marina.

(b) No use shall be made or permitted to be made of the Premises, nor any act done, which may increase the existing rates of insurance upon the building within which the Premises are located, or which may cause the cancellation of any insurance policy covering said building or any portion thereof. If any act on the part of Tenant or use of the Premises by Tenant shall cause, directly or indirectly, an increase of Landlord's insurance expense, said additional expense shall be paid by Tenant to Landlord upon demand. Such payment by Tenant shall not limit Landlord in the exercise of any rights or remedies. Tenant, at its sole expense, shall comply with any and all requirements pertaining to the use of the Premises, or of any insurance organization or company, which compliance may be necessary for maintenance of reasonable fire, extended coverage, public liability and other insurance upon the building and the appurtenances thereto.

(c) Tenant shall not commit, or suffer to be committed, any waste or nuisance upon the Premises.

(d) Tenant shall keep the Premises open for business from 8:00 a.m. to 5:00 p.m. seven days each week or such other hours as Landlord and Tenant may mutually agree.

(e) Tenant shall not vacate or abandon the Premises at any time during the term of this Lease. If Tenant shall abandon, vacate or surrender the Premises, or be dispossessed therefrom by process of law or otherwise, any personal property belonging to Tenant and left in or upon the Premises shall be deemed abandoned at the option of Landlord.

(f) Tenant shall not post or erect any signs at the Premises or elsewhere in the Marina without Landlord's prior written consent.

(g) During boat shows or other promotional events occurring at the Marina, Landlord will have the exclusive right to utilize all slip and parking areas at the Marina, without abatement of Rent.

(h) Tenant assumes full responsibility for the safety and security of Tenant, Tenant's employees and customers, any other people at the Marina because of Tenant (e.g., visitors, sales people, etc.) and all of such persons' personal property (e.g., cars, boats, equipment) while such persons and property are at the Marina.

6. Compliance with Laws/Hazardous Materials.

6.1 Compliance with Laws. Tenant shall, at Tenant's cost and expense, cause the Premises to be used in accordance with all: (a) laws, ordinances, codes, licenses, permits, orders, rules, regulations and requirements of every duly constituted governmental or quasi-governmental authority or agency ("Laws") applicable to Tenant or the Premises, including without limitation, all applicable Laws pertaining to air, water and upland runoff/stormwater quality, fuel storage tanks, Hazardous Materials (as defined below), air emissions and other environmental matters ("Environmental Laws"), all zoning and other land use matters and the Americans with Disabilities Act; (b) similar applicable orders, rules and regulations of any regulatory, licensing, accrediting, insurance underwriting or rating organization or other body exercising similar functions; (c) policies of insurance at any time in force with respect to the Premises; and (d) the Marina rules. If Tenant receives any notice that Tenant or the Premises is in default under or is not in compliance with any of the foregoing, or notice of any proceeding initiated under or with respect to any of the foregoing, Tenant will promptly furnish a copy of such notice to Landlord.

6.2 Hazardous Materials Upon Premises Prohibited; Indemnity Tenant shall not have or allow any Hazardous Materials upon, about or beneath the Premises or the Marina, except (i) small quantities of Hazardous Materials commonly used in normal office operations or for premises cleaning and maintenance and used for those purposes by Tenant and (ii) boat fuel, oils and other fluids contained in the boat in-use fuel tank, engine or other mechanical system. In no event shall Tenant install, cause or allow any underground or aboveground storage tank or any condition at the Premises that requires a hazardous waste treatment, storage or disposal permit under the federal Resource Conservation and Recovery Act, 42 U.S.C. § § 6901 et seq., or any analogous state or local law. Without limiting the provisions of Section 21.6, Tenant shall indemnify, defend and hold Landlord and all officers, directors, partners, shareholders, agents, employees, representatives and affiliates of Landlord and of any affiliated company or person harmless from and against any and all Environmental Damages (as defined below). Tenant's obligation under this Section shall survive the expiration of this Lease.

6.3 Definitions.

(1) "Environmental Damages" means all claims, judgments, damages, losses, penalties, fines, liabilities (including strict liability), encumbrances, liens, costs and expenses of investigation and defense of any claim, whether or not such claim is ultimately defeated, and of any good faith settlement of a claim, of whatever kind or nature, contingent or otherwise, matured or unmatured, foreseeable or unforeseeable, including without limitation reasonable attorneys' fees and disbursements and consultants' fees, any of which are incurred at any time as a result of (i) any Hazardous Material that comes to be present at, or is disposed on or released at or from the Premises during the term of this Lease (except to the extent any Hazardous Material existed on the Premises prior to the Term of this Lease), (ii) any Hazardous Material that comes to be present or is disposed on or released at or from the Marina due to Tenant's action or inaction, or (iii) the breach of any provision of Section 6 of this Lease involving Hazardous Material or Environmental Laws, including without limitation lost profits, consequential damages (foreseeable or unforeseeable), diminution of property value, claims brought by or on behalf of employees of Tenant (with respect to which Tenant waives any immunity to which it may be entitled under any industrial or worker's compensation laws), fees incurred for the services of attorneys, consultants, contractors, experts, laboratories and all other costs incurred in connection with the investigation or remediation of such Hazardous Materials or breach of Section 6 as required by law and as necessary to make full economic use of or restore the full economic value of the Premises or any other affected property or otherwise expended in connection with such conditions.

(2) "Hazardous Material" means any substance (i) which is or becomes defined as "hazardous" under any federal, state or local Law, (ii) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous and which is or becomes regulated as such by any federal, state or local governmental authority, (iii) the presence of which requires investigation or remediation under any federal, state or local law, (iv) which causes or threatens to cause a nuisance upon or waste to the Premises, the Marina or adjacent properties or threatens to pose a hazard to the health or safety of persons on or about the Marina, or (v) without limitation contains gasoline, oil, diesel fuel or other petroleum products, asbestos or polychlorinated biphenyls (PCB's).

6.4 Obligation to Remediate. Notwithstanding the obligation of Tenant to indemnify Landlord pursuant to this Lease, at Landlord's option Tenant shall, at its sole cost and expense, promptly take all actions required by any federal, state or local governmental agency or political subdivision or reasonably necessary to mitigate Environmental Damages. Such actions shall include, but not be limited to, the investigation of the environmental condition of the Premises, the preparation of any feasibility studies, reports or remedial plans, and the performance of any cleanup, remediation, containment, operation, maintenance, monitoring or restoration work, whether on or off of the Premises. Tenant shall take all actions necessary to make full economic use of and restore the full economic value of the Premises and any other affected area, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies. All such work shall be performed by one or more contractors, selected by Tenant and approved in advance and in writing by Landlord. Tenant shall proceed continuously and diligently with such actions, provided that in all cases such actions shall be in accordance with all applicable requirements of governmental entities. Any such actions shall be performed in a good, safe and workmanlike manner and shall minimize any impact on the business conducted at the Premises and any other affected area. Tenant shall pay all costs in connection with such investigatory and remedial activities, including but not limited to all power and utility costs, and any and all taxes or fees that may be applicable to such activities. Tenant shall promptly provide to Landlord copies of testing results and reports that are generated in connection with the above activities. Promptly upon completion of such investigation and remediation, Tenant shall permanently seal or cap all monitoring wells and test holes to industrial standards in compliance with applicable federal, state and local laws and regulations or such more stringent specifications as may be necessary to make full economic use of and restore the full economic value of the Premises and any other affected area, remove all associated equipment, and restore the Premises and any other affected area to the maximum extent possible, which shall include, without limitation, the repair of any surface damage, including paving, caused by such investigation or remediation hereunder. Within 10 days of demand therefor, Tenant shall provide Landlord with a bond, letter of credit or similar financial assurance evidencing that the necessary funds are available to perform the obligations established by this paragraph.

7. Personnel. All personnel employed by Tenant shall be clean, neat, courteous and responsive to the needs of boat owners and other customers at all times. Tenant and Tenant's employees and customers shall park their vehicles only in areas designated by Landlord.

8. Alterations. Tenant shall not make any alterations, additions or improvements to the Premises without the written consent of Landlord, which may be withheld in Landlord's sole discretion.

9. Liens. The interest of Landlord in the Premises shall not be subject to liens for improvements made by Tenant. Tenant will not permit to remain and will promptly discharge, at its cost and expense, all liens, encumbrances and charges upon the Premises or any part thereof. Landlord shall have and is hereby given authority to enter upon the Premises at any time to post any notices which, in its opinion, shall be necessary to hold Landlord harmless from any claim or liability arising out of any work done on the Premises. Landlord may require Tenant to execute and cause to be recorded a memorandum of this Lease or such other

documents as Landlord may determine to be necessary to effect such purposes. If Tenant shall fail to discharge such liens as aforesaid, then, in addition to any other right or remedy of Landlord, Landlord may, but shall not be obligated to, discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien, by depositing in court or by giving security or in such other manner as is or may be prescribed by law. Any amounts paid by Landlord for any of the aforesaid purposes and all reasonable expenses of Landlord, including counsel fees, with interest thereon at rate of the lesser of 12% per annum or the maximum rate allowed under the law, from the date of payment, shall be repaid by Tenant to Landlord on demand and if unpaid, may be treated as Additional Rent.

10. Assignment and Subletting. Tenant shall not sublet, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein, without the prior written consent of Landlord, which Landlord may give, withhold or condition in its sole discretion. A change in the control of Tenant shall constitute a transfer for purposes of this Lease. A consent to one assignment or subletting shall not be deemed to be a consent to any subsequent assignment or subletting. Any assignment or subletting without such consent shall be void, and shall, at the option of Landlord, terminate this Lease. In any event, Landlord's consent to any assignment or subletting shall not relieve Tenant from any obligation under this Lease. In the event of default of any assignee of Tenant in the performance of any of the terms hereof, Landlord may proceed directly against Tenant without the necessity of exhausting remedies against such assignee. Landlord shall have the right to assign all or any portion of its rights under this Lease. If Landlord so assigns its rights under this Lease, such assignee shall become Landlord hereunder.

11. Maintenance. Landlord shall maintain the structural soundness of the Premises, which portions are limited to foundation, exterior walls and roofs. Tenant shall, at Tenant's sole cost and expense, maintain all other portions of the Premises and every part thereof in good, neat and sanitary condition and repair, at all times free from trash and rubbish. Tenant shall repair all damage to the Premises resulting from use and wear by Tenant. Tenant shall be responsible for the repair or replacement of any broken windows or doors and shall maintain and repair all equipment within the Premises, all heating, ventilating and air conditioning equipment and all electrical facilities within the Premises. All repairs and replacements made by Tenant under this Section or the Section entitled "Damage to Premises" shall be made under the supervision and with the approval of Landlord, and shall be of a quality equal to the original work. At the reasonable request of Landlord, Tenant, at Tenant's expense, shall remedy any condition on the Premises not in keeping with the pleasing appearance of the Marina. Tenant expressly waives the benefit of any statute now or hereinafter in effect which would otherwise afford Tenant the right to make repairs at Landlord's expense or would terminate this Lease due to Landlord's failure to keep the Premises in good order, condition and repair. If Tenant fails to perform its obligations under this Section or the Section entitled "Damage to Premises," Landlord may, at its option (but shall not be required to), enter upon the Premises, after five days' prior written notice to Tenant, and put the same in good order, condition and repair and the cost thereof together with interest at the maximum lawful rate shall become due and payable as Additional Rent to Landlord upon its demand.

12. Taxes. Tenant shall pay, ten days prior to delinquency, all taxes, assessments, license fees and public charges levied for or during the term of this Lease against or on Tenant's business operations, trade fixtures, leasehold improvements, merchandise or any personal property in possession of Tenant, or installed by or for Tenant, in, upon or about the Premises. Such obligation is assumed by Tenant whether such assessment is made against Tenant in the first instance or is made against Landlord. Landlord shall pay the real property taxes on the land and building included in the Premises. Tenant shall pay and hold Landlord harmless from all sales taxes payable on account of this Lease and Tenant's sales made pursuant to this Lease.

13. Surrender Upon Expiration or Termination. Tenant shall, upon the expiration or earlier termination of this Lease for any reason as provided herein, immediately and without notice from Landlord, surrender and deliver up the Premises in such condition as may be consistent with the performance of all the Tenant's obligations in this Lease and shall deliver all keys to Landlord. Unless Landlord requires their removal, all alterations, improvements, additions and fixtures upon the Premises shall be the property of Landlord upon the expiration or earlier termination of this Lease.

14. No Abatement. No abatement of Rent or other compensation shall be claimed or allowed for loss, inconvenience or discomfort arising from the making of repairs, alterations or improvements to any areas within the Marina, including the Premises.

15. No Representations. Tenant hereby specifically covenants that all of the terms of this Lease have been fully and completely set forth herein and no promises or representations have been made by Landlord or any of its agents or representatives except as specifically set forth herein. No surrender of this Lease on Tenant's part, and no modification or waiver by Landlord of any of the terms hereof, shall be binding upon Landlord unless in writing signed by a general partner of Landlord or other authorized officer or member of Landlord.

16. Holding Over. If, with Landlord's consent, Tenant holds possession of the Premises after the termination or expiration of this Lease, Tenant shall become a tenant from month to month on the same terms and conditions contained herein except that Basic Rent shall be increased by 50%.

17. Entry by Landlord. Landlord and its authorized partners and employees shall be permitted during the term of this Lease to visit and inspect the Premises during normal business hours. Landlord shall not enter the Premises without cause and prior notice to Tenant outside of normal working hours. However, in the event of an emergency requiring immediate admission, if Tenant shall not be personally present to open and permit an entry into the Premises, Landlord or its agents may forcibly enter the same without rendering Landlord or such agents liable to any claim or cause of action for damages by reason thereof and without in any manner affecting the obligations and covenants of this Lease.

18. Default by Tenant; Remedies.

18.1 Default. The following shall constitute a default by Tenant under this Lease:

- (i) Any failure to pay Rent when due.
- (ii) Any failure to perform the services and obligations agreed to be performed by Tenant pursuant to the Section entitled "Use," if such failure is not cured within ten days after notice from Landlord as to such failure.
- (iii) Any breach of any other covenant or agreement of Tenant contained herein where Tenant does not commence and proceed diligently to cure such breach within 30 days after notice from Landlord as to such breach.
- (iv) Any abandonment of the Premises by Tenant.
- (v) The filing by Tenant of a voluntary petition in bankruptcy, or the adjudication of Tenant as bankrupt or insolvent, or the filing by Tenant of any petition or answer seeking or acquiescing in any reorganization, arrangement, composition or similar relief under any present or future federal, state or other law or regulation relating to bankruptcy or insolvency or a general assignment by Tenant for the benefit of creditors.
- (vi) Any failure to perform Tenant's Assumed Obligations.

Landlord may, at its option (but shall not be required to), cure any default by Tenant and any costs incurred by Landlord in so doing, together with interest at the maximum lawful rate, shall become due and payable as Additional Rent to Landlord upon demand.

18.2 Remedies. In the event of any default or breach by Tenant, Landlord may at any time thereafter, in Landlord's sole discretion, with or without notice or demand and without limiting Landlord in the exercise of a right or remedy which Landlord may have by reason of such default or breach do any one or more of the following:

(i) Terminate Tenant's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises, expenses of reletting, including necessary renovation and alteration of the Premises, reasonable attorneys' fees, the worth at the time of award by the court having jurisdiction thereof of the amount by which the unpaid Rent and other charges and adjustments called for herein for the balance of the term after the time of such award exceeds the amount of such loss for the same period that Tenant proves could be reasonably avoided, and that portion of any leasing commission paid by Landlord and applicable to the unexpired term of this Lease. Unpaid installments of Rent or other sums shall bear interest from the date due at the maximum legal rate.

(ii) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the Rent and any other charges and adjustments as may become due hereunder.

(iii) pursue any other legal remedy now or hereafter available to Landlord under the laws of judicial decisions of the State of Florida.

19. Damage to Premises.

19.1 Damage to Structure of Premises. If the structure of the Premises, i.e. roof, foundation or exterior walls, shall be partially damaged by fire, storm or other casualty, repair shall be made by Landlord with reasonable dispatch. In the event of the substantially total destruction of the structure of the Premises by fire or otherwise, or if the damage shall be so extensive that it cannot, in the opinion of Landlord, be repaired within three months from the date of such damage, then at Landlord's option the Rent shall be paid only up to the time of such destruction or damage and this Lease and the term thereof shall thereupon cease, except that Tenant shall be and continue to be liable for any destruction or damage caused or permitted by Tenant. Notwithstanding the other provisions of this Section, Landlord shall not be obligated to incur any repair or reconstruction expense for the structure of the

Premises in excess of the proceeds of any insurance policy maintained by Landlord payable to Landlord for such expense. Landlord shall have no obligation to repair or rebuild any of Tenant's fixtures, equipment, tenant improvements or personal property and Landlord shall not be liable for any loss or damage to any such property suffered by Tenant. Notwithstanding the provisions of the Section entitled "Maintenance" and this Section, Tenant shall pay the cost of repair and replacement due to damage or injury done to the structure of the Premises by Tenant or Tenant's agents, employees, contractors, licensees or invitees. Tenant shall pay such amount to Landlord upon demand as Additional Rent, plus interest at the maximum lawful rate from demand until payment.

19.2 Nonstructural Damage to Premises. If the Premises (other than the roof, foundation or exterior walls), or any of Tenant's fixtures, equipment, tenant improvements or personal property are damaged or destroyed, Tenant shall, at its sole expense, repair or replace such damage or destruction as soon as reasonably possible and this Lease shall continue in full force and effect. Tenant waives the benefit of any law which provides that a lease terminates upon the destruction of the thing which is leased.

20. Waiver of Claims. Landlord shall not be liable to Tenant and Tenant hereby waives all claims against Landlord for any injury or damage to any person or property in or about the Premises by or from any cause whatsoever other than resulting from the willful misconduct or negligence of Landlord or its employees.

21. Insurance.

21.1 Liability Insurance. Tenant shall, at its sole expense, obtain and keep in force and effect a policy of combined single limit, bodily injury and property damage insurance against any liability arising out of the conduct of Tenant's business and the ownership, use, occupancy or maintenance of the Premises, all areas appurtenant thereto and the Marina. The policy shall insure performance by Tenant of the indemnity provisions of this Lease and shall include premises/operations, independent contractors and personal injury liability coverages. Such insurance shall be a combined single limit policy in an amount not less than \$1,000,000.

21.2 Property Insurance. Tenant shall, at its sole expense, obtain and keep in force during the term of this Lease, a policy of insurance covering loss or damage to: (i) the Premises (other than the structure of the Premises, i.e., roof, foundation or exterior walls) unless such loss or damage is caused solely by the negligence or willful misconduct of Landlord or Landlord's agents, employees, contractors, licensees or invitees; (ii) the structure of the Premises, if such loss or damage is caused by Tenant or Tenant's agents, employees, contractors, licensees or invitees; and (iii) Tenant's fixtures, equipment, tenant improvements and personal property on the Premises, against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, special extended perils (all risk) and sprinkler leakage. Such policy shall be in the amount and on the terms reasonably required by Landlord.

21.3 Workers' Compensation and Employer's Liability. Tenant shall maintain workers' compensation insurance for all of Tenant's employees who work on the Premises as mandated by state regulations. Workers' compensation insurance shall include Longshoreman Harbor Workers Act and maritime law coverage. Tenant shall maintain employer's liability insurance in an amount that is the greater of \$100,000 or the amount required by applicable statutes.

21.4 Insurance Policies. The insurance required hereunder shall be procured from a responsible insurance company or companies authorized to do business in the state where the Marina is located and satisfactory to Landlord. Each policy shall name Landlord, Westrec Marina Management, Inc. and any lenders holding mortgages on Landlord's interest in the Marina as additional insureds and shall include loss payable clauses satisfactory to Landlord. Each policy shall state that the insurance is primary over any insurance carried by Landlord. Tenant shall deliver to Landlord the originals or certificates of all insurance policies required to be carried by Tenant pursuant to this Section at least 30 days prior to: (i) the beginning of the initial Lease term; and (ii) the expiration of any policy or policies being replaced during the term of the Lease, together with evidence that the premiums therefore have been paid. All policies shall contain an endorsement prohibiting cancellation of coverage, reduction in coverage or any other modification except after 15 days prior written notice to all parties in interest.

21.5 Waiver of Subrogation. Landlord and Tenant each hereby waive any and all rights for recovery against the other or against the officers, employees, agents and representatives of the other for loss of or damage to such waiving party's property or the property of others under its control to the extent that such loss or damage is insured under any insurance policy in force at the time of such loss or damage. Tenant shall, upon obtaining the policies and insurance required hereunder, give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.

21.6 Indemnity. Tenant shall indemnify and hold each of Landlord, all persons and companies affiliated with Landlord, and all officers, directors, partners, shareholders, agents, employees, representatives and affiliates of Landlord and of any affiliated company or person (the "Indemnitee") harmless from and against all cost, loss, expense, suits, judgments, claims or liability (including attorneys' fees) (collectively, the "Claims") arising from Tenant's use of the Premises and/or the Marina and from the conduct of Tenant's business or from any activity, work or thing done, permitted or suffered by Tenant in or about the Premises and/or

the Marina or elsewhere and from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease (including Tenant's noncompliance with any laws, as provided in Section 6), except to the extent the Claim arises from the willful misconduct or gross negligence of the Indemnitee. If any action or proceeding is brought against the Indemnitee by reason of any such Claim, Tenant shall, upon notice from the Indemnitee, defend the same at Tenant's expense by counsel satisfactory to the Indemnitee. Landlord need not have first paid any claim in order to be defended or indemnified. This Section shall survive termination of the Lease.

22. Landlord's Liability. Tenant shall look solely to the estate of Landlord in the Marina, subject to the rights of any mortgagee in respect of the Marina, for the collection or satisfaction of any judgment or other judicial process requiring the payment of money by Landlord in the event of any default by Landlord under this Lease or any breach by Landlord of any duties relating to this Lease or the Premises; and no other property of Landlord shall be subject to levy, execution or other procedures for the satisfaction of Tenant's remedies.

23. Eminent Domain. If all or any part of the Premises are taken by reason of any exercise of the power of eminent domain, whether by a condemnation proceeding or otherwise, then this Lease shall terminate as of the date of such taking or transfer. Landlord shall be entitled to all awards and to all purchase monies attributable to the Premises, except as to any part of the award attributable to the improvements installed in the Premises at Tenant's cost, which said part shall be payable to Tenant.

24. Attorneys' Fees. In the event of any action or proceeding brought by either party against the other under this Lease, the prevailing party shall be entitled to recover, for the reasonable fees of its attorneys in such action or proceeding. The attorneys' fee award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred. Landlord shall be entitled to attorneys' fees, costs and expenses incurred in the preparation and service of notices of default and consultations therewith, whether or not a legal action is subsequently commenced in connection with such default.

25. Waiver. The failure of Landlord to insist in any one or more instances upon strict performance of any of the covenants of this Lease shall not be construed as a waiver or relinquishment for the future of such covenant, rule or regulation, but the same shall continue and remain in full force and effect. The receipt by Landlord of Rent, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach, and no waiver by Landlord of any provision hereof shall be deemed to have been made unless expressed in writing and signed by Landlord. Even though Landlord shall consent to an assignment hereof, no further assignment shall be made without express consent in writing by Landlord. The delivery of keys to the Premises to any officer or employee of Landlord or to Landlord's agent shall not operate as a termination of this Lease or as a surrender of the Premises.

26. Notices. Communications relating to this Lease shall be in writing and shall be delivered personally, sent by United States mail, first class postage prepaid, by telecopy, or by private messenger or courier service, to the parties or their assignees at the addresses as set forth in Section 1. A party may change these addresses by written notice to the other delivered in accordance with this Section. If a communication is mailed under this provision, it shall be deemed received on the earlier of: (i) five business days after it is mailed; or (ii) the date it is actually received. A communication by any other method permitted under this Section shall be effective when actually received.

27. Successors and Assigns. This Lease and every provision hereof shall bind, apply to and run in favor of Landlord, its successors and assigns, and of Tenant and the successors and assigns of Tenant. The term "Landlord" as used herein shall mean only the owner or owners at the time in question of the interest in the Premises which Landlord currently holds and in the event of any transfer of such interest, Landlord herein named (and in case of any subsequent transfers the then transferor) shall be relieved from and after the date of such transfer of all liability with respect to Landlord's obligations thereafter to be performed. The obligations contained in this Lease to be performed by Landlord shall be binding on Landlord's successors and assigns only during their respective periods of ownership.

28. Estoppel Certificate. Tenant shall at any time upon not less than ten days' prior written notice from Landlord execute, acknowledge and deliver to Landlord a statement in writing: (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which Rent and other charges are paid in advance, if any; and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed. Any such statement may be relied upon by any prospective purchaser or encumbrancer of the Premises. At Landlord's option, Tenant's failure to deliver such statement within such time shall be material breach of this Lease or shall be conclusive upon Tenant: (i) that this Lease is in full force and effect, without any modification except as may be represented by Landlord; (ii) that there are no uncured defaults in Landlord's performance; and (iii) that not more than one month's Rent has been paid in advance.

29. Encumbrances by Landlord; Subordination. Landlord shall have the unrestricted right to encumber its interest in the Premises. Tenant agrees that this Lease, at Landlord's option, shall be subordinated to any mortgage or deed of trust, whether presently encumbering the Premises, or which may hereafter be placed on the Premises, and to any advances to be made thereunder, any interest

thereon and all renewals, replacements and extensions thereof. Tenant shall execute and deliver, without cost to Landlord, whatever instruments may be required to reflect such subordination, including an agreement to attorn to any mortgagee or beneficiary under any mortgage or deed of trust or any purchaser at a foreclosure sale or any transferee by deed in lieu of foreclosure. If Tenant fails to execute and deliver any such documents or instruments, Tenant irrevocably constitutes and appoints Landlord as Tenant's special attorney-in-fact to execute and deliver any such documents or instruments.

30. Joinder. Upon written request from Landlord, Tenant shall promptly join in all applications for permits, licenses or other authorizations required by any governmental agencies or other body claiming jurisdiction in connection with any work which Landlord may desire to undertake.

31. No Offer. Preparation of this Lease by Landlord or Landlord's agent and submission of same to Tenant shall not be deemed an offer to Tenant to lease. This Lease shall become binding upon Landlord and Tenant only when fully executed by both parties.

32. Miscellaneous. This Lease is governed by the internal laws of the state in which the Marina is located and any question arising hereunder shall be construed or determined according to such law. Headings at the beginning of each numbered Section of this Lease are solely for the convenience of the parties and are not a part of this Lease. Time is of the essence of this Lease. If any provision of this Lease is or is held to be invalid or unenforceable, then to the extent possible all of the remaining provisions of this Lease shall remain in full force and effect and shall be fully binding upon the parties hereto. Any modification to this Lease must be in writing. This Lease is the entire agreement of the parties and supersedes all prior agreements, negotiations or understandings between the two parties with respect to the subject matter of this Lease.

33. Utilities and Common Area Maintenance.

33.1 Utilities. Tenant and Landlord shall each pay the cost of the utilities for which it is responsible as indicated in Section 1.

34. Radon Disclosure. In accordance with Section 404.056, Florida Statutes, Landlord hereby notifies Tenant as follows: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time; levels of radon that exceed federal and state guidelines have been found in buildings in Florida; and additional information regarding radon and radon testing may be obtained from the applicable county public health unit.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date below their signature below, to be effective as of the date set forth at the beginning of this Lease.

“LANDLORD”

HARBOUR TOWNE ASSOCIATES,
A CALIFORNIA GENERAL PARTNERSHIP

By: PS Marinas 3
a California Limited Partnership
its corporate general partner

By: Westrec Investors, Inc.
a California corporation
its corporate general partner

By: _____
Jeffrey K. Ellis, Vice President

Date: _____

By: PS Marinas 4
a California Limited Partnership
its corporate general partner

By: Westrec Investors, Inc.
a California corporation
its corporate general partner

By: _____
Jeffrey K. Ellis, Vice President

Date: _____

"TENANT"

A _____ CORPORATION

By: _____

Name: _____

Title: _____

Date: _____

PREMISES

EXHIBIT A

PERSONAL GUARANTY

The undersigned, _____, absolutely and unconditionally guarantees performance of the obligations of _____, a _____ corporation, under that certain Lease dated _____, 2010, between _____, ("Tenant") and Harbour Towne Associates ("Landlord"). The undersigned agrees to pay all expenses, including attorneys' fees, of enforcing this guaranty. Landlord may, without in any way affecting the liability hereunder of the undersigned: (i) release, renew or extend the time for performance of any of the obligations under the Lease; (ii) extend the Lease; (iii) sell, release, waive or change any security held for such obligations; and (iv) otherwise deal with Tenant or with any assignee or co-guarantor, as Landlord may elect. Notice of acceptance of this guaranty, as well as all demands, presentments, notices of protest, notices of nonpayment, nonperformance or nonobservance, and notices of every kind or nature, including those of any action or nonaction on the part of Landlord, Tenant, or anyone else, are hereby waived. Failure of Landlord to enforce its rights against Tenant or concessions made by Landlord to Tenant shall not affect the guarantor's liability hereunder. Upon any default by Tenant, Landlord may, at its option, proceed directly and at once, without notice, against the undersigned to collect and recover all amounts and obligations hereby guaranteed, or any portion thereof, without: (i) proceeding against Tenant or any other person or entity; or (ii) foreclosing upon, selling, or otherwise disposing of or collecting or applying any property, real or personal, securing said obligations or any renewals or extensions thereof.

Dated: _____

Signature



3 S. Front Street
Fernandina Beach Florida
(904) 310-3300 Fax (904) 310-3451

MAINTENANCE PLAN

WESTREC MARINAS - MAINTENANCE PLAN

Fernandina Harbor Marina

Years of experience in the marina industry have resulted in Westrec having significant maintenance expertise. We are familiar with problems specific to the marina industry, such as corrosion, exposure, salt-water damage, etc., and know how to prevent and repair damage to property, fixtures or equipment. The maintenance program for Fernandina Harbor Marina consists of several elements, including routine maintenance plans, regular inspection schedules and disaster preparedness plans. The best maintenance program is one that takes an offensive approach to maintaining the environment and infrastructure of a marina. For this reason, Westrec places a great deal of emphasis on practicing preventive maintenance, the training of employees and the preparation of disaster plans. Our commitment to maintaining and improving a property, so that its value is preserved, is what sets Westrec apart from other marina operators.

Environmental Controls

Westrec provides certain environmental controls for each of their properties. Among these are a Spill Contingency Plan, Emergency Procedure and Evacuation Plan, and a Hurricane Preparedness Plan. All marina employees are trained in all aspects of these plans. In addition, policies are in place relative to any boat service or marine service subcontractors working on vessels within the managed premises of the Fernandina Harbor Marina. These policies protect not only the environment, but the interests of the Marina and the City of Fernandina Beach as well. Westrec is proud that two of its properties in Florida were among the first to be recognized with Clean Marina Awards from the United States Environmental Protection Agency in 1996. Since that time our facilities have continued to be environmental award winners, designated "Clean Marinas" and "Clean Boatyard" adhering to Best Management Practices for marinas at all of our facilities across the nation. In addition, our former property in Jamaica, the Errol Flynn Marina, is an international "Blue Flag" facility, one of only three marinas throughout the Caribbean that presently holds this Blue Ribbon of marina compliance. This international designation is only achieved by those marinas that are in total compliance with all environmental standards, make only minimal impact on our environment, and can measure up to the constant scrutiny of the Blue Flag rating committee. Westrec achieved this designation for the Errol Flynn Marina during our management term there up until the Marina was sold.

In 2010 at the commencement of Westrec's agreement for the operation of Fernandina Harbor Marina, we worked hard to complete all the requirements to become a designated "Clean Marina" by the State of Florida Department of Environmental Protection. We established rules, regulations, and environmental contracts to be signed by all subcontractors coming onto the property, in addition to their providing and maintaining proper certificates of insurance on file with the marina office. As required by various agencies, we secured all licenses (i.e. radio and occupational licenses, etc.) as necessary.

Westrec also instituted other certain and definite environmental controls for Fernandina Harbor Marina. Among these are a Spill Contingency Plan, Emergency Procedure and Evacuation Plan, and a Hurricane Preparedness Plan. Our marina employees are trained in all aspects of these plans. These policies protect both the interests of the marina and the environment as well. As a result Fernandina Harbor Marina was awarded the Clean Marina designation in 2011.

Westrec takes pride in maintaining all of its facilities in good order, and in a sanitary and safe condition. Where appropriate, Westrec makes every attempt to recycle when possible, whether simply aluminum cans, paper products and glass bottles or vessel waste oil.

Westrec properties have a standard of routine maintenance for all of its marina facilities outlined as follows:

Routine Maintenance

Daily

- Restrooms and the surrounding area will be cleaned every morning as follows:
 - Trash will be removed.
 - Floors, walls, windows, stalls, urinals, toilets, mirrors, counters, etc. will be washed and sanitized.
 - Soap dispensers, paper towels and toilet tissue will be replenished.
 - Restroom repairs will be made immediately.
- Patrol all walkways, driveways, and grounds for debris and hazards
- Sweep, clean or wash any areas as required to avoid accumulations of dirt, sand leaves or other debris.
- Collect all garbage from property and buildings

Weekly

- Any preventive maintenance tasks on docks, equipment or restrooms required to insure minimal failure, down time, and customer inconvenience.

Monthly

- Pest control.
- Lubricate locks and hinges on all gates and doors to prevent corrosion.
- Spray all electrical shore power plugs with approved anti-corrosive spray.

Semi-annually

- Pressure wash all docks.

Annually

- All HVAC units will be serviced by qualified technicians to insure proper operation.
- Interior and exterior painting of all buildings and fixtures as needed.

Inspections

As part of the routine and scheduled maintenance program, regular property inspections are made. Fire and emergency equipment inspections are completed with the frequency required by state and local regulations. Westrec add any other mutually agreed upon lists of particular maintenance inspections that the Marina owner would like to be documented in a log available for inspection on a regular basis.

Other inspections are conducted as follows:

Daily

- All docks will be inspected for loose fendering, shore power outlet covers, debris in the water or on the docks. General conditions will be evaluated.
- All perimeter security fences to insure integrity against theft and intrusions.
- Restrooms will be inspected throughout the day as often as necessary to insure cleanliness and adequate supplies. (See Routine Maintenance above.) Realizing that clean restrooms are a high priority for boaters, special attention will be given to the condition of the restrooms during special events or any time that usage is high.

Weekly

- All lighting on the docks and property.
- All utilities for docks and slips.
- All emergency pumps, generators and equipment.

Monthly

- Dolphin piles at low tide
- Electrical shore power
- HVAC units
- All driveways and sidewalks

Semi-annually

- All fasteners for cleats and fendering will be inspected for tightness and general condition.

Annually

- All access covers from power sources will be removed and physically inspected. Necessary repairs will be made immediately.
- All roofs will be inspected.



3 S. Front Street
Fernandina Beach Florida
(904) 310-3300 Fax (904) 310-3451

MOORING FIELD

ROI

Fernandina Harbor Marina Mooring Field Expansion ROI Analysis

Current	Daily	Weekly	Monthly	Reported Income for mooring ball only					
	Rate	Rate	Rate	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
Usable Balls				15	15	12	12	12	12
				\$	\$	\$	\$	\$	\$
	20	105	360	25,260	30,570	33,939	11,854	27,553	25,835
				\$	\$	\$	\$	\$	\$
Per Ball				1,684	2,038	2,828	988	2,296	2,153

Proposed	Anticipated Income								
	Daily Rate	Weekly Rate	Monthly Rate	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
72 Balls				15	15	12	12	12	72
Current rate w/72 balls				\$	\$	\$	\$	\$	\$
	20	105	360	121,248	146,736	203,634	71,124	165,318	155,011
72 balls w/ 25 % Increase				\$	\$	\$	\$	\$	\$
	25	135	450	151,560	183,420	254,543	88,905	206,648	193,764

INCOME

\$ 193,764

COST (4000 PER BALL)

\$ 288,000

ROI

16 MONTHS



NORTHERN EXPANSION

ANALYSIS

Fernandina Harbor Marina
Northern Expansion Cost Analysis

The expansion cost analysis was previously completed by ATM.

ATM is available to provide a copy of that analysis if needed.

DUE DILIGENCE SERVICES FOR MARINA EXPANSION

FERNANDINA HARBOR MARINA



CITY OF FERNANDINA BEACH, FLORIDA

MARCH 2016



APPLIED TECHNOLOGY AND MANAGEMENT, INC.
2201 NW 40TH TERRACE
GAINESVILLE, FLORIDA 32605
386-256-1477
WWW.APPLIEDTM.COM

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1.0 INTRODUCTION

1.1 PURPOSE OF THE STUDY

The City of Fernandina Beach has the opportunity to acquire riverfront lands adjacent to and north of the current City marina facility. As part of the due diligence effort for the acquisition, the City sought professional services to assess the feasibility of expanding the current marina operation by adding dockage north of the marina in front of these riparian lands and the parcel between the subject parcel and the current City property (Water Lot #1). While ATM previously assessed the engineering feasibility of this change to the marina in the mid-1990s, the City is specifically interested in assessing (to the maximum extent possible without acquiring environmental permits) the regulatory and financial feasibility of implementing a plan similar to the one developed in 1996.

1.2 APPROACH AND METHODOLOGY

ATM reviewed and adapted the 1996 plan and made a preliminary assessment of the permissibility of such a plan under the regulatory environment and rules in place in 2016. This assessment was based on available information and some discussions/meetings with the agencies. The scope did not include the various additional studies (such as bathymetric, environmental resource and soil investigation surveys) that will need to be conducted in the future to obtain permits and complete design work. ATM utilized readily available information and our best professional judgment at this stage to complete this diligence task.

To assess potential financial viability, ATM developed a concept-level cost estimate for the plan, gathered available financial projection information from the City's marina manager and developed a synoptic financial model.

2.0 CONCEPT DEVELOPMENT

ATM developed a base map for concept development utilizing drawing files from previous marina studies, the most recent Corps of Engineers Examination Survey for the Harbor (August 2015), recent rectified aerial photography, and a boundary and features survey completed by Manzie & Drake 15 December 2015. Figure 1 depicts the existing conditions before marina expansion.

ATM developed two concepts for comparison in the financial modeling exercise. The first concept assumes that the current north basin can be expanded northward across the neighboring parcel in a similar configuration to what is there now. The second option provides a scaled down concept that assumes that the water in front of the neighboring parcel can't be crossed with marina docks except within the confines of the privately held submerged lands of Water Lot #2.

Both concepts align the docks and moored vessels as much as possible with the prevailing tidal currents to allow the natural currents to maintain a navigable condition. Features such as dense piling, cross-current docks, etc. all impact the tidal flows and result in increased deposition sediments that much later be removed by maintenance dredging.

As part of this larger exercise, ATM will be reviewing arrangements for the South Basin to promote circulation and reduce maintenance dredging. Realigning the docks on the south side of the marina should also improve circulation on the north side in the area of the proposed expansion. Side-tie dockage is also far more efficient than dedicated wet slip arrangements in a highly transient marina. Currently, there are 7 docks with main piers that are perpendicular to the tidal flow, which is increasing siltation in the South Basin.

2.1 CONCEPT 1

Concept 1 (Figures 2 & 3) utilizes the naturally deep water north of the marina and expands the three docks in the North Basin to the northern property line (with a 10ft offset) of the subject property. The inner two most docks are angled shoreward to take advantage of the water and broaden the fairways. The outer dock will be an expansion of the existing wave attenuator along the alignment of the federal deep-draft shipping channel. The concept provides for approximately 2,316 LF of additional side-tie dockage or 46 slips (depending on the vessels actually utilizing the space). This is the base concept in the financial model.

2.2 CONCEPT 2

ATM developed Concept 2 (Figure 4) because of uncertainties associated with the ability to cross the water in front of the parcel contiguous to the City property. This concept provides for a smaller marina that fronts only the waters adjacent to the riparian lands of the subject property. Both the northern most shore perpendicular dock and the outer most dock would be constructed of wave attenuator material.

Because the deed for the subject property includes a perpetually easement for dockage across the intervening ("Simmons") parcel, Concept 2b (Figure 2b) was developed to provide additional small boat or dingy dockage and better access to the existing marina facility. Concept 2b extends the inner most dock from the marina to and across the Simmons and subject parcels. Because this dock would be constructed on privately owned submerged lands, a lease would not be required from the state of Florida to build this dock. This concept provides approximately 903 LF of dockage or 19 slips (depending on configuration). This concept was included in the financial model as a comparison to the base case (Option 1).

3.0 REGULATORY DUE DILIGENCE

In conjunction with concept development, ATM evaluated the concept proposals against current rules and procedures for obtaining environmental permits and discussed the proposals with relevant agency staff. The review included need for dredging and dredged material management, impact on threatened or endangered species, impact to sensitive aquatic resources, water quality impacts and flushing, impact to navigation, and need for the use of sovereignty submerged lands. Of these only two issues were identified that could adversely impact the ability to obtain permits from the US Army Corps of Engineers – Jacksonville District (CESAJ) and the NE District of the Florida Department of Environmental Protection (FDEP).

3.1 SHIPPING CHANNEL

Because the development of the proposed concepts will not require the "discharge of dredged or fill material into waters of the United States", ATM believes that a Section 404 Clean Water Act (CWA) permit would not be required from CESAJ. However, the construction of the docks in navigable waters will require a Section 10 Rivers and Harbors Act (RHA) permit from the Corps. This application will trigger a public notice with comment period, public interest review, and review of the potential impacts to ecological resources from National Marine Fisheries Service (NMFS) and the US Fish and Wildlife Service (USFWS). The only red flag uncovered in this review is the location of an authorized federal deep-draft shipping channel (see any of Figures 1 – 5) adjacent to the proposed attenuator extension. To ensure for safe navigation, CESAJ typically requires that an offset of at least 100 ft be maintained from the authorized bottom channel edge for any structures.

While the deep-draft shipping channel is currently not being used for active shipping to the Rayonier plant and is not being maintained (dredged), it is still authorized and any proposal to construct docks within 100 ft of the channel edge will trigger opposition from navigation interests. The location of the federal channel was one of the larger issues that required resolution in the late 1990s when the permit to construct the current North Basin docks was issued. The permit that was issued in 1999 reflects the resolution among the navigation interests that the federal channel would be relocated 100 ft westward and the marker (Lighted Buoy 10) marking the western edge of the current channel would be relocated 100 ft to the west. The history of the channel realignment proposal is included in an Appendix to this report.

However, the marker buoy was never relocated and it appears that the Corps and the US Coast Guard never realigned the channel on the available navigation charts. Because the channel has not been used for shipping since the 1980s and there are no hazards to navigation for the Atlantic Intracoastal Waterway (AIW) in this reach, no issue with the present dock configuration has arisen.

ATM met with representatives from CESAJ to discuss the potential shipping channel issue and to solicit a cursory review of the proposal for any other potential regulatory issues. The Corps has asked for comment on the proposal internally but has not given ATM any indication of whether the 1999 resolution would still be acceptable if the marina was expanded as shown in Concept 1 or Concept 2b. As late as 2014, the local sponsor, The Ocean Highway Port Authority (OHPA) still supported the westward channel shift. The 2014 strategic plan is also included in the Appendix. That document states:

In 2010, the USACE agreed to a western realignment of both the Fernandina Harbor Channel and the Intracoastal Water Way to the west to allow a sufficient setback to these channels from marina improvements to the Fernandina Beach Marina. With the realignment, the IWW and main channel would have a minimum of 150 ft setback from the marina to the easterly most portions of the IWW and 100 ft from the Harbor channel.

Deep-draft shipping below Mile 3 of the Fernandina Harbor project is unlikely to begin again any time soon and there are no known plans for CESAJ to reestablish maintenance dredging in this reach. Because both the local sponsor and the harbor pilots still support the channel realignment, it seems that the 1999 proposal could still be undertaken to remove any potential navigation concern if shipping is ever reinstituted. However, CESAJ has not confirmed this and has maintained that they do not have to consider the 1999 agreements when the City applies for permits to construct the expansion.

3.2 SUBMERGED LANDS

The City will require an Environmental Resources Permit (ERP) and a lease for the river bottoms held in public trust by the state of Florida preempted by the construction of the proposed marina in Concept 1. All of the docks shown in Concept 1 would be over sovereign submerged lands.

According to FAC 18-21.008 (Applications for Lease), the Applicant must have "satisfactory evidence of sufficient upland interest to the extent required by paragraph 18-21.004(3)(b), FAC" (FAC 18-21.008(1)(a)3.) FAC 18-21.004(1) covers the general proprietary interest issues. Relevant portions are quoted here:

(1) General Proprietary.

(a) For approval, all activities on sovereignty lands must be not contrary to the public interest, except for sales which must be in the public interest.

(c) When satisfactory evidence of sufficient upland interest is not fee simple title, the term of the sovereignty submerged lands authorization will be determined by Rule 18-21.008, 18-21.009 or 18-21.010, F.A.C., if applicable. However, in no case shall the term exceed the remaining term of the sufficient upland interest unless the fee simple title holder agrees to become a co-holder of the sovereignty submerged lands authorization.

(d) For construction of docks and piers when satisfactory evidence of sufficient upland interest is not fee simple title, the applicant's interest must cover the entire shoreline of the adjacent upland fee simple parcel or 65 feet, whichever is less. However, this provision shall not apply to existing docks or piers constructed in conformance with previously applicable rules of the Board where the proposed activity is repair that is consistent with the applicable provisions of the rules of the Board; minor modifications that do not change the boundaries of the preempted area previously authorized; or where such activities result in reduced preemption within the confines of the preempted area previously authorized.

FAC 18-21.004(3) states:

(3) Riparian Rights.

(a) None of the provisions of this rule shall be implemented in a manner that would unreasonably infringe upon the traditional, common law riparian rights, as defined in Section 253.141, F.S., of upland property owners adjacent to sovereignty submerged lands.

(b) Satisfactory evidence of sufficient upland interest is required for activities on sovereignty submerged lands riparian to uplands, unless otherwise specified in this chapter. Public utilities and state and other governmental agencies proposing activities such as utility lines, roads or bridges must obtain satisfactory evidence of sufficient upland interest prior to beginning construction, but need not provide such evidence as part of any required application. Satisfactory evidence of sufficient upland interest is not required for activities on sovereignty submerged lands that are not riparian to uplands, or when a governmental entity conducts restoration and enhancement activities, provided that such activities do not unreasonably infringe on riparian rights.

(c) All structures and other activities must be designed and conducted in a manner that will not unreasonably restrict or infringe upon the riparian rights of adjacent upland riparian owners.

(d) Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; when a letter of concurrence is obtained from the affected adjacent upland riparian owner; or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

It is not clear that the "easement" provided in the 1984 Warranty Deed for the subject property grants the holder of the subject property "sufficient upland interest" in the Simmons parcel for the State to grant the necessary submerged lands lease. The deed states:

Party of the First Part (herein "Grantor") reserves for itself and its successors and assigns an easement over and upon the walkways and docks located on the water side of said lands for the purpose of docking, loading, unloading and maintaining fishing boats and other watercraft. The easements over said walkways shall be nonexclusive, but the easement over and upon the right to use said docks for mooring boats and other watercraft shall be exclusively Grantor's. Grantees shall not intentionally interfere with Grantor's aforesaid use of said docks. Grantor also reserves such riparian rights as are necessary for the use and maintenance of said docks and walkways. In connection with its use of the docks, Grantor may alter or reconfigure the docks, add docks and connect them to the walkway, provided such alterations, reconfigurations and/or additions do not unreasonably interfere with Grantees' use of the aforesaid lands and the walkway.

Grantor agrees to maintain in good condition the present docks and walkways any alterations, reconfigurations or additions thereto created by Grantor. Parties of the Second Part (herein "Grantees") may add additional walkways to the existing walkway at their expense. but Grantees shall maintain in good condition any such additional walkways. Any additions constructed by Grantees shall not interfere with Grantor's use of the walkway and docks. Grantees shall maintain all driveways and loading ramps in good condition and shall not alter or relocate them without the consent of Grantor.

The City has been in discussion with Mr Simmons, the owner of the intervening parcel, and it appears that some accommodation can be reached to give the City the interest required to obtain the lease from the State, but there is still some uncertainty until agreements are reached and legal documents finalized that will be acceptable to the state. Concept 2b was therefore developed as an alternative to the base concept and included in the financial model in case the lease for state submerged lands cannot be obtained.

4.0 FINANCIAL FEASIBILITY

ATM used its synoptic ("snapshot") pro forma projection model to evaluate the proposed base concept (Concept 1) and an alternative (Concept 2b) for the marina expansion. The probable cost estimates and the projected stabilized occupancy, slip rates and user categories were used to provide input into the model. Operational and financing information are included only in a simplified way, from analysis of industry benchmarks.

4.1 Introduction

The synoptic pro forma model is a first tier, simplified evaluation that excludes cash flow, slip absorption, detailed expense budgeting, and equity and debt financing assumptions. This model has proven extremely useful in the feasibility stage project for evaluating marina concepts, slip mix, and alternatives. ATM will typically begin development of our more detailed ten-year pro forma projection model during design development when the uncertainties associated with cost estimates, phasing, landside development, etc. diminish.

The snapshot model is intentionally designed to be somewhat conservative. Ancillary profit centers are not included and expenses are likely overestimated. Other revenue sources may be 20% and up to 50% of marina revenues according to the IMI benchmark study, but the driver of revenue in top performing and large facilities is always the dockage.

4.2 Schedule of Assumptions

The Schedule of Assumptions gives the basic inputs for the financial model. The following is a brief description of each assumption or input.

Marina Dockage – This shows the available slips for each concept and the linear footage of dockage provided by the two concepts.

Rates – Shows the year-round rates for different type of berthing in US Dollars per Foot per Day (\$/LF/day). It was assumed as a simplification that large numbers of slips will have either long term lease or daily transient rates.

Occupancy – Shows the annual average occupancy for the various type and size of slips. They are all assumed to be stabilized at different occupancy percentages, based on the type of dock and usage (long term lease or transient). Some of the occupancy rates may be conservatively low, but may be studied in more detail in the future.

Fuel – Fuel revenue is based on a \$0.21 mark-up per gallon for gasoline and \$0.23 per gallon for diesel based on current marina practice.

Utilities – Water & Electric – Utilities are generally charged in one of two ways at a marina facility: 1) Based on metered usage or 2) A standard “plug” fee charged on a daily or monthly basis. For this analysis, we have assumed a plug fee for power connection for transient vessels only as is current marina practice. Utilities are included in the slip fees for annual lease boaters.

Store Revenue – Trailing sales for 2015 were used to project sales increases that would be expected at the store from marina expansion. Current cost of goods sold (COGS) averages 55% on store items. To project the sales increase expected from marina expansion, store sales were converted to dollars of sales per boat night leased at the facility and the projected increase in boat nights was multiplied by this value.

Expenses – Operating expenses for the facility are presented as a percentage of total revenue. The percentage for Region II (SE United State) from the International Marina Institute's (IMI) 2000 Financial and Operational Benchmark Study for Marina Operators was 47.7%. Because the marina operation is already existing and covers significant fixed operating expenses, the additions will only incur variable costs. We therefore chose a value slightly below the regional benchmark average (40%) to estimate marina expenses expected from the expansion.

Schedule of Assumptions

Preliminary Comparison Model

26 Feb-16

Fernandina Harbor Marina Expansion

Fernandina Harbor Marina Expansion							
Capacity	Slips		Linear Footage		Wet Slip Utilities	Occupancy Scenario (%)	
	Option 1	Option 2b	Option 1	Option 2b			
Residential Slips	22	12	1,006	525	Residential Slips	<i>Stabilization</i> standard 90% transients 75% megayachts 75% commercial 100% day use 50%	
Transient Dockage	13	5	702	257	Transient Dockage		
Megayachts	1	1	136	51	Megayachts		
Commercial Dockage	2	1	79	70	Commercial Dockage		
Day Use Dockage (1)	0	0	0	0	Day Use Dockage (1)		
			1,923	903			
					% Takers		
					Residential Slips		
					Transient Dockage		
					Megayachts		
					Commercial Dockage		
					Day Use Dockage (1)		
Total	38	19	3,846	903			
Slip Revenue	Rates		Seasonality		Fuel Sales	Expenses	
	\$/ft/month	\$/ft/day	season (months)	annual factor			
Residential Slips	\$ 19.00	\$0.62	12	0.900	Fuel Markup	<i>Operating Expenses (% gross)</i> 40.0%	
Transient Dockage		\$2.00	6	0.435	Unleaded (Premium)		
Megayachts		\$2.00	4	0.100	Diesel		
Commercial Dockage	\$ 20.90	\$0.69	12	1.000	Diesel (megayachts)		
Day Use Dockage (1)		\$0.00	12	0.500	include? (Y/N) Y		
Store Revenue	Boat Nights				Quantities Sold (gal/occ.slip/year)		
					Unleaded		
Trailing Revenue	\$ 81,669	fiscal 2015	Existing	22,639	Diesel		
COGS	\$ 44,918	55%	Option 1	9,989	megayachts	100,000	
Profit	\$ 36,751		Option 2b	5,124	residential	5,500	
					commercial	10,000	
					transients	9,500	

4.3 Projected Revenue Streams

Revenue streams for berth leases, utilities, fuel, and store sales are shown on this schedule. Revenue stream tables typically project revenue by four user categories: residential (long-term leases), transient (short-term leases), megayachts (rates for short-term dockage only), and commercial dockage (long-term leases). A fifth category for day use dockage (restaurant, shopping, etc.) is included for future model flexibility but is not used. In fact, the current operation does not have separate rates for the two categories of annual lease boaters (residential and commercial) or the two categories of transient boaters (transients and megayachts). However, these were included for flexibility as commercial boats and megayachts are typically charged more than residential boaters and smaller transient boats respectively.

Slip Revenue – Shows the expected linear feet of dockage available and occupied for each of the berth categories (slip sizes), along with the totals. The total available footage was reduced by the seasonal factor calculations shown in the Assumptions. The occupied footage is multiplied by the expected lease rates and the potential revenue shown.

Fuel Revenue – Shows the annual projected fuel income based on the markups shown in the Assumptions. Gallons per occupied slip assumptions were based on past marina fuel sales with category adjustments based on past projects and knowledge.

Utility Revenue – Shows the annual utility revenue for power based on the plug fees and assumed percent takers of power for occupied slips.

Store Revenue – Shows the calculated store sales per boat night based on current annual boat nights and trailing sales for fiscal 2015. This value was then multiplied by projected boat nights for the two concepts to estimate future increases to store sales. Net profit from these sales was obtained by removing the COGS.

In benchmark studies conducted in the US, dockage revenue for resort marinas was on average under 40%. However, dockage revenue for larger marinas and top performing marinas exceeds 60% of total revenue. In the past, banks and lenders consider dockage revenue a much more stable revenue stream than concessions, repairs and other ancillary revenue streams (which can change significantly with management).

Projected Revenue Streams
Fernandina Harbor Marina Expansion

	CONCEPT 1 LF (w/ seasonal factor)	CONCEPT 2b LF (w/ seasonal factor)	Rate (foot/day)	CONCEPT 1	CONCEPT 2b
Residential Slips	906	473	\$0.62	\$206,513	\$107,730
Transient Dockage	305	112	\$2.00	\$222,933	\$81,692
Megayachts	13.6	5.1	\$2.00	\$9,967	\$3,734
Commercial Dockage	79	70	\$0.69	\$19,713	\$17,506
Day Use Dockage (1)	0	0	\$0.00	\$0	\$0
Annual Sales				\$459,126	\$210,662

Fuel Type	Gallons/slip annual (w/ seasonal factor)	Markup	CONCEPT 1	CONCEPT 2b
Unleaded	990	\$0.21	\$4,850	\$2,426
Diesel (megayachts)	10,000	\$0.23	\$2,300	\$2,300
Diesel (residential)	4,950	\$0.23	\$25,462	\$13,283
Diesel (commercial)	10,000	\$0.23	\$3,616	\$3,211
Diesel (transient)	4,133	\$0.23	\$12,124	\$4,443
Total Annual Net Profit			\$32,411	\$18,008

	Daily Rate	Takers (slips) annual (w/ seasonal factor)		CONCEPT 1	CONCEPT 2b
		CONCEPT 1	CONCEPT 2b	CONCEPT 1	CONCEPT 2b
Residential Slips	incl. in lease	18	9	\$0	\$0
Transient Dockage	\$10	5	2	\$18,240	\$6,684
Megayachts	\$20	0	0	\$657	\$657
Commercial Dockage	incl. in lease	2	1	\$0	\$0
Day Use Dockage (1)	no utilities	0	0	\$0	\$0
Annual Sales				\$18,897	\$7,341

		CONCEPT 1	CONCEPT 2b
Store Sales (\$/boat night)	\$3.61	\$36,035	\$18,485
Cost of Goods Sold	55%	\$19,819	\$10,167
Total Annual Net Profit		\$16,216	\$8,318

4.4 Concept Level Cost Estimate

Concept level quantity estimates for the primary marina elements are provided in the schedule. Costs are based on ATM's previous experience and estimates provided by Bellingham Marine (the manufacturer of the existing marina docks). These cost estimates and quantities will necessarily require revision during future planning refinement and the design development stage of the project.

Fernandina Harbor Marina Expansion								
2/23/2018								
Concept A					Concept B			
ITEM	QUANTITY	UNIT	UNIT COST	ITEM COST	QUANTITY	UNIT	UNIT COST	ITEM COST
Dredging	0	CY		\$0	0	CY	\$0	\$0
Std Floating Docks & Piling - Mains	7,790	SF	\$90	\$701,100	4,840	SF	\$90	\$435,600
Std Floating Docks - Fingers	0	SF	\$120	\$0	0	SF	\$120	\$0
Heavy Duty Floating Dock	5,306	SF	\$175	\$928,550	5,376	SF	\$175	\$940,800
Gangways - standard	0	EA	\$15,000	\$0	1	EA	\$15,000	\$15,000
Gangways - ADA	0	EA	\$40,000	\$0	0	EA	\$40,000	\$0
Utilities - power, std slip	37	EA	\$7,500	\$275,191	16	EA	\$7,500	\$122,556
Utilities - power, mega peds	3	EA	\$50,000	\$150,000	2	EA	\$50,000	\$100,000
Demolition	1	EA	\$250,000	\$250,000	1	EA	\$250,000	\$250,000
Utilities - fire cabinets	9	EA	\$1,550	\$13,950	0	EA	\$1,550	\$0
Utilities - sewage pumpout (in-slip)	0	EA	\$150,000	\$0	0	EA	\$150,000	\$0
Subtotal Direct Construction Cost				\$2,318,791	\$1,863,956			
Mobilization/Demobilization			8%	\$185,503	8%			\$149,117
Total Estimated Construction Cost				\$2,504,294	\$2,013,073			
Soft Costs (Permitting, Engineering, Design)			5%	\$115,940	5%			\$100,654
Total Estimated Project Costs								
TOTAL				\$2,620,233	TOTAL \$2,113,727			

4.5 Projected Income Statement

The basic income statement shows a comparison of projected broad-level economic performance for each of the two modeled concepts. The four main revenues streams considered (slips leases, utilities, fuel and store) are presented. Operating expenses are subtracted from dockage revenue to arrive at the anticipated Net Operating Income.

This analysis shows a potential stabilized annual gross revenue for Concept 1 in excess of \$525,000 and a net operating income stream in excess of \$320,000. For Concept 2b, which has much less available dockage for lease, the total gross revenue is estimated to be \$244,000 with a NOI of nearly \$150,000. The total operating return on assets (OROA) calculated is in the order of 12.3% for Concept 1 and 7.1% for Concept 2b.

Operating Return On Assets for Marinas is a key indicator of the financial performance of an investment, in this case a marina facility, is return on assets (ROA). ROA measures the amount of net operating income earned on one dollar of assets (investment) and gives an indication of how effectively assets are being used to generate profit. ROA is calculated by dividing NOI by total assets (investment). For purposes of this analysis, we will assume no depreciation on assets and do not include finance charges for the marina facility since we do not know how the project will be financed at this time. Thus we are actually analyzing Operating Return on Assets (OROA). To calculate OROA we divide an NOI (before taxes) by estimated construction costs.

Marina Industry average OROA based on IMI benchmark study in the US shows relatively low values on average. Average OROA of 10.4% for Region II marinas and 9.9% for "All Marinas" is reported. However, the average OROA for "Top 25% Marinas" is 17.2%. The benchmark information comes from the only industry-wide report of marina financials, which only includes US facilities.

While the returns calculated by this analysis indicate that the marina concepts developed should be financially viable, the figures should not be taken as predictive of actual dollar returns or costs.

Projected Income Statement			
Fernandina Harbor Marina Expansion			
Slip Revenue		\$459,126	\$210,662
Fuel Revenue (Profit)		\$32,411	\$18,008
Utility Revenue		\$18,897	\$7,341
Store Revenue (Profit)		\$16,216	\$8,318
Total Gross Revenue		\$526,651	\$244,330
Operating Expenses		(\$204,174)	(\$94,404)
Other Financial Indicators & Ratios			
Option 1	\$2,620,233	Option 1	12.3%
Option 2b	\$2,113,727	Option 2b	7.1%

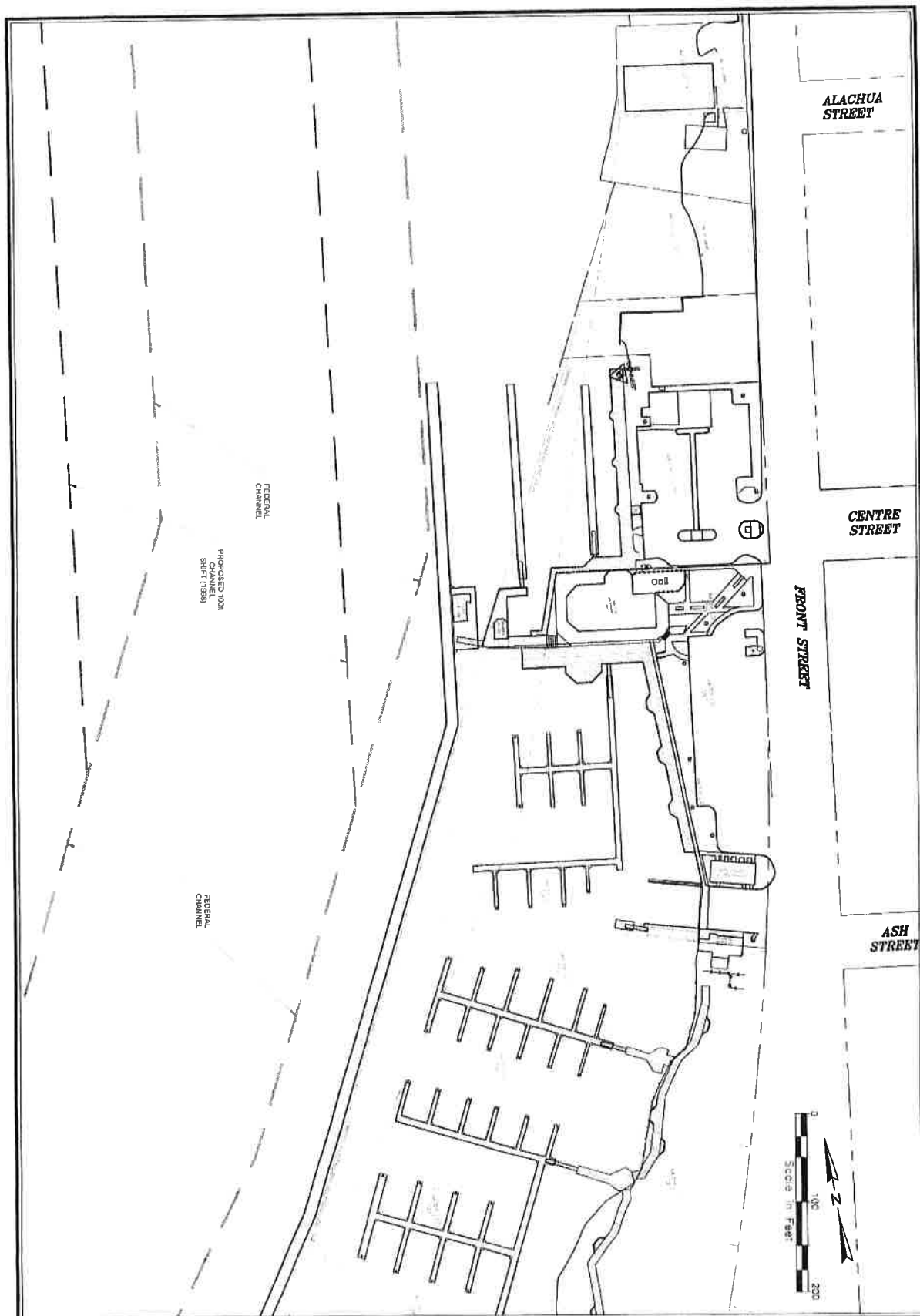
4.6 Conclusion of Marina Economic Analysis

The potential return on the marina investment is higher than industry averages for Region II and "All Marinas" but less than what the Top 25% were achieving in 1999 for Concept 1. Concept 2 is not expected to perform as well because it requires more expensive attenuator docks and must carry the demolition costs at the subject property against less leasable dockage.

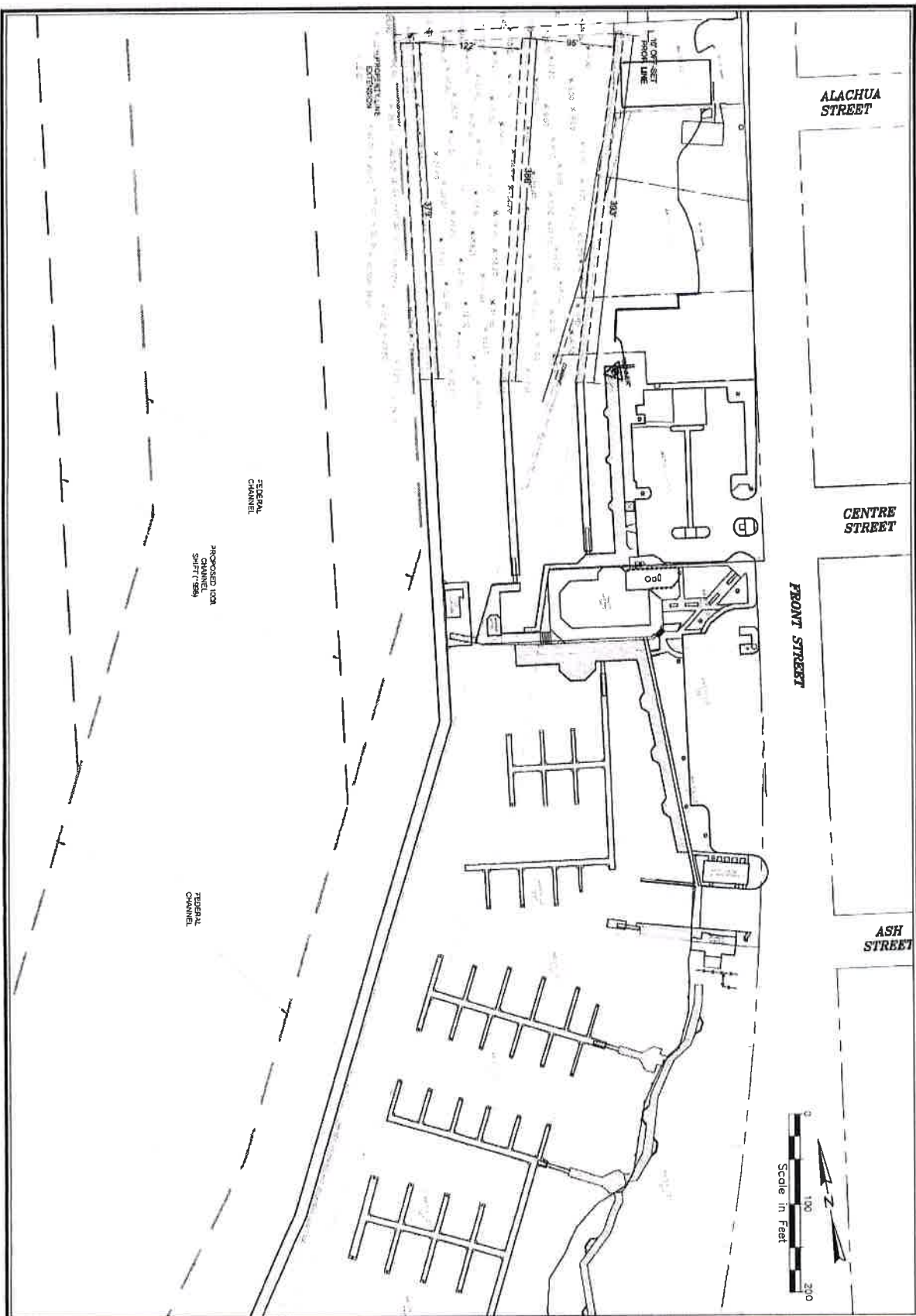
When dockage plans progress to near preliminary design level, ATM recommends the development of a more rigorous ten-year model that studies and details specific expense categories and does not rely so heavily on industry average and non-time dependent variables. It also must be noted that the information contained in this pro forma only covers typical and normal operations for a single year of operation (after stabilization) and does not account for unusual circumstances or fluctuations in prices and costs over time.

A detailed financial analysis, with cash flow projections, capital structure assumptions and internal rate of return (IRR) calculations should be completed when more specific data becomes available. Many variables must be considered when projecting anticipated construction costs, revenue streams and operating expenses, all of which can be fine-tuned over the course of development in order to suit the City's needs, increase efficiency, and maximize profitability.

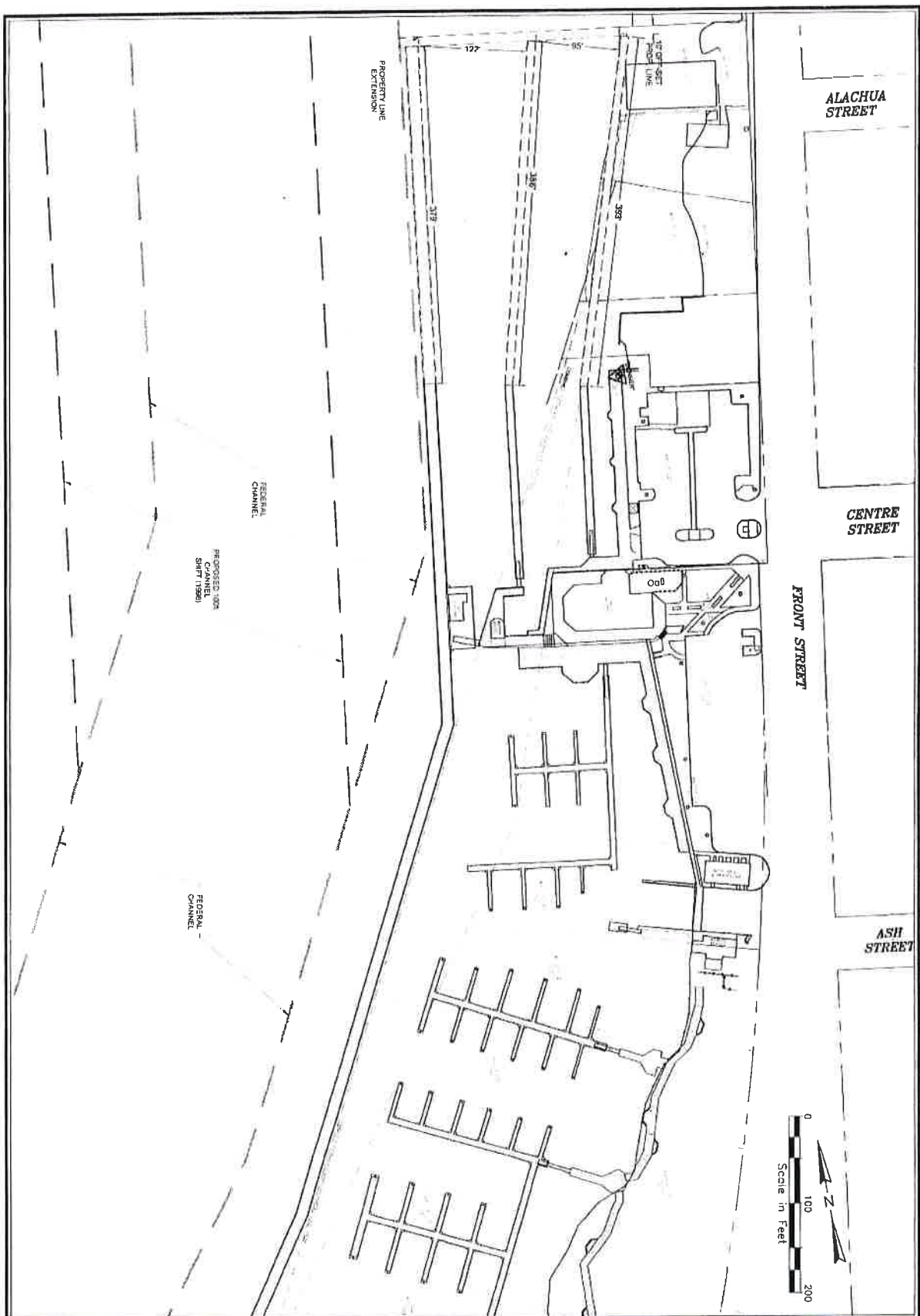
5.0 FIGURES – MARINA CONCEPTS



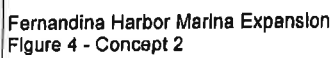
Fernandina Harbor Marina Expansion
Figure 1 - Existing Conditions

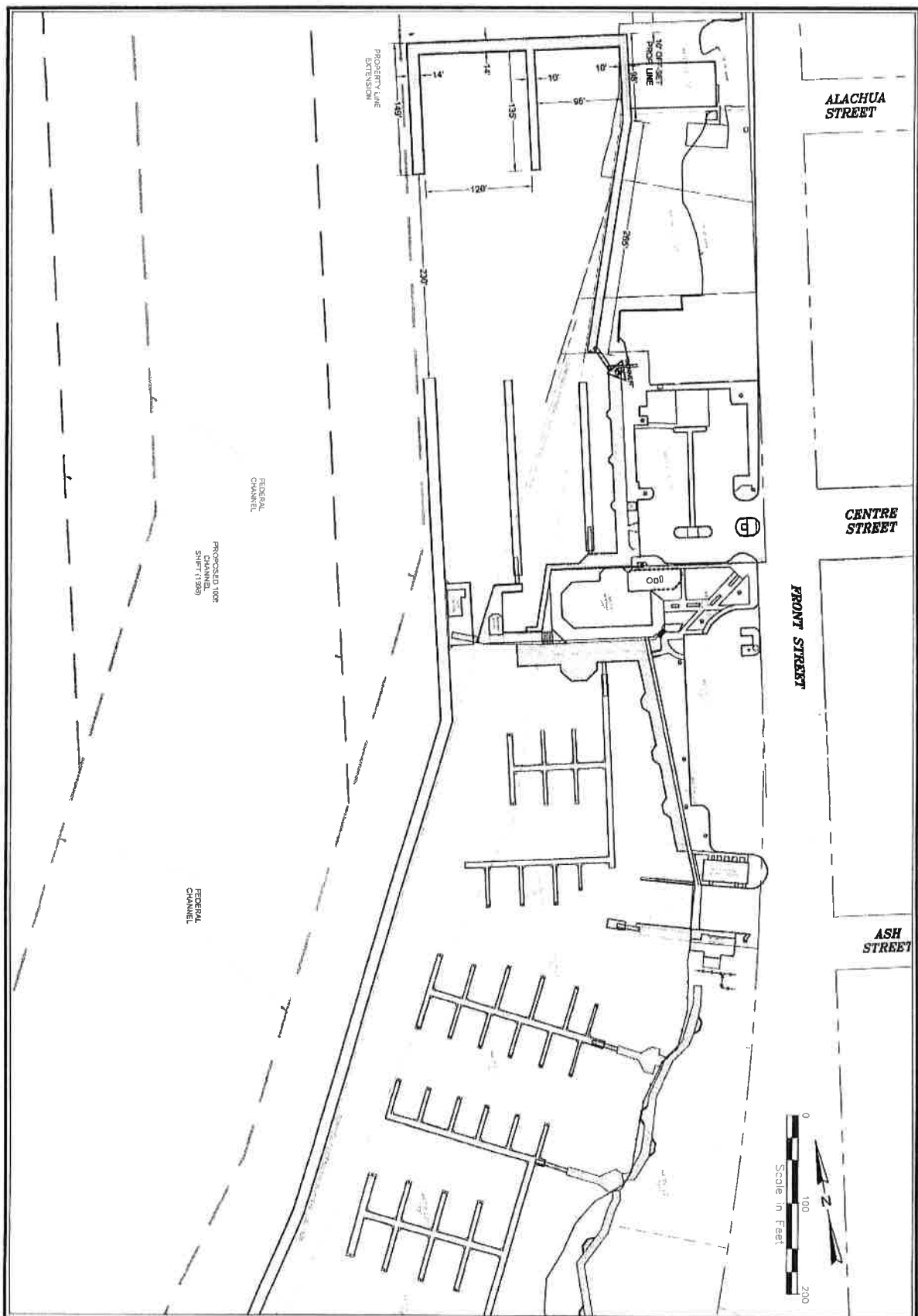


Fernandina Harbor Marina Expansion
Figure 2 - Concept 1 With Soundings (ft-MLLW)



Fernandina Harbor Marina Expansion
Figure 3 - Concept 1





Fernandina Harbor Marina Expansion
Figure 5 - Concept 2b



UPLAND AMENITY NEEDS

SHOWERS/RESTROOMS

Fernandina Harbor Marina
Upland Amenity needs and land
requirements for additional bathrooms / showers

The Marina currently has three bathroom suites.

These three suites include the toilet, sink and shower. In addition, there is a single ADA accessible unit that is not modified in this plan.

The immediate need is to double the number of suites from 3 to 6.

These three additional suites will require no additional footprint for the marina. By redesigning the existing Boater's Lounge and Bath building the additional suites can be accommodated. All suites would be located on the north side of the building.

The existing laundry and mop closet would be relocated the south side of the building.



3 S. Front Street
Fernandina Beach Florida
(904) 310-3300 Fax (904) 310-3451

UPLANDS ADDITIONAL SERVICES

Fernandina Harbor Marina
Cost benefit analysis of adding additional services,
such as boat repair/servicing, dry boat storage and
an estimate of the needed required land.

This joint project will require staff
assistance to determine the City's Code
restrictions and guidance on the path the
City wishes to follow or this development area.



Transient or Full Service





DRY STACK





3 S. Front Street
Fernandina Beach Florida
(904) 310-3300 Fax (904) 310-3451

PARKING REQUIREMENTS

Fernandina Harbor Marina Parking Requirements

ALL DOCKS with no extension north				PARKING NEEDS		
Dock			Length	Avg boat	# of Boats	Total Spaces
1 N	(Length X Sides) - (Reduction for store location X Sides)	$((304*2)-(8*9))$	536	50	10.72	
1 S	(Length X Sides) - (Gangway Landing X Sides)	$(152+547+82)$	781	50	15.62	
2	(Length X Sides) - (Gangway Landing X Sides)	$(220*2)-(10*2)$	420	50	8.4	
3	(Length X Sides) - (Gangway Landing X Sides)	$(220*1)-(10*2)$	200	50	4	
4	(Length X Sides) - (Gangway Landing X Sides)	220-40	180	50	3.6	
5	(Length X Sides) - (Gangway Landing X Sides)	250-12	238	50	4.76	
6	((Length - Reduction for Boat Ramp) X Sides) - (Gangway Landing X Sides)	$((800-50)*2)-(20*2)$	1460	50	29.2	
			3815	50	76.3	38.15
Staff	Total 9 staff members - Max shift 5 people	5 man shift	5			2.5
						40.65

41 parking spaces required

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
Budget Summary

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS: Comptroller Pauline Testagrose will answer any questions regarding the budget summary for March 2019.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Nicole Bednar, Administrative Services Manager 4/9/2019

Dale Martin, City Manager 4/9/2019

A handwritten signature in blue ink, which appears to read 'Pauline Testagrose', is written over a horizontal line.

Date: February 11, 2019

Submitted By: Pauline Testagrose, Comptroller

COMMISSION ACTION:

Monthly Budget Report

March 2019

Overall: Six months of the fiscal year 2018/2019 represents 50.0% of the budgeted fiscal year. Electric Franchise Fee revenue and various grant revenues have been accrued for the month of March. All recurring expenses have been recorded. Finance will prepare budget amendments to ensure budgeted amounts are not exceeded on a line by line basis. Reports comparing current YTD to prior year YTD are also available. Please let the Comptroller know if you wish to see any of these comparative reports.

General Fund: (001)

Total General Fund Revenues are above the 50.0% mark at 71.9% of the annual budget primarily due to the timing of property tax receipts. For the month of March 93.3% or \$11.8M of the property tax receipts are recorded. General Fund revenues exceeded expenses on a year to date bases by just over \$5.7 million. Specific revenue sources we are tracking are detailed below.

	18/19 Budget	Mar 19 YTD \$	Mar 19 YTD %	Mar 18 YTD \$	Mar 18 YTD %	
Local Option Gas Tax	393,321	134,900	34.3%	129,967	53.5%	
Small County Surtax (one cent sales tax)	1,978,258	854,697	43.2%	742,576	42.0%	
Half Cent Sales Tax	889,256	418,587	47.1%	395,238	43.2%	
Franchise Fees	1,440,000	698,487	48.5%	742,019	53.0%	
Total FY 18/19 Bud	4,700,835					
Total FY 17/18 Actual	4,214,233					
Total FY 17/18 Bud	4,267,927					

For expenses, Finance is the only department over the 50.0% mark due to the payments of the annual maintenance agreements for Tyler/Munis and Kronos.

Special Revenue Funds: (100-190)

Revenues plus Cash Balance Forward exceed Expenditures for all Special Revenue Funds except Fund 190 – Law Enforcement Recovery. In Fund 190, it was anticipated that Expenditures would exceed Revenues due to capital purchases.

Debt Service Funds: (220 –230)

Semiannual interest payment has been paid in October for the GO Bond Debt Service Fund – Fund 220. Semiannual interest was paid in March for the Utility Bond and Futures debt.

Capital Improvement Funds: (300-330)

Revenues exceed Expenses in all the Capital Funds. There are capital commitments in the Capital Improvements Fund (300) for a Beach monitoring, Dredging, MLK basketball courts and the Peck Center roof and doors. Progress payments are being processed and paid.

Golf Course: (410)

Revenues exceeded Expenses due to annual memberships, snack bar sales and transfers from the General Fund. Memberships were \$7,532 lower this March year to date compared to March 2018. March margins on Pro Shop Sales and F&B Sales are higher than the budgeted ratio.

Airport: (420)

Revenues exceeded Expenses for the month of March. This is primarily due to the FAA Grant accrual for the AWOS System.

Sanitation: (440)

Revenues exceeded Expenses for the month.

Wastewater: (450)

Revenues exceeded Expenses for the month. Utility Billing has caught up and all billing is current. Collection efforts, to include the disconnect process, will resume beginning in May.

Water: (460)

Revenue exceed Expenses for the month. Utility Billing has caught up and all billing is current. Collection efforts, to include the disconnect process, will resume beginning in May.

Stormwater: (470)

Revenue exceed Expenses for the month. Utility Billing has caught up and all billing is current. Collection efforts, to include the disconnect process, will resume beginning in May.

Marina: (480)

Limited Marina operations continue in the current fiscal year. Construction is in underway on the Southern Attenuator and is expected to be complete before the fiscal year end.

Fleet: (510)

Expenses exceed Revenues year to date. This Fund is meant to be self-supporting.

Utility Billing and Utility Administration: (520 – 530)

It is anticipated in the budget, that Revenues plus Cash Balance Forward exceed Expenditures in Utility Billing and Utility Administration.

**CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH MARCH 31, 2019**

50.0%

GENERAL FUND (001)	Revised Budget	Actuals	VARIANCE Fav/(UnFav)	%
REVENUES:				
Property Taxes	\$ 12,753,306	\$ 11,895,948	\$ (857,358)	93.3%
Sales /Use/Fuel Taxes	2,596,579	989,597	(1,606,982)	38.1%
Franchise Fees	1,460,000	705,940	(754,060)	48.4%
Licenses/Permits	1,601,825	919,419	(682,406)	57.4%
Intergovernmental	1,514,375	689,312	(825,063)	45.5%
Charges for Services	1,348,943	643,379	(705,564)	47.7%
Fines and Forfeitures	23,700	10,512	(13,188)	44.4%
Other	148,944	96,934	(52,010)	65.1%
Subtotal	21,447,672	15,951,040	(5,496,632)	74.4%
Transfers/Reimbursements				
Utility Tax	1,800,000	900,000	(900,000)	50.0%
Sanitation	36,000	18,000	(18,000)	50.0%
Wastewater	360,000	180,000	(180,000)	50.0%
Water	180,000	90,000	(90,000)	50.0%
Fleet	15,000	7,500	(7,500)	50.0%
Total Revenues (excluding cash balance)	23,838,672	17,146,540	(6,692,132)	71.9%
EXPENDITURES:				
City Commission	333,373	129,293	204,080	38.8%
City Clerk	514,348	260,882	253,466	50.7%
City Manager	488,757	243,850	244,907	49.9%
Finance	764,488	435,110	329,378	56.9%
Information and Technology	730,489	280,109	450,380	38.3%
Human Resources	375,806	177,491	198,315	47.2%
City Attorney	352,708	148,529	204,179	42.1%
Planning	640,393	302,070	338,323	47.2%
Facility Maintenance	620,929	312,237	308,692	50.3%
Police	5,879,077	2,728,438	3,150,639	46.4%
Fire	4,267,286	2,045,436	2,221,850	47.9%
Fire Ocean Rescue	328,687	36,771	291,916	11.2%
Building / Permitting	1,159,808	381,673	778,135	32.9%
Code Enforcement	221,251	100,918	120,333	45.6%
Streets	2,377,841	1,079,944	1,297,897	45.4%
Downtown	84,791	28,120	56,671	33.2%
Public Assistance	58,500	12,943	45,557	22.1%
Library	14,361	3,675	10,686	25.6%
Recreation	1,105,681	436,868	668,813	39.5%
Parks	323,734	79,330	244,404	24.5%
Peck	305,363	126,169	179,194	41.3%
MLK Center	201,908	82,945	118,963	41.1%
Youth	284,561	117,269	167,292	41.2%
Aquatics	342,280	148,955	193,325	43.5%
Non-Departmental	267,183	119,148	148,035	44.6%
Contingency	90,000	0	90,000	0.0%
Transfers				
Debt Service	423,720	211,860	211,860	50.0%
Capital Improvements	1,670,000	835,000	835,000	50.0%
Golf	220,000	110,000	110,000	50.0%
Cemetery	11,300	5,650	5,650	50.0%
Marina	300,000	150,000	150,000	50.0%
Subtotal	24,758,623	11,130,683	13,627,940	45.0%
Encumbrances - All Departments		288,146	(288,146)	
Reserves	4,454,213	-	4,454,213	
Reserves - Restricted	2,258,800	-	2,258,800	
Total Expenditures (including Encumbrances)	31,471,636	11,418,830	20,052,806	36.3%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURE:	(7,632,964)	5,727,711	13,360,675	
Fund Balance, October 1, 2018 (Cash Balance)				
Unrestricted	5,342,964	5,342,964	-	
Restricted Building	2,290,000	2,290,000	-	
Fund Balance, March 31, 2019	\$ -	\$ 13,360,675	\$ 13,360,675	

**CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH MARCH 31, 2019**

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SPECIAL REVENUE FUNDS

FUND # NAME OF FUND	Revised Budget	Actuals	VARIANCE Fav/(UnFav)	% Used
REVENUES				
100 Law Enforcement Trust (LETf)	\$ 2,161	\$ 140	\$ (2,021)	6.5%
110 Federal Forfeiture	74,600	165,610	91,010	222.0%
125 Tree Trust	0	1,535	1,535	6140000.0%
126 Historic Distric (HDC)	0	40	40	160000.0%
130 CDBG - Economic Development	101,181	-	(101,181)	0.0%
145 Wastewater Impact Fees	1,105,200	839,838	(265,362)	76.0%
146 Water Impact Fees	449,400	349,016	(100,384)	77.7%
150 Utility Tax	2,010,000	918,142	(1,091,858)	45.7%
160 Local Law Enforcement Block Grant	-	-	-	0.0%
170 Cemetery	1,288,500	137,270	(1,151,230)	10.7%
180 Community Redevelopment Area	20,000	-	(20,000)	0.0%
190 Law Enforcement Recovery	219,200	67,288	(151,912)	30.7%
Total Revenues	\$ 5,270,242	\$ 2,478,879	\$ (2,791,363)	47.0%
EXPENDITURES:				
100 Law Enforcement Trust (LETf)	\$ 2,161	-	\$ 2,161	0.0%
110 Federal Forfeiture	74,600	61,321	13,279	82.2%
125 Tree Trust	0	-	0	0.0%
126 Historic Distric (HDC)	0	-	0	0.0%
130 CDBG - Economic Development	101,181	-	101,181	0.0%
145 Wastewater Impact Fees	1,105,200	250,000	855,200	22.6%
146 Water Impact Fees	449,400	170,000	279,400	37.8%
150 Utility Tax	2,010,000	900,000	1,110,000	44.8%
160 Local Law Enforcement Block Grant	-	-	0	0.0%
170 Cemetery	1,288,500	94,589	1,193,911	7.3%
180 Community Redevelopment Area	20,000	-	20,000	0.0%
190 Law Enforcement Recovery	219,200	87,814	131,386	40.1%
Total Expenditures	\$ 5,270,242	\$ 1,563,724	\$ 3,706,518	29.7%

Special Revenue Funds - amounts shown include budgeted cash balance forward and reserves.

**CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH MARCH 31, 2019**

50.0%

CAPITAL PROJECTS FUNDS

FUND #	NAME OF FUND	Revised Budget	Actuals	VARIANCE Fav/(UnFav)	% Used
300	Capital Improvement				
	Revenues	\$ 5,481,700	\$ 1,719,472	\$ (3,762,228)	31.4%
	Expenses				
	General Government	\$ 800,871	\$ 247,247	553,624	30.9%
	Police	-	-	-	0.0%
	Fire	-	-	-	0.0%
	Streets	730,829	279,760	451,069	38.3%
	Recreation	3,070,000	876,177	2,193,823	28.5%
	Parks	345,000	29,710	315,290	8.6%
	Peck	325,000	49,847	275,153	15.3%
	MLK	130,000	850	129,150	0.7%
	Aquatics	80,000	-	80,000	0.0%
	Subtotal	5,481,700	1,483,592	3,998,108	27.1%
	Net Revenues(Expenses)	\$ -	\$ 235,880	\$ (235,880)	0.0%
310	Capital Expansion				
	Revenues				
	Grants/Interest/Loan	\$ 1,708,000	\$ 6,756	\$ (1,701,244)	0.4%
	Admin	943,374	72,698	(870,676)	7.7%
	Police	250,272	27,266	(223,006)	10.9%
	Fire	864,289	52,883	(811,406)	6.1%
	Sanitation	-	-	-	0.0%
	Recreation	3,136,965	326,910	(2,810,055)	10.4%
	Subtotal	6,902,900	486,513	(6,416,387)	7.0%
	Expenses				
	Admin	\$ 2,444,574	\$ -	\$ 2,444,574	0.0%
	Police	250,972	-	\$ 250,972	0.0%
	Fire	865,489	-	\$ 865,489	0.0%
	Recreation	3,341,865	17,732	\$ 3,324,133	0.5%
	Subtotal	6,902,900	17,732	6,885,168	0.3%
	Net Revenues(Expenses)	\$ -	\$ 468,781	\$ 468,781	0.0%
330	Wastewater Improvement				
	Revenues	\$ 3,488,400	\$ 750,347	\$ (2,738,053)	21.5%
	Expenses	3,488,400	-	3,488,400	0.0%
	Net Revenues(Expenses)	\$ -	\$ 750,347	\$ 750,347	0.0%

**CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH MARCH 31, 2019**

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ENTERPRISE FUNDS	Revised Budget	Actuals	VARIANCE Fav/(UnFav)	% Used
Golf Course Fund 410				
Operating Revenues	\$ 1,446,262	\$ 716,361	\$ (729,901)	49.5%
Operating Expense*	1,487,859	705,931	781,928	47.4%
Operating Income (Loss)	(41,597)	10,430	52,027	-25.1%
Non Operating Income (Expense) & Transfers	125,990	161,778	35,788	128.4%
Change in Net Position	\$ 84,393	\$ 172,208	\$ 87,815	204.1%
Airport Fund 420				
Operating Revenues	\$ 865,679	\$ 455,410	\$ (410,269)	52.6%
Operating Expense*	544,286	248,867	295,419	45.7%
Operating Income (Loss)	321,393	206,543	(114,850)	64.3%
Non Operating Income (Expense) & Transfers	265,168	148,711	(116,457)	56.1%
Change in Net Position	\$ 586,561	\$ 355,253	\$ (231,308)	60.6%
Sanitation Fund 440				
Operating Revenues	\$ 2,400,000	\$ 1,186,881	\$ (1,213,119)	49.5%
Operating Expense*	2,397,395	843,423	1,553,972	35.2%
Operating Income (Loss)	2,605	343,458	340,853	13184.6%
Non Operating Income (Expense) & Transfers	19,000	(11,643)	(30,643)	-61.3%
Change in Net Position	\$ 21,605	\$ 331,815	\$ 310,210	1535.8%
Wastewater Fund 450				
Operating Revenues	\$ 5,870,988	\$ 2,903,730	\$ (2,967,258)	49.5%
Operating Expense*	2,619,299	1,204,676	1,414,623	46.0%
Operating Income (Loss)	3,251,689	1,699,054	(1,552,635)	52.3%
Non Operating Income (Expense) & Transfers	(2,852,583)	(1,380,050)	1,472,533	48.4%
Change in Net Position	\$ 399,106	\$ 319,003	\$ (80,103)	79.9%
Water Fund 460				
Operating Revenues	\$ 4,228,137	\$ 2,040,235	\$ (2,187,902)	48.3%
Operating Expense*	2,450,246	996,159	1,454,087	40.7%
Operating Income (Loss)	1,777,891	1,044,075	(733,816)	58.7%
Non Operating Income (Expense) & Transfers	(1,050,549)	(524,576)	525,973	49.9%
Change in Net Position	\$ 727,342	\$ 519,499	\$ (207,843)	71.4%
Stormwater Fund 470				
Operating Revenues	\$ 815,000	\$ 430,063	\$ (384,937)	52.8%
Operating Expense*	674,675	321,368	353,307	47.6%
Operating Income (Loss)	140,325	108,695	(31,630)	77.5%
Non Operating Income (Expense) & Transfers	685,000	-	(685,000)	0.0%
Change in Net Position	\$ 825,325	\$ 108,695	\$ (716,630)	13.2%
Marina Fund 480				
Operating Revenues	\$ 480,125	\$ 72,950	\$ (407,175)	15.2%
Operating Expense*	1,006,652	294,318	712,334	29.2%
Operating Income (Loss)	(526,527)	(221,368)	305,159	42.0%
Non Operating Income (Expense) & Transfers	8,932,112	3,558,901	(5,373,211)	39.8%
Change in Net Position	\$ 8,405,585	\$ 3,337,533	\$ (5,068,052)	39.7%
*Does not include Depreciation Expense and Encumbrances.				
Capital Outlay by Fund				
Golf Course Fund 410	\$ 80,327	\$ 5,326	\$ 75,001	6.6%
Airport Fund 420	612,038	175,665	\$ 436,373	28.7%
Sanitation Fund 440	100,000	-	100,000	0.0%
Wastewater Fund 450	1,189,000	125,462	1,063,538	10.6%
Water Fund 460	648,000	68,336	579,664	10.5%
Stormwater Fund 470	910,395	59,602	850,793	6.5%
Marina Fund 480	8,736,550	2,166,642	6,569,908	24.8%
Total Enterprise Funds	\$ 12,276,310	\$ 2,601,034	\$ 9,675,276	21.2%

**CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
ENTERPRISE FUNDS
FISCAL YEAR TO DATE THROUGH FEBRUARY 28, 2019**

Fund	YTD Revenue Excluding Transfers*	YTD Cost Excluding Transfers**	Net	Transfers In	Transfers Out	Debt Service (including Interest)***	Total
Golf Course (410)	774,432.37	711,257.23	63,175.14	110,000.00		6,293.59	166,881.55
Airport (420)	623,052.70	424,532.73	198,519.97			18,932.00	179,587.97
Sanitation (440)	1,193,238.11	843,423.08	349,815.03		(18,000.00)		331,815.03
Wastewater (450)	2,961,970.84	1,330,138.54	1,631,832.30		(1,438,291.50)		193,540.80
Water (460)	2,054,532.81	1,064,494.91	990,037.90	300,000.00	(838,874.52)		451,163.38
Storm Water Management (470)	430,062.87	380,969.77	49,093.10				49,093.10
Marina (480)	3,574,048.36	2,459,959.97	1,114,088.39	150,000.00		93,197.06	1,170,891.33

*Year to Date Revenue includes Grant Revenue and Loan Proceeds.

**Year to Date Cost includes Capital Expenditures.

***Debt Service is made annually and interest is recorded monthly and/or semi annually.

This schedule was added at the request of Commissioner Lednovich

City of Fernandina Beach
Accounts Receivable Analysis

4/4/2019

Utility Billing - Current Accounts

Number of Customers		Delinquency Days	\$	Avg Monthly Billing
8,685	Active Customers			\$ 1,074,950.76
356		30	40,311.63	
133		60	12,185.95	
99		90	9,232.76	*
73		120	10,834.06	*
-		150	-	*
-				
-				
-				
	Total		\$ 72,564.40	

*Disconnect for nonpay process to resume 5/2019 which will reduce delinquency.

Utility Billings - Closed accounts (not yet turned over to Collection Agency)

-	Closed accts. from IMS	322 accts. w/delinquent balances	\$ 48,126.40
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Utility Billings in Collections

<u>Year based on final billing date</u>	<u># of Accounts Transferred</u>	<u>Amt of \$ Transferred</u>	<u>Amt of \$ Recovered by CCI</u>	<u>Amt of \$ Recovered by UB</u>	<u>Total \$ Recovered</u>	<u>% recovered</u>
2014 Charged Off	Effective 9/30/17	-	-	-	-	0.00%
2015 Charged off	Effective 9/30/18	-	-	-	-	0.00%
2016 (thru Dec)	161	27,511.96	1,557.88	5,914.23		27.16%
2017 (thru Dec)	148	26,629.59	1,407.24	3,071.74		16.82%
2018 (thru June)	68	22,350.50		156.61		0.70%
		\$ 76,492.05	\$ 2,965.12	\$ 9,142.58	\$ 12,107.70	15.83%

Recovered to date \$ (12,107.70)

Balance currently at CCI \$ 64,384.35

Airport

Number of Customers		Delinquency Days	\$	Avg Mo'ly Billing
76	ALL Customers			\$47,911.80
14		30	12,419.12	(Amelia Island Aviation - acct closed)
4		60	4,899.35	\$ -
0		90	-	\$ -
0		120	-	\$ -
0		150+	-	\$ 8,758.77
14				\$ 8,758.77
	Sub Total		\$ 17,318.47	\$ 26,077.24

Marina

Number of Customers		Delinquency Days	\$	Avg Mo'ly Billing
14	ALL Customers			\$8,865
1		30		
		60	12.27	
		90	12.08	
		120		
1		150+	817.67	
			842.02	
David Johnson	In Collections			30
				60
David Johnson	In Collections			30+60
Total				150

Peck Center & Other City Leases

Number of Customers		Delinquency Days	\$	Avg Mo'ly Billing
7	ALL Customers			1,986.44
3		30	163.39	
0		60	-	
0		90	-	
0		120+	-	
3				
	Sub Total		\$ 163.39	

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 GENERAL FUND							
001 31110		PROPERTY TAXES					
	-12,753,306.00	-12,753,306.00	-11,895,947.55	-588,748.38	0.00	-857,358.45	93.3%*
001 31240		LOCAL OPTION GAS TAX					
	-393,321.00	-393,321.00	-134,899.63	-24,991.01	0.00	-258,421.37	34.3%*
001 31251		STATE/FIRE INSURANCE TAX					
	-125,000.00	-125,000.00	0.00	0.00	0.00	-125,000.00	.0%*
001 31252		STATE/POLICE INSURANCE TAX					
	-100,000.00	-100,000.00	0.00	0.00	0.00	-100,000.00	.0%*
001 31260		SMALL COUNTY SURTAX					
	-1,978,258.00	-1,978,258.00	-854,697.34	-117,078.71	0.00	-1,123,560.66	43.2%*
001 31610		LOCAL BUSINESS TAX					
	-145,000.00	-145,000.00	-116,737.20	-17,830.55	0.00	-28,262.80	80.5%*
001 31620		LOCAL BUSINESS TAX - PENALTIES					
	-3,750.00	-3,750.00	-149.65	0.00	0.00	-3,600.35	4.0%*
001 31630		LOCAL BUSINESS TAX-OTHER FEES					
	0.00	0.00	-110.25	-52.50	0.00	110.25	100.0%
001 31640		LOCAL BUSINESS TAX-PAST DUE FE					
	-2,000.00	-2,000.00	0.00	0.00	0.00	-2,000.00	.0%*
001 32200		BUILDING PERMITS					
	-655,000.00	-655,000.00	-344,390.00	-82,990.00	0.00	-310,610.00	52.6%*
001 32201		BUILDING PERMIT-ADDRESS					
	0.00	0.00	-5,832.50	0.00	0.00	5,832.50	100.0%
001 32202		BLDING PERMIT-CONSTRUCTION PL					
	-300,000.00	-300,000.00	-140,137.45	-35,203.50	0.00	-159,862.55	46.7%*
001 32203		BUILDING PERMIT-DEMOLITION					
	-7,500.00	-7,500.00	-2,687.50	-738.00	0.00	-4,812.50	35.8%*
001 32204		BUILDING PERMIT-DRIVEWAY					
	-6,000.00	-6,000.00	-3,395.00	-1,120.00	0.00	-2,605.00	56.6%*
001 32206		BUILDING PERMIT-AFTER THE FACT					
	-5,000.00	-5,000.00	-3,396.00	-960.00	0.00	-1,604.00	67.9%*
001 32207		BLDING PERMIT-REINSPECTION FEE					
	-3,500.00	-3,500.00	-490.00	-105.00	0.00	-3,010.00	14.0%*
001 32210		BUILDING PERMIT-TREE REMOVAL					
	-25,000.00	-25,000.00	-29,877.50	-18,315.00	0.00	4,877.50	119.5%
001 32211		BUILDING PERMIT-FENCING					
	-5,000.00	-5,000.00	-1,050.00	0.00	0.00	-3,950.00	21.0%*
001 32218		CLEARING/EXCAVATE-PERMITS					
	-25,000.00	-25,000.00	-8,808.00	-2,418.00	0.00	-16,192.00	35.2%*
001 32219		TREE TRUST FUND RESERVE					
	-25,000.00	-25,000.00	-6,057.50	5,505.00	0.00	-18,942.50	24.2%*

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 32310		FRANCHISE FEES ELECTRIC					
	-1,440,000.00	-1,440,000.00	-698,487.27	-115,181.18	0.00	-741,512.73	48.5%*
001 32340		FRANCHISE FEES GAS					
	-20,000.00	-20,000.00	-7,452.85	-2,270.64	0.00	-12,547.15	37.3%*
001 32900		CODE ENFORCEMENT FEES & FINES					
	-25,000.00	-25,000.00	-14,338.70	0.00	0.00	-10,661.30	57.4%*
001 32901		ZONING PLAN REVIEW					
	-18,000.00	-18,000.00	-17,625.00	-5,200.00	0.00	-375.00	97.9%*
001 32903		SIGN PERMITS					
	-4,500.00	-4,500.00	-1,544.00	-262.00	0.00	-2,956.00	34.3%*
001 32905		ELECTRICAL PERMITS-GENERAL					
	-60,000.00	-60,000.00	-57,479.00	-10,295.00	0.00	-2,521.00	95.8%*
001 32906		ELECTRICAL PERMITS-TEMPORARY P					
	-8,500.00	-8,500.00	-4,950.00	-600.00	0.00	-3,550.00	58.2%*
001 32908		GAS PERMITS-GENERAL					
	-14,000.00	-14,000.00	-9,680.00	-1,520.00	0.00	-4,320.00	69.1%*
001 32909		GAS PERMITS-LP INSTALLATION					
	-6,000.00	-6,000.00	-975.00	-75.00	0.00	-5,025.00	16.3%*
001 32910		GAS PERMITS-TANK FEES					
	0.00	0.00	-75.00	0.00	0.00	75.00	100.0%
001 32911		MECHANICAL					
	-75,000.00	-75,000.00	-18,837.00	0.00	0.00	-56,163.00	25.1%*
001 32912		PLUMBING PERMITS					
	-35,000.00	-35,000.00	-27,600.00	-2,500.00	0.00	-7,400.00	78.9%*
001 32913		PLUMBING-FIXTURE FEES					
	-25,000.00	-25,000.00	-28,061.00	-1,959.00	0.00	3,061.00	112.2%
001 32914		PERMIT/REVIEW FEES					
	0.00	0.00	-150.00	0.00	0.00	150.00	100.0%
001 32915		ANNEXATION APP FEE					
	-2,800.00	-2,800.00	-1,500.00	-600.00	0.00	-1,300.00	53.6%*
001 32917		BOA APP FEES-RESIDENTIAL					
	-10,400.00	-10,400.00	-5,750.00	0.00	0.00	-4,650.00	55.3%*
001 32918		ZONING CERTIFICATION FEE					
	-3,925.00	-3,925.00	-1,550.00	-175.00	0.00	-2,375.00	39.5%*
001 32920		CDD COPIES MADE FEE					
	-2,600.00	-2,600.00	-149.71	0.00	0.00	-2,450.29	5.8%*
001 32921		COMP PLAN AMEND APP FEE					
	-1,500.00	-1,500.00	0.00	0.00	0.00	-1,500.00	.0%*
001 32924		HDC APPLICATION FEE					
	-10,000.00	-10,000.00	-4,845.00	-80.00	0.00	-5,155.00	48.5%*
001 32926		PLAT APPROVAL APP FEE					
	-3,400.00	-3,400.00	-2,700.00	-850.00	0.00	-700.00	79.4%*
001 32928		REZONING APP FEE					
	-5,250.00	-5,250.00	-4,000.00	0.00	0.00	-1,250.00	76.2%*

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 32929		SITE PLAN REVIEW APP FEE					
	-37,200.00	-37,200.00	-9,800.00	0.00	0.00	-27,400.00	26.3%*
001 32931		HDC VARIANCE					
	-1,300.00	-1,300.00	0.00	0.00	0.00	-1,300.00	.0%*
001 32932		DUE DILIGENCE					
	-750.00	-750.00	0.00	0.00	0.00	-750.00	.0%*
001 32933		TELECOMMUNICATION PERMIT					
	-400.00	-400.00	0.00	0.00	0.00	-400.00	.0%*
001 32936		CODE TEXT AMENDMENT					
	-850.00	-850.00	0.00	0.00	0.00	-850.00	.0%*
001 32937		LOT LINE ADJUSTMENTS					
	-3,200.00	-3,200.00	-400.00	0.00	0.00	-2,800.00	12.5%*
001 32960		ADMINISTRATION COST BLDING SU					
	-2,000.00	-2,000.00	-9,119.04	-3,474.63	0.00	7,119.04	456.0%
001 32980		OTHER MISC PERMITS					
	-1,000.00	-1,000.00	-1,730.44	-740.44	0.00	730.44	173.0%
001 32981		SPECIAL EVENT PERMITS					
	-3,500.00	-3,500.00	-3,280.00	-690.00	0.00	-220.00	93.7%*
001 32982		SPECIAL BANNER PERMITS					
	-1,500.00	-1,500.00	-1,175.00	-530.00	0.00	-325.00	78.3%*
001 32992		FIRE MARSHALL'S FEES					
	-30,000.00	-30,000.00	-28,416.50	-9,235.85	0.00	-1,583.50	94.7%*
001 32995		ADDRESS ASSIGNMENT					
	-1,500.00	-1,500.00	-570.00	-160.00	0.00	-930.00	38.0%*
001 33120		FEMA GRANT					
	0.00	0.00	-11,605.33	0.00	0.00	11,605.33	100.0%
001 33170		DOS PRESERVATION					
	-50,000.00	-50,000.00	0.00	0.00	0.00	-50,000.00	.0%*
001 33350		HALF-CENT SALES TAX					
	-889,256.00	-889,256.00	-418,587.34	-66,342.42	0.00	-470,668.66	47.1%*
001 33420		FEMA STATE					
	0.00	0.00	-1,924.22	0.00	0.00	1,924.22	100.0%
001 33512		STATE REVENUE SHARING PROCEED					
	-227,319.00	-227,319.00	-111,857.94	-18,642.99	0.00	-115,461.06	49.2%*
001 33514		MOBILE HOME TAX					
	-800.00	-800.00	-473.24	-89.50	0.00	-326.76	59.2%*
001 33515		ALCOHOLIC BEV LICENSE					
	-25,000.00	-25,000.00	-21,147.30	0.00	0.00	-3,852.70	84.6%*
001 33522		FIREFIGHTERS SUPPLEMENT					
	-10,000.00	-10,000.00	-2,730.00	0.00	0.00	-7,270.00	27.3%*
001 33720		SCHOOL RESOURCE OFFICER					
	-250,000.00	-250,000.00	-115,751.44	-26,871.66	0.00	-134,248.56	46.3%*
001 33721		DEA REIMBURSEMENT					
	-12,000.00	-12,000.00	-5,235.00	0.00	0.00	-6,765.00	43.6%*

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 33722		NASSAU COUNTY OCEAN RESCUE					
	-118,000.00	-118,000.00	-37,132.10	0.00	0.00	-80,867.90	31.5%*
001 33910		OCEAN, HIGHWAY AND PRT AUTHORIT					
	-50,000.00	-50,000.00	0.00	0.00	0.00	-50,000.00	.0%*
001 34260		AMBULANCE SERVICES					
	-450,943.00	-450,943.00	-224,953.80	-41,509.95	0.00	-225,989.20	49.9%*
001 34290		SHRIMP FESTIVAL REIMBURSEMENT					
	-6,000.00	-6,000.00	0.00	0.00	0.00	-6,000.00	.0%*
001 34700		TRUST ACTIVITIES NON-TAXABLE					
	-160,000.00	-160,000.00	-76,298.12	-13,037.20	0.00	-83,701.88	47.7%*
001 34701		TRUST ACTIVITIES TAXABLE					
	-20,000.00	-20,000.00	-19,466.71	-2,529.68	0.00	-533.29	97.3%*
001 34702		PARKS TRUST NON-TAXABLE					
	-10,000.00	-10,000.00	-13,320.00	-8,343.00	0.00	3,320.00	133.2%
001 34703		PARKS TRUST TAXABLE					
	0.00	0.00	-1,719.50	-547.50	0.00	1,719.50	100.0%
001 34704		RENTALS NON-TAXABLE					
	-15,000.00	-15,000.00	-3,690.00	-745.00	0.00	-11,310.00	24.6%*
001 34705		SOFTBALL COMPLEX					
	-500.00	-500.00	-558.36	-45.00	0.00	58.36	111.7%
001 34706		PARKS LAWN CHARGES					
	-13,500.00	-13,500.00	-5,304.96	-2,349.89	0.00	-8,195.04	39.3%*
001 34720		RENTALS					
	-9,000.00	-9,000.00	-6,040.00	-730.00	0.00	-2,960.00	67.1%*
001 34721		PECK RENTS					
	-11,000.00	-11,000.00	-2,392.98	0.00	0.00	-8,607.02	21.8%*
001 34722		PECK RENTS NON-TAXABLE					
	-35,000.00	-35,000.00	-14,771.71	-2,471.44	0.00	-20,228.29	42.2%*
001 34723		PECK TRUST TAXABLE					
	-6,000.00	-6,000.00	-4,953.18	-872.15	0.00	-1,046.82	82.6%*
001 34724		PECK TRUST NON-TAXABLE					
	-40,000.00	-40,000.00	-22,778.50	-4,264.00	0.00	-17,221.50	56.9%*
001 34725		MLK RENTS					
	-4,000.00	-4,000.00	-3,068.28	-169.28	0.00	-931.72	76.7%*
001 34726		MLK RENTS NON-TAXABLE					
	0.00	0.00	-1,025.00	0.00	0.00	1,025.00	100.0%
001 34728		MLK TRUST NON-TAXABLE					
	-11,000.00	-11,000.00	-7,650.00	-1,535.00	0.00	-3,350.00	69.5%*
001 34730		YOUTH TRUST ACTIVITIES					
	-17,000.00	-17,000.00	-7,261.00	-7,261.00	0.00	-9,739.00	42.7%*
001 34731		YOUTH CAMPS					
	-255,000.00	-255,000.00	-127,474.20	-27,454.65	0.00	-127,525.80	50.0%*
001 34740		AQUATICS TRUST TAXABLE					
	0.00	0.00	-835.40	0.00	0.00	835.40	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 34741		AQUATICS TRUST NON-TAXABLE					
	-115,000.00	-115,000.00	-43,546.00	-15,647.00	0.00	-71,454.00	37.9%*
001 34742		SWIMMING POOLS					
	-52,000.00	-52,000.00	-18,220.42	-3,698.41	0.00	-33,779.58	35.0%*
001 34743		SWIMMING POOLS NON-TAXABLE					
	0.00	0.00	-565.00	-435.00	0.00	565.00	100.0%
001 34745		GREENWAY					
	0.00	0.00	-50.00	-25.00	0.00	50.00	100.0%
001 34746		GREENWAY TAXABLE					
	0.00	0.00	-304.00	-124.00	0.00	304.00	100.0%
001 35100		COURT CASES GENERAL FUND					
	-10,500.00	-10,500.00	-3,865.06	-784.70	0.00	-6,634.94	36.8%*
001 35115		PARKING TICKETS					
	-11,000.00	-11,000.00	-5,038.00	-1,368.00	0.00	-5,962.00	45.8%*
001 35120		POLICE EDUCATION					
	-1,300.00	-1,300.00	-661.81	-143.51	0.00	-638.19	50.9%*
001 35911		FINGERPRINT-ACCI-INC REPORT					
	-900.00	-900.00	-946.75	-246.20	0.00	46.75	105.2%
001 36110		INTEREST					
	-50,000.00	-50,000.00	-46,478.89	-8,254.15	0.00	-3,521.11	93.0%*
001 36210		RENTS					
	-3,044.00	-3,044.00	-3,440.60	0.00	0.00	396.60	113.0%
001 36215		RENTS NON-TAXABLE					
	-23,800.00	-23,800.00	-11,107.16	-1,983.75	0.00	-12,692.84	46.7%*
001 36990		OTHER REVENUE					
	-15,000.00	-15,000.00	-18,155.69	-3,209.92	0.00	3,155.69	121.0%
001 36996		REVENUE-GARNISHMENT FEE					
	-100.00	-100.00	-52.00	-12.00	0.00	-48.00	52.0%*
001 36997		TDC REVENUE					
	-50,000.00	-50,000.00	-11,429.00	-2,100.00	0.00	-38,571.00	22.9%*
001 38215		FROM UTILITY TAX					
	-1,800,000.00	-1,800,000.00	-900,000.00	-150,000.00	0.00	-900,000.00	50.0%*
001 38244		FROM SANITATION					
	-36,000.00	-36,000.00	-18,000.00	-3,000.00	0.00	-18,000.00	50.0%*
001 38245		FROM WASTEWATER OPERATIONS					
	-360,000.00	-360,000.00	-180,000.00	-30,000.00	0.00	-180,000.00	50.0%*
001 38246		FROM WATER OPERATIONS					
	-180,000.00	-180,000.00	-90,000.00	-15,000.00	0.00	-90,000.00	50.0%*
001 38251		FROM FLEET					
	-15,000.00	-15,000.00	-7,500.00	-1,250.00	0.00	-7,500.00	50.0%*
001 38910		CASH BALANCE FORWARD					
	-5,342,964.00	-5,342,964.00	0.00	0.00	0.00	-5,342,964.00	.0%*
001 38911		CASH BAL FORWARD REST'D					
	-2,290,000.00	-2,290,000.00	0.00	0.00	0.00	-2,290,000.00	.0%*

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL GENERAL FUND							
-31,464,636.00	-31,464,636.00	-17,140,269.57	-1,504,537.34	0.00	-14,324,366.43	54.5%	
TOTAL REVENUES							
-31,464,636.00	-31,464,636.00	-17,140,269.57	-1,504,537.34	0.00	-14,324,366.43		
0012200 FIRE							
0012200 36993	DONATIONS/CONTRIBUTIONS						
-7,000.00	-7,000.00	-6,270.79	-810.00	0.00	-729.21	89.6%*	
TOTAL FIRE							
-7,000.00	-7,000.00	-6,270.79	-810.00	0.00	-729.21	89.6%	
TOTAL REVENUES							
-7,000.00	-7,000.00	-6,270.79	-810.00	0.00	-729.21		
GRAND TOTAL							
-31,471,636.00	-31,471,636.00	-17,146,540.36	-1,505,347.34	0.00	-14,325,095.64	54.5%	

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Revenue	Amount	% Used
Revised Budget	(\$31,471,636.00)	45.3%
Less: Cash Balance Forward		
38910	5,342,964.00	
38911	<u>2,290,000.00</u>	
Revised Budget excluding Cash	(\$23,838,672.00)	
YTD Actual Revenue	(\$17,146,540.36)	71.9%

Revised Budget excluding Cash	(\$23,838,672.00)
Less: YTD Expenditures	<u>11,130,683.43</u>
Net (Revenues) Expenditures	(\$12,707,988.57)

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ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011100 CITY COMMISSION						
333,373.00	333,373.00	129,293.09	16,816.57	5,500.00	198,579.91	40.4%
0011200 CITY CLERK						
514,348.00	514,348.00	260,882.26	49,840.46	0.00	253,465.74	50.7%
0011210 CITY MANAGER						
534,107.00	488,757.00	243,849.87	48,687.91	7,493.39	237,413.74	51.4%
0011300 FINANCE						
764,488.00	764,488.00	435,109.68	77,652.52	2,500.00	326,878.32	57.2%
0011310 INFORMATION TECHNOLOGY						
670,489.00	730,489.00	280,109.07	58,695.94	52,389.56	397,990.37	45.5%
0011350 HUMAN RESOURCES						
375,806.00	375,806.00	177,490.84	34,844.71	0.00	198,315.16	47.2%
0011400 CITY ATTORNEY						
352,708.00	352,708.00	148,529.31	32,162.88	0.00	204,178.69	42.1%
0011500 PLANNING						
640,393.00	640,393.00	302,070.42	66,259.21	917.24	337,405.34	47.3%
0011910 NON DEPARTMENTAL						
267,183.00	267,183.00	119,147.87	16,063.33	0.00	148,035.13	44.6%
0011930 FACILITIES MAINTENANCE						
620,929.00	620,929.00	312,237.48	97,566.11	0.00	308,691.52	50.3%
0012100 POLICE						
5,879,077.00	5,879,077.00	2,728,437.76	540,797.42	112,676.52	3,037,962.72	48.3%
0012200 FIRE						
4,267,286.00	4,267,286.00	2,045,436.33	415,103.03	37,302.00	2,184,547.67	48.8%
0012201 FIRE OCEAN RESCUE						
328,687.00	328,687.00	36,770.83	8,965.76	0.00	291,916.17	11.2%
0012400 BUILDING / PERMITTING						
1,159,808.00	1,159,808.00	381,672.79	77,386.35	0.00	778,135.21	32.9%
0012420 CODE ENFORCEMENT						
221,251.00	221,251.00	100,918.31	21,660.29	0.00	120,332.69	45.6%
0014100 STREETS						
2,332,491.00	2,377,841.00	1,079,943.51	256,526.70	61,492.55	1,236,404.94	48.0%
0015200 DOWNTOWN						
84,791.00	84,791.00	28,120.00	8,425.06	0.00	56,671.00	33.2%
0015640 PUBLIC ASSISTANCE						
58,500.00	58,500.00	12,942.71	5,546.92	0.00	45,557.29	22.1%
0017100 LIBRARY						
14,361.00	14,361.00	3,674.92	751.08	0.00	10,686.08	25.6%
0017200 RECREATION						
1,105,681.00	1,105,681.00	436,867.78	82,200.28	0.00	668,813.22	39.5%
0017210 PARKS						
323,734.00	323,734.00	79,330.03	18,366.91	0.00	244,403.97	24.5%
0017220 PECK						
305,363.00	305,363.00	126,169.04	28,357.88	0.00	179,193.96	41.3%

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0017225 MLK CENTER	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017225 MLK CENTER	201,908.00	201,908.00	82,944.93	14,453.09	0.00	118,963.07	41.1%
0017230 YOUTH	284,561.00	284,561.00	117,269.16	25,823.58	0.00	167,291.84	41.2%
0017240 AQUATICS	342,280.00	342,280.00	148,955.42	32,362.53	7,875.00	185,449.58	45.8%
0018100 INTERFUND TRANSFERS OUT	2,625,020.00	2,625,020.00	1,312,510.02	218,751.67	0.00	1,312,509.98	50.0%
0018200 CONTINGENCIES	150,000.00	90,000.00	0.00	0.00	0.00	90,000.00	.0%
0018300 RESERVES	4,454,213.00	4,454,213.00	0.00	0.00	0.00	4,454,213.00	.0%
0018301 REST'D RESERVES	2,258,800.00	2,258,800.00	0.00	0.00	0.00	2,258,800.00	.0%
GRAND TOTAL	31,471,636.00	31,471,636.00	11,130,683.43	2,254,068.19	288,146.26	20,052,806.31	36.3%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
100 LAW ENFORCEMENT TRUST							
100 35110		FINES/FORFEITURES					
	0.00	0.00	-140.00	0.00	0.00	140.00	100.0%
100 38910		CASH BALANCE FORWARD					
	-2,161.00	-2,161.00	0.00	0.00	0.00	-2,161.00	.0%*
100 59990		RESERVE					
	2,161.00	2,161.00	0.00	0.00	0.00	2,161.00	.0%
		TOTAL REVENUES					
	-2,161.00	-2,161.00	-140.00	0.00	0.00	-2,021.00	
		TOTAL EXPENSES					
	2,161.00	2,161.00	0.00	0.00	0.00	2,161.00	
		GRAND TOTAL					
	0.00	0.00	-140.00	0.00	0.00	140.00	100.0%

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ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
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110 35121	SEIZED	CONTRABAND						
-15,000.00	-15,000.00	-165,609.94	-1,212.30	0.00	150,609.94	1104.1%		
110 38910	CASH BALANCE	FORWARD						
-59,600.00	-59,600.00	0.00	0.00	0.00	-59,600.00	.0%*		
110 56400	MACH/EQUIP							
72,800.00	72,800.00	61,320.80	0.00	9,200.39	2,278.81	96.9%		
110 59990	RESERVE							
1,800.00	1,800.00	0.00	0.00	0.00	1,800.00	.0%		
	TOTAL REVENUES							
-74,600.00	-74,600.00	-165,609.94	-1,212.30	0.00	91,009.94			
	TOTAL EXPENSES							
74,600.00	74,600.00	61,320.80	0.00	9,200.39	4,078.81			
	GRAND TOTAL							
0.00	0.00	-104,289.14	-1,212.30	9,200.39	95,088.75	100.0%		

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
125 TREE TRUST SPECIAL REV FUND							
0000 UNDEFINED							
125 TREE TRUST SPECIAL REV FUND							
125 32219		TREE TRUST FUND RESERVE					
	0.00	0.00	-1,535.00	-1,535.00	0.00	1,535.00	100.0%
125 38910		CASH BALANCE FORWARD					
	0.00	0.00	-108,617.36	-108,617.36	0.00	108,617.36	100.0%
TOTAL TREE TRUST SPECIAL REV FUND	0.00	0.00	-110,152.36	-110,152.36	0.00	110,152.36	100.0%
TOTAL UNDEFINED	0.00	0.00	-110,152.36	-110,152.36	0.00	110,152.36	100.0%
TOTAL TREE TRUST SPECIAL REV FUND	0.00	0.00	-110,152.36	-110,152.36	0.00	110,152.36	100.0%
TOTAL REVENUES	0.00	0.00	-110,152.36	-110,152.36	0.00	110,152.36	
GRAND TOTAL	0.00	0.00	-110,152.36	-110,152.36	0.00	110,152.36	100.0%

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This is a newly created fund and the fund balance was transferred from the General Fund.

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
126 HDC SPECIAL REVENUE FUND							
0000 UNDEFINED							
126 HDC SPECIAL REVENUE FUND							
126 32924							
	HDC APPLICATION FEE						
	0.00	0.00	-40.00	-40.00	0.00	40.00	100.0%
126 32931							
	HDC VARIANCE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
126 36999							
	HDC TRUST FUND						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
126 38910							
	CASH BALANCE FORWARD						
	0.00	0.00	-3,780.00	-3,780.00	0.00	3,780.00	100.0%
TOTAL HDC SPECIAL REVENUE FUND							
	0.00	0.00	-3,820.00	-3,820.00	0.00	3,820.00	100.0%
TOTAL UNDEFINED							
	0.00	0.00	-3,820.00	-3,820.00	0.00	3,820.00	100.0%
TOTAL HDC SPECIAL REVENUE FUND							
	0.00	0.00	-3,820.00	-3,820.00	0.00	3,820.00	100.0%
TOTAL REVENUES							
	0.00	0.00	-3,820.00	-3,820.00	0.00	3,820.00	
GRAND TOTAL							
	0.00	0.00	-3,820.00	-3,820.00	0.00	3,820.00	100.0%

** END OF REPORT - Generated by Pauline Testagro **

This is a newly created fund and the fund balance was transferred from the General Fund.

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ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
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130 38910	CASH BALANCE FORWARD							
	-101,181.00	-101,181.00	0.00	0.00	0.00	-101,181.00	.00*	
130 56300	IMPROVEMENTS							
	101,181.00	101,181.00	0.00	0.00	0.00	101,181.00	.0%	
	TOTAL REVENUES							
	-101,181.00	-101,181.00	0.00	0.00	0.00	-101,181.00		
	TOTAL EXPENSES							
	101,181.00	101,181.00	0.00	0.00	0.00	101,181.00		
	GRAND TOTAL							
	0.00	0.00	0.00	0.00	0.00	0.00	.0%	

**** END OF REPORT - Generated by Susan Carless ****

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
145 WASTEWATER IMPACT							
145 36110		INTEREST					
	-2,500.00	-2,500.00	0.00	0.00	0.00	-2,500.00	.00*
145 36310		IMPACT FEES- INCORPORATED AREA					
	-438,669.00	-438,669.00	-825,896.52	-16,247.00	0.00	387,227.52	188.3%
145 36311		IMPACT FEES- UNINCORPORATED					
	-29,012.00	-29,012.00	-13,941.18	0.00	0.00	-15,070.82	48.1%*
145 38910		CASH BALANCE FORWARD					
	-635,019.00	-635,019.00	0.00	0.00	0.00	-635,019.00	.00*
145 59230		TRANSFER TO UTIL ACQ DS					
	500,000.00	500,000.00	250,000.02	41,666.67	0.00	249,999.98	50.0%
145 59990		RESERVE					
	605,200.00	605,200.00	0.00	0.00	0.00	605,200.00	.00%
	TOTAL REVENUES						
	-1,105,200.00	-1,105,200.00	-839,837.70	-16,247.00	0.00	-265,362.30	
	TOTAL EXPENSES						
	1,105,200.00	1,105,200.00	250,000.02	41,666.67	0.00	855,199.98	
	GRAND TOTAL						
	0.00	0.00	-589,837.68	25,419.67	0.00	589,837.68	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
146 WATER IMPACT							
146 36310		IMPACT FEES- INCORPORATED AREA					
	-181,251.00	-181,251.00	-340,625.15	-7,211.68	0.00	159,374.15	187.9%
146 36311		IMPACT FEES- UNINCORPORATED					
	-11,988.00	-11,988.00	-8,391.25	-1,198.75	0.00	-3,596.75	70.0%*
146 38910		CASH BALANCE FORWARD					
	-256,161.00	-256,161.00	0.00	0.00	0.00	-256,161.00	.0%*
146 59230		TRANSFER TO UTIL ACQ DS					
	340,000.00	340,000.00	169,999.98	28,333.33	0.00	170,000.02	50.0%
146 59990		RESERVE					
	109,400.00	109,400.00	0.00	0.00	0.00	109,400.00	.0%
	TOTAL REVENUES						
	-449,400.00	-449,400.00	-349,016.40	-8,410.43	0.00	-100,383.60	
	TOTAL EXPENSES						
	449,400.00	449,400.00	169,999.98	28,333.33	0.00	279,400.02	
	GRAND TOTAL						
	0.00	0.00	-179,016.42	19,922.90	0.00	179,016.42	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
150 UTILITY TAX							
150 31410		ELECTRIC MUNICIPAL TAX					
	-700,376.00	-700,376.00	-369,202.58	-63,398.30	0.00	-331,173.42	52.7%*
150 31420		TELEPHONE MUNICIPAL TAX					
	-661,624.00	-661,624.00	-333,110.91	-53,947.94	0.00	-328,513.09	50.3%*
150 31430		WATER MUNICIPAL TAX					
	-300,000.00	-300,000.00	-153,772.37	-33,943.07	0.00	-146,227.63	51.3%*
150 31440		GAS MUNICIPAL TAX					
	-110,000.00	-110,000.00	-62,053.20	-10,222.95	0.00	-47,946.80	56.4%*
150 36110		INTEREST					
	0.00	0.00	-3.01	-0.54	0.00	3.01	100.0%
150 38910		CASH BALANCE FORWARD					
	-238,000.00	-238,000.00	0.00	0.00	0.00	-238,000.00	.0%*
150 59100		TRANSFER TO GENERAL FUND					
	1,800,000.00	1,800,000.00	900,000.00	150,000.00	0.00	900,000.00	50.0%
150 59990		RESERVE					
	210,000.00	210,000.00	0.00	0.00	0.00	210,000.00	.0%
	TOTAL REVENUES						
	-2,010,000.00	-2,010,000.00	-918,142.07	-161,512.80	0.00	-1,091,857.93	
	TOTAL EXPENSES						
	2,010,000.00	2,010,000.00	900,000.00	150,000.00	0.00	1,110,000.00	
	GRAND TOTAL	0.00	-18,142.07	-11,512.80	0.00	18,142.07	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
170 CEMETERY							
170 32970		BURIAL PERMITS					
	-3,500.00	-3,500.00	-1,320.00	-360.00	0.00	-2,180.00	37.7%*
170 34560		MARKER SETTING FEES					
	-2,200.00	-2,200.00	-1,360.00	-160.00	0.00	-840.00	61.8%*
170 34570		PERPETUAL CARE					
	-50,750.00	-50,750.00	-40,162.87	-6,506.04	0.00	-10,587.13	79.1%*
170 34580		SALE OF LOTS					
	-94,250.00	-94,250.00	-74,306.66	-12,082.60	0.00	-19,943.34	78.8%*
170 36110		INTEREST					
	-10,000.00	-10,000.00	-8,671.02	-370.98	0.00	-1,328.98	86.7%*
170 36120		UNREALIZED GAIN					
	0.00	0.00	-5,799.86	-1,716.89	0.00	5,799.86	100.0%
170 38101		FROM GENERAL FUND					
	-11,300.00	-11,300.00	-5,650.02	-941.67	0.00	-5,649.98	50.0%*
170 38910		CASH BALANCE FORWARD					
	-76,300.00	-76,300.00	0.00	0.00	0.00	-76,300.00	.0%*
170 38913		CASH BAL FOR RESTD CEMET					
	-1,040,200.00	-1,040,200.00	0.00	0.00	0.00	-1,040,200.00	.0%*
170 51200		SALARIES					
	73,412.00	73,412.00	35,443.84	8,712.80	0.00	37,968.16	48.3%
170 51400		OVERTIME					
	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	.0%
170 52100		FICA					
	5,769.00	5,769.00	2,467.94	623.93	0.00	3,301.06	42.8%
170 52200		RETIREMENT					
	22,611.00	22,611.00	11,462.04	2,696.62	0.00	11,148.96	50.7%
170 52300		HEALTH INSUR					
	26,722.00	26,722.00	13,356.00	2,226.00	0.00	13,366.00	50.0%
170 52301		LIFE INSUR					
	379.00	379.00	211.50	35.25	0.00	167.50	55.8%
170 52400		WORKERS' COMP					
	4,261.00	4,261.00	2,130.48	355.08	0.00	2,130.52	50.0%
170 53200		AUDITING					
	2,265.00	2,265.00	1,132.50	188.75	0.00	1,132.50	50.0%
170 53400		CONTRACTUAL					
	15,864.00	15,864.00	13,326.26	11,695.95	0.00	2,537.74	84.0%
170 54300		UTILITIES ELECTRIC					
	3,600.00	3,600.00	474.31	67.31	0.00	3,125.69	13.2%
170 54310		UTILITIES-WATER & WASTEWATER					
	850.00	850.00	367.09	35.93	0.00	482.91	43.2%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
170 54500		INSURANCE					
	3,015.00	3,015.00	1,507.50	251.25	0.00	1,507.50	50.0%
170 54610		R/M BLDG & GROUNDS					
	20,000.00	20,000.00	9,397.37	65.98	0.00	10,602.63	47.0%
170 54620		R/M EQUIPMENT					
	2,000.00	2,000.00	547.74	0.00	0.00	1,452.26	27.4%
170 54630		R/M VEHICLES-LABOR					
	2,000.00	2,000.00	205.00	0.00	0.00	1,795.00	10.3%
170 54640		R/M VEHICLES-PARTS					
	2,000.00	2,000.00	238.07	-34.46	0.00	1,761.93	11.9%
170 55200		OPERATING SUPPLIES					
	2,000.00	2,000.00	569.31	467.46	0.00	1,430.69	28.5%
170 55210		UNIFORMS					
	450.00	450.00	574.98	0.00	0.00	-124.98	127.8%*
170 55230		GAS/OIL					
	2,500.00	2,500.00	1,176.57	263.76	0.00	1,323.43	47.1%
170 59990		RESERVE					
	5,802.00	5,802.00	0.00	0.00	0.00	5,802.00	.0%
170 59997		RESERVE REST'D FOR CEMETERY					
	1,091,000.00	1,091,000.00	0.00	0.00	0.00	1,091,000.00	.0%
		TOTAL REVENUES					
	-1,288,500.00	-1,288,500.00	-137,270.43	-22,138.18	0.00	-1,151,229.57	
		TOTAL EXPENSES					
	1,288,500.00	1,288,500.00	94,588.50	27,651.61	0.00	1,193,911.50	
		GRAND TOTAL					
	0.00	0.00	-42,681.93	5,513.43	0.00	42,681.93	100.0%

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 City of Fernandina Beach
 YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
180 COMM DEVELOP AREA							
180 31110		PROPERTY TAXES					
	-4,000.00	-4,000.00	0.00	0.00	0.00	-4,000.00	.0%*
180 31117		PROPERTY TAXES-COUNTY					
	-4,000.00	-4,000.00	0.00	0.00	0.00	-4,000.00	.0%*
180 36991		PARKING REVENUE					
	-1,000.00	-1,000.00	0.00	0.00	0.00	-1,000.00	.0%*
180 38910		CASH BALANCE FORWARD					
	-11,000.00	-11,000.00	0.00	0.00	0.00	-11,000.00	.0%*
180 59990		RESERVE					
	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	.0%
		TOTAL REVENUES					
	-20,000.00	-20,000.00	0.00	0.00	0.00	-20,000.00	
		TOTAL EXPENSES					
	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	
		GRAND TOTAL					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
190 LAW ENFORCE RECOVERY							
190 34210		FEDERAL LAW ENFORCEMENT SUPP					
	-127,644.00	-127,644.00	-67,288.56	-10,637.73	0.00	-60,355.44	52.7%*
190 38910		CASH BALANCE FORWARD					
	-91,556.00	-91,556.00	0.00	0.00	0.00	-91,556.00	.0%*
190 54000		TRAINING/TRAVEL					
	11,500.00	11,500.00	718.00	0.00	0.00	10,782.00	6.2%
190 54921		UNDERCOVER					
	7,500.00	7,500.00	4,000.00	0.00	0.00	3,500.00	53.3%
190 55200		OPERATING SUPPLIES					
	40,000.00	40,000.00	26,899.78	97.88	0.00	13,100.22	67.2%
190 56400		MACH/EQUIP					
	87,000.00	87,000.00	51,931.53	0.00	33,843.84	1,224.63	98.6%
190 56401		EQUIP-NON CAPITAL					
	22,500.00	22,500.00	4,265.00	0.00	0.00	18,235.00	19.0%
190 59990		RESERVE					
	50,700.00	50,700.00	0.00	0.00	0.00	50,700.00	.0%
	TOTAL REVENUES						
	-219,200.00	-219,200.00	-67,288.56	-10,637.73	0.00	-151,911.44	
	TOTAL EXPENSES						
	219,200.00	219,200.00	87,814.31	97.88	33,843.84	97,541.85	
	GRAND TOTAL						
	0.00	0.00	20,525.75	-10,539.85	33,843.84	-54,369.59	100.0%

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 City of Fernandina Beach
 YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
220 BOND DEBT SERVICE							
220 38101		FROM GENERAL FUND					
	-423,720.00	-423,720.00	-211,860.00	-35,310.00	0.00	-211,860.00	50.0%*
220 38910		CASH BALANCE FORWARD					
	-4,442.00	-4,442.00	0.00	0.00	0.00	-4,442.00	.0%*
220 57100		PRINCIPAL					
	395,000.00	395,000.00	0.00	0.00	0.00	395,000.00	.0%
220 57200		INTEREST					
	28,698.00	28,698.00	14,348.81	0.00	0.00	14,349.19	50.0%
220 59990		RESERVE					
	4,464.00	4,464.00	0.00	0.00	0.00	4,464.00	.0%
		TOTAL REVENUES					
	-428,162.00	-428,162.00	-211,860.00	-35,310.00	0.00	-216,302.00	
		TOTAL EXPENSES					
	428,162.00	428,162.00	14,348.81	0.00	0.00	413,813.19	
		GRAND TOTAL					
	0.00	0.00	-197,511.19	-35,310.00	0.00	197,511.19	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
230 UTILITY DEBT SERVICE							
230 38140		FROM WW IMPACT FEES					
	-500,000.00	-500,000.00	-250,000.02	-41,666.67	0.00	-249,999.98	50.0%*
230 38141		FROM WATER IMPACT FEES					
	-340,000.00	-340,000.00	-169,999.98	-28,333.33	0.00	-170,000.02	50.0%*
230 38145		FROM WASTEWATER					
	-416,583.00	-416,583.00	-208,291.50	-34,715.25	0.00	-208,291.50	50.0%*
230 38146		FROM WATER					
	-1,497,749.00	-1,497,749.00	-748,874.52	-124,812.42	0.00	-748,874.48	50.0%*
230 38910		CASH BALANCE FORWARD					
	-249,900.00	-249,900.00	0.00	0.00	0.00	-249,900.00	.0%*
230 57100		PRINCIPAL					
	1,506,000.00	1,506,000.00	0.00	0.00	0.00	1,506,000.00	.0%
230 57200		INTEREST					
	1,248,332.00	1,248,332.00	624,203.62	624,203.62	0.00	624,128.38	50.0%
230 59990		RESERVE					
	249,900.00	249,900.00	0.00	0.00	0.00	249,900.00	.0%
	TOTAL REVENUES						
	-3,004,232.00	-3,004,232.00	-1,377,166.02	-229,527.67	0.00	-1,627,065.98	
	TOTAL EXPENSES						
	3,004,232.00	3,004,232.00	624,203.62	624,203.62	0.00	2,380,028.38	
	GRAND TOTAL						
	0.00	0.00	-752,962.40	394,675.95	0.00	752,962.40	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300 CAPITAL IMPROVEMENT							
300 33400		STATE GRANT					
	-1,114,040.00	-1,114,040.00	-732,777.85	4,896.64	0.00	-381,262.15	65.8%*
300 33544		8TH CENT GAS TAX					
	-125,000.00	-125,000.00	-57,623.82	-9,603.97	0.00	-67,376.18	46.1%*
300 33710		COUNTY GRANT					
	-1,030,960.00	-1,030,960.00	-84,949.25	2,823.76	0.00	-946,010.75	8.2%*
300 36110		INTEREST					
	-3,000.00	-3,000.00	-3,770.69	-669.63	0.00	770.69	125.7%
300 38101		FROM GENERAL FUND					
	-1,670,000.00	-1,670,000.00	-835,000.02	-139,166.67	0.00	-834,999.98	50.0%*
300 38152		FROM UB					
	-10,700.00	-10,700.00	-5,350.02	-891.67	0.00	-5,349.98	50.0%*
300 38910		CASH BALANCE FORWARD					
	-928,000.00	-928,000.00	0.00	0.00	0.00	-928,000.00	.0%*
300 38911		CASH BAL FORWARD REST'D					
	-600,000.00	-600,000.00	0.00	0.00	0.00	-600,000.00	.0%*
	TOTAL CAPITAL IMPROVEMENT						
	-5,481,700.00	-5,481,700.00	-1,719,471.65	-142,611.54	0.00	-3,762,228.35	31.4%
	TOTAL REVENUES						
	-5,481,700.00	-5,481,700.00	-1,719,471.65	-142,611.54	0.00	-3,762,228.35	
3001000 GENERAL GOVERNMENT							
3001000 56410		SOFTWARE					
	100,000.00	100,000.00	47,356.42	9,234.12	0.00	52,643.58	47.4%
3001000 57100		PRINCIPAL					
	673,842.00	673,842.00	186,383.71	0.00	0.00	487,458.29	27.7%
3001000 57200		INTEREST					
	25,173.00	25,173.00	12,877.33	9,593.55	0.00	12,295.67	51.2%
3001000 57310		BOND EXPENSE					
	700.00	700.00	630.00	0.00	0.00	70.00	90.0%
3001000 59990		RESERVE					
	5,485.00	1,156.00	0.00	0.00	0.00	1,156.00	.0%
	TOTAL GENERAL GOVERNMENT						
	805,200.00	800,871.00	247,247.46	18,827.67	0.00	553,623.54	30.9%
	TOTAL EXPENSES						
	805,200.00	800,871.00	247,247.46	18,827.67	0.00	553,623.54	

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 06

3004100 CAP IMP STREETS	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
3004100 CAP IMP STREETS							
3004100 56311	SIDEWALKS-GENL/MISC						
	130,000.00	130,000.00	63,529.04	0.00	545.68	65,925.28	49.3%
3004100 56312	STREET STRIPING						
	36,500.00	36,500.00	35,619.05	10,347.50	0.00	880.95	97.6%
3004100 56320	STREET PAVNG/RESURFACING-CAPIT						
	400,000.00	400,000.00	16,448.55	0.00	0.00	383,551.45	4.1%
3004100 56368	MAIN STREET IMPROVEMENTS						
	0.00	4,329.00	4,328.57	0.00	0.00	0.43	100.0%
3004100 56400	MACH/EQUIP						
	160,000.00	160,000.00	159,835.00	0.00	0.00	165.00	99.9%
TOTAL CAP IMP STREETS							
	726,500.00	730,829.00	279,760.21	10,347.50	545.68	450,523.11	38.4%
TOTAL EXPENSES							
	726,500.00	730,829.00	279,760.21	10,347.50	545.68	450,523.11	
3007200 CAP IMP REC							
3007200 56300	IMPROVEMENTS						
	125,000.00	125,000.00	107,314.07	0.00	0.00	17,685.93	85.9%
3007200 56327	BEACH MONITORING/REPORTING						
	150,000.00	150,000.00	0.00	0.00	120,000.00	30,000.00	80.0%
3007200 56328	DREDGING-MARINA						
	1,100,000.00	1,100,000.00	765,631.93	481,857.68	248,166.23	86,201.84	92.2%
3007200 56331	BEACH RENOUR / ENGINEERING						
	35,000.00	35,000.00	3,231.00	3,231.00	26,769.00	5,000.00	85.7%
3007200 56332	BEACH RENOURISHMENT						
	1,635,000.00	1,635,000.00	0.00	0.00	0.00	1,635,000.00	.0%
3007200 56365	DOWNTOWN WATERFRONT PARKS						
	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	.0%
TOTAL CAP IMP REC							
	3,070,000.00	3,070,000.00	876,177.00	485,088.68	394,935.23	1,798,887.77	41.4%
TOTAL EXPENSES							
	3,070,000.00	3,070,000.00	876,177.00	485,088.68	394,935.23	1,798,887.77	
3007210 PARKS IMPROVEMENTS							
3007210 56300	IMPROVEMENTS						
	345,000.00	345,000.00	29,710.14	2,983.80	0.00	315,289.86	8.6%

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3007210 PARKS IMPROVEMENTS	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL PARKS IMPROVEMENTS	345,000.00	345,000.00	29,710.14	2,983.80	0.00	315,289.86	8.6%
TOTAL EXPENSES	345,000.00	345,000.00	29,710.14	2,983.80	0.00	315,289.86	
3007220 CAP IMP PECK							
3007220 56300 IMPROVEMENTS	325,000.00	325,000.00	49,847.21	0.00	196,079.97	79,072.82	75.7%
TOTAL CAP IMP PECK	325,000.00	325,000.00	49,847.21	0.00	196,079.97	79,072.82	75.7%
TOTAL EXPENSES	325,000.00	325,000.00	49,847.21	0.00	196,079.97	79,072.82	
3007225 MLK CENTER							
3007225 56300 IMPROVEMENTS	130,000.00	130,000.00	850.00	0.00	42,092.00	87,058.00	33.0%
TOTAL MLK CENTER	130,000.00	130,000.00	850.00	0.00	42,092.00	87,058.00	33.0%
TOTAL EXPENSES	130,000.00	130,000.00	850.00	0.00	42,092.00	87,058.00	
3007400 CAP IMP AQUATICS							
3007400 56300 IMPROVEMENTS	80,000.00	80,000.00	0.00	0.00	0.00	80,000.00	.0%
TOTAL CAP IMP AQUATICS	80,000.00	80,000.00	0.00	0.00	0.00	80,000.00	.0%
TOTAL EXPENSES	80,000.00	80,000.00	0.00	0.00	0.00	80,000.00	
GRAND TOTAL	0.00	0.00	-235,879.63	374,636.11	633,652.88	-397,773.25	100.0%

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Revenues	(\$1,719,472)
Expenses	\$1,483,592
Net	(\$ 235,880)

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ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
310 CAPITAL EXPANSION						
310 33440	OTHER GRANT					
-200,000.00	-200,000.00	0.00	0.00	0.00	-200,000.00	.00%
310 36110	INTEREST					
-8,000.00	-8,000.00	-6,756.13	-1,199.82	0.00	-1,243.87	84.5%
310 38410	LOAN PROCEEDS					
-1,500,000.00	-1,500,000.00	0.00	0.00	0.00	-1,500,000.00	.00%
TOTAL CAPITAL EXPANSION						
-1,708,000.00	-1,708,000.00	-6,756.13	-1,199.82	0.00	-1,701,243.87	.4%
TOTAL REVENUES						
-1,708,000.00	-1,708,000.00	-6,756.13	-1,199.82	0.00	-1,701,243.87	
3101000 CAP EXP ADMIN						
3101000 32410	IMPACT FEES ADMIN					
-250,000.00	-250,000.00	-72,698.06	-22,872.40	0.00	-177,301.94	29.1%
3101000 38910	CASH BALANCE FORWARD					
-693,374.00	-693,374.00	0.00	0.00	0.00	-693,374.00	.00%
3101000 56200	BUILDING					
1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00	.00%
3101000 56500	INFRASTRUCTURE					
100,000.00	100,000.00	0.00	0.00	3,150.00	96,850.00	3.2%
3101000 59990	RESERVE					
844,574.00	844,574.00	0.00	0.00	0.00	844,574.00	.00%
TOTAL CAP EXP ADMIN						
1,501,200.00	1,501,200.00	-72,698.06	-22,872.40	3,150.00	1,570,748.06	-4.6%
TOTAL REVENUES						
-943,374.00	-943,374.00	-72,698.06	-22,872.40	0.00	-870,675.94	
TOTAL EXPENSES						
2,444,574.00	2,444,574.00	0.00	0.00	3,150.00	2,441,424.00	
3102100 CAP EXP POLICE						
3102100 32421	IMPACT FEES POLICE					
-93,750.00	-93,750.00	-27,266.31	-8,577.15	0.00	-66,483.69	29.1%

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3102100 CAP EXP POLICE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
3102100 38910	CASH BALANCE FORWARD						
	-156,522.00	-156,522.00	0.00	0.00	0.00	-156,522.00	.0%*
3102100 56200	BUILDING						
	250,000.00	250,000.00	0.00	0.00	0.00	250,000.00	.0%
3102100 59990	RESERVE						
	972.00	972.00	0.00	0.00	0.00	972.00	.0%
TOTAL CAP EXP POLICE	700.00	700.00	-27,266.31	-8,577.15	0.00	27,966.31	-3895.2%
	TOTAL REVENUES						
	-250,272.00	-250,272.00	-27,266.31	-8,577.15	0.00	-223,005.69	
	TOTAL EXPENSES						
	250,972.00	250,972.00	0.00	0.00	0.00	250,972.00	
3102200 CAP EXP FIRE							
3102200 32422	IMPACT FEES FIRE						
	-187,500.00	-187,500.00	-52,882.65	-16,639.69	0.00	-134,617.35	28.2%*
3102200 38910	CASH BALANCE FORWARD						
	-676,789.00	-676,789.00	0.00	0.00	0.00	-676,789.00	.0%*
3102200 56400	MACH/EQUIP						
	250,000.00	250,000.00	0.00	0.00	0.00	250,000.00	.0%
3102200 59990	RESERVE						
	615,489.00	615,489.00	0.00	0.00	0.00	615,489.00	.0%
TOTAL CAP EXP FIRE	1,200.00	1,200.00	-52,882.65	-16,639.69	0.00	54,082.65	-4406.9%
	TOTAL REVENUES						
	-864,289.00	-864,289.00	-52,882.65	-16,639.69	0.00	-811,406.35	
	TOTAL EXPENSES						
	865,489.00	865,489.00	0.00	0.00	0.00	865,489.00	
3107200 CAP EXP RECREATION							
3107200 32470	IMPACT FEES RECREATION						
	-1,000,000.00	-1,000,000.00	-326,909.70	-105,385.80	0.00	-673,090.30	32.7%*
3107200 38910	CASH BALANCE FORWARD						
	-2,136,965.00	-2,136,965.00	0.00	0.00	0.00	-2,136,965.00	.0%*
3107200 53100	PROFESSIONAL SERVICES						
	10,000.00	10,000.00	6,000.00	4,310.00	4,000.00	0.00	100.0%

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3107200 CAP EXP RECREATION ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
3107200 55200 OPERATING SUPPLIES						
0.00 6,000.00		5,771.43	0.00	0.00	228.57	96.2%
3107200 56200 BUILDING						
148,000.00 148,000.00		0.00	0.00	101,306.00	46,694.00	68.5%
3107200 56300 IMPROVEMENTS						
756,000.00 756,000.00		5,960.22	2,335.22	102,500.00	647,539.78	14.3%
3107200 59990 RESERVE						
2,427,865.00 2,421,865.00		0.00	0.00	0.00	2,421,865.00	.0%
TOTAL CAP EXP RECREATION						
204,900.00 204,900.00		-309,178.05	-98,740.58	207,806.00	306,272.05	-49.5%
TOTAL REVENUES						
-3,136,965.00 -3,136,965.00		-326,909.70	-105,385.80	0.00	-2,810,055.30	
TOTAL EXPENSES						
3,341,865.00 3,341,865.00		17,731.65	6,645.22	207,806.00	3,116,327.35	
GRAND TOTAL						
0.00 0.00		-468,781.20	-148,029.64	210,956.00	257,825.20	100.0%

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ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
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330_36110	INTEREST						
	0.00	0.00	-306.40	-306.40	0.00	306.40	100.0%
330_36120	UNREALIZED GAIN						
	0.00	0.00	-40.11	5.16	0.00	40.11	100.0%
330_38145	FROM WASTEWATER						
	-1,500,000.00	-1,500,000.00	-750,000.00	-125,000.00	0.00	-750,000.00	50.0%*
330_38910	CASH BALANCE FORWARD						
	-3,488,400.00	-3,488,400.00	0.00	0.00	0.00	-3,488,400.00	.0%*
330_59990	RESERVE						
	4,988,400.00	4,988,400.00	0.00	0.00	0.00	4,988,400.00	.0%
	TOTAL WASTEWATER IMPROVEMENT						
	0.00	0.00	-750,346.51	-125,301.24	0.00	750,346.51	100.0%
	TOTAL REVENUES						
	-4,988,400.00	-4,988,400.00	-750,346.51	-125,301.24	0.00	-4,238,053.49	
	TOTAL EXPENSES						
	4,988,400.00	4,988,400.00	0.00	0.00	0.00	4,988,400.00	
	GRAND TOTAL						
	0.00	0.00	-750,346.51	-125,301.24	0.00	750,346.51	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 GOLF							
410 33120		FEMA GRANT					
	0.00	0.00	-3,043.83	0.00	0.00	3,043.83	100.0%
410 33420		FEMA STATE					
	0.00	0.00	-507.31	0.00	0.00	507.31	100.0%
410 34710		GREEN FEES					
	-307,827.00	-307,827.00	-162,817.79	-39,648.90	0.00	-145,009.21	52.9%*
410 34713		GOLF CARTS					
	-461,725.00	-461,725.00	-227,530.50	-52,742.91	0.00	-234,194.50	49.3%*
410 34714		RANGE FEES					
	-49,445.00	-49,445.00	-19,121.72	-5,585.35	0.00	-30,323.28	38.7%*
410 34715		PRO SHOP SALES					
	-81,237.00	-81,237.00	-30,122.10	-5,986.92	0.00	-51,114.90	37.1%*
410 34716		SNACK BAR SALES					
	-355,117.00	-355,117.00	-179,441.41	-46,050.95	0.00	-175,675.59	50.5%*
410 34718		FACILITY RENTAL					
	-42,470.00	-42,470.00	0.00	0.00	0.00	-42,470.00	.0%*
410 34719		SCHOOL OF GOLF					
	-3,500.00	-3,500.00	-960.00	480.00	0.00	-2,540.00	27.4%*
410 34733		MEMBERSHIPS					
	-144,941.00	-144,941.00	-96,367.55	-2,177.00	0.00	-48,573.45	66.5%*
410 36990		OTHER REVENUE					
	-22,700.00	-22,700.00	-54,520.18	-23,201.53	0.00	31,820.18	240.2%
410 38101		FROM GENERAL FUND					
	-220,000.00	-220,000.00	-109,999.98	-18,333.33	0.00	-110,000.02	50.0%*
410 38910		CASH BALANCE FORWARD					
	893,162.00	893,162.00	0.00	0.00	0.00	893,162.00	.0%
410 52350		OPEB COSTS					
	878.00	878.00	439.02	73.17	0.00	438.98	50.0%
410 53200		AUDITING					
	6,975.00	6,975.00	3,925.03	850.03	0.00	3,049.97	56.3%
410 53400		CONTRACTUAL					
	666,118.00	666,118.00	318,472.94	58,984.79	0.00	347,645.06	47.8%
410 54000		TRAINING/TRAVEL					
	0.00	0.00	4,784.46	436.74	0.00	-4,784.46	100.0%*
410 54100		COMM - PHONE/FAX/ALARM					
	1,620.00	1,620.00	153.24	51.87	0.00	1,466.76	9.5%
410 54101		COMMUNICATIONS-CELLULAR					
	2,520.00	2,520.00	217.24	33.28	0.00	2,302.76	8.6%
410 54103		COMMUNICATIONS-INTERNET					
	6,000.00	6,000.00	3,888.17	586.92	0.00	2,111.83	64.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 54200		POSTAGE					
	120.00	120.00	123.15	0.00	0.00	-3.15	102.6%*
410 54300		UTILITIES ELECTRIC					
	64,200.00	64,200.00	32,777.13	4,723.24	0.00	31,422.87	51.1%
410 54310		UTILITIES-WATER & WASTEWATER					
	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	.0%
410 54400		RENTALS/LEASES					
	3,996.00	3,996.00	31.69	31.69	0.00	3,964.31	.8%
410 54500		INSURANCE					
	99,372.00	99,372.00	37,335.51	5,980.29	0.00	62,036.49	37.6%
410 54610		R/M BLDG & GROUNDS					
	4,200.00	4,200.00	4,820.44	2,141.84	0.00	-620.44	114.8%*
410 54620		R/M EQUIPMENT					
	29,700.00	29,700.00	24,953.12	10,633.79	0.00	4,746.88	84.0%
410 54800		PROMOTIONAL					
	28,050.00	28,050.00	16,468.69	1,810.37	0.00	11,581.31	58.7%
410 55100		OFFICE SUPPLIES					
	2,940.00	2,940.00	400.41	33.61	0.00	2,539.59	13.6%
410 55200		OPERATING SUPPLIES					
	207,406.00	202,079.00	89,041.59	5,423.96	0.00	113,037.41	44.1%
410 55210		UNIFORMS					
	6,200.00	6,200.00	2,719.10	539.67	0.00	3,480.90	43.9%
410 55220		JANITORIAL SUPPLIES					
	0.00	0.00	401.80	0.00	0.00	-401.80	100.0%*
410 55230		GAS/OIL					
	35,000.00	35,000.00	13,633.08	2,828.71	0.00	21,366.92	39.0%
410 55400		BOOKS/SUBS/DUES					
	6,145.00	6,145.00	2,223.53	50.00	0.00	3,921.47	36.2%
410 55545		PRO SHOP COST OF SALES					
	50,913.00	50,913.00	18,212.17	3,275.15	0.00	32,700.83	35.8%
410 55550		F&B COST OF SALES					
	151,467.00	151,467.00	87,383.17	17,280.36	0.00	64,083.83	57.7%
410 55555		F&B PERSONNEL COSTS					
	109,766.00	109,766.00	43,526.27	9,473.97	0.00	66,239.73	39.7%
410 56300		IMPROVEMENTS					
	0.00	5,327.00	5,326.28	0.00	0.00	0.72	100.0%
410 56400		MACH/EQUIP					
	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	.0%
410 57100		PRINCIPAL					
	107,682.00	107,682.00	0.00	0.00	0.00	107,682.00	.0%
410 57200		INTEREST					
	9,028.00	9,028.00	6,293.59	2,695.48	0.00	2,734.41	69.7%
410 59990		RESERVE					
	-889,096.00	-889,096.00	0.00	0.00	0.00	-889,096.00	.0%*

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL GOLF	0.00	0.00	-166,881.55	-66,267.96	0.00	166,881.55	100.0%
TOTAL REVENUES	-795,800.00	-795,800.00	-884,432.37	-194,206.89	0.00	88,632.37	
TOTAL EXPENSES	795,800.00	795,800.00	717,550.82	127,938.93	0.00	78,249.18	
GRAND TOTAL	0.00	0.00	-166,881.55	-66,267.96	0.00	166,881.55	100.0%
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Golf	Budget		March YTD	
Pro Shop Sales	81,237.00		30,122.10	
Cost of Good Sold	<u>50,913.00</u>		<u>18,212.17</u>	
Profit/(Loss)	30,324.00	59.6%	11,909.93	65.4%
F&B Sales	355,117.00		179,441.41	
Cost of Good Sold	<u>261,233.00</u>		<u>130,909.44</u>	
Profit/(Loss)	93,884.00	35.9%	48,531.97	37.1%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 AIRPORT							
420 33220		FAA GRANT					
	-293,000.00	-293,000.00	-167,642.90	0.00	0.00	-125,357.10	57.2%*
420 33323		FDOT GRANT					
	-87,000.00	-87,000.00	0.00	0.00	0.00	-87,000.00	.0%*
420 34720		RENTALS					
	0.00	0.00	-2,863.60	-1,720.00	0.00	2,863.60	100.0%
420 34970		FUEL SALES					
	-20,000.00	-20,000.00	-14,243.60	-2,543.52	0.00	-5,756.40	71.2%*
420 34971		LEASE PAYMENTS-LAND LEASE					
	-68,439.00	-68,439.00	-65,522.66	-19,919.33	0.00	-2,916.34	95.7%*
420 34972		BUILDING LEASE					
	0.00	0.00	-1,856.15	-427.23	0.00	1,856.15	100.0%
420 34973		LAND LEASE- AMELIA RIVER					
	-205,960.00	-205,960.00	-73,064.34	-3,246.06	0.00	-132,895.66	35.5%*
420 34974		LAND LEASE PAYMENTS-NON TAXABL					
	-37,105.00	-37,105.00	-16,505.65	-3,004.21	0.00	-20,599.35	44.5%*
420 34975		RENT/LEASE PAYMENTS					
	-321,192.00	-321,192.00	-137,547.77	-22,803.21	0.00	-183,644.23	42.8%*
420 34976		8 FLAGS RENT (TAXABLE)					
	-67,017.00	-67,017.00	-22,867.30	-4,497.46	0.00	-44,149.70	34.1%*
420 34978		8 FLAGS RENT NON-TAXABLE					
	-50,266.00	-50,266.00	-30,297.78	-5,111.68	0.00	-19,968.22	60.3%*
420 36990		OTHER REVENUE					
	-95,700.00	-95,700.00	-90,362.12	-65,974.52	0.00	-5,337.88	94.4%*
420 36991		PARKING REVENUE					
	-2,004.00	-2,004.00	-45.00	-45.00	0.00	-1,959.00	2.2%*
420 36995		LATE FEES					
	0.00	0.00	-233.83	0.00	0.00	233.83	100.0%
420 38910		CASH BALANCE FORWARD					
	-40,900.00	-40,900.00	0.00	0.00	0.00	-40,900.00	.0%*
420 51200		SALARIES					
	122,210.00	122,210.00	59,045.00	14,264.40	0.00	63,165.00	48.3%
420 52100		FICA					
	9,349.00	9,349.00	4,088.07	1,015.19	0.00	5,260.93	43.7%
420 52200		RETIREMENT					
	36,594.00	36,594.00	19,094.54	4,414.83	0.00	17,499.46	52.2%
420 52300		HEALTH INSUR					
	29,701.00	29,701.00	14,815.15	2,445.45	0.00	14,885.85	49.9%
420 52301		LIFE INSUR					
	605.00	605.00	349.68	58.28	0.00	255.32	57.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 52350		OPEB COSTS					
	1,756.00	1,756.00	877.98	146.33	0.00	878.02	50.0%
420 52400		WORKERS' COMP					
	2,150.00	2,150.00	1,075.02	179.17	0.00	1,074.98	50.0%
420 53100		PROFESSIONAL SERVICES					
	25,000.00	25,000.00	13,748.19	4,500.00	0.00	11,251.81	55.0%
420 53200		AUDITING					
	6,795.00	6,795.00	3,397.50	566.25	0.00	3,397.50	50.0%
420 53400		CONTRACTUAL					
	47,440.00	47,440.00	20,142.89	564.28	1,369.00	25,928.11	45.3%
420 54000		TRAINING/TRAVEL					
	3,000.00	3,000.00	351.86	0.00	0.00	2,648.14	11.7%
420 54100		COMM - PHONE/FAX/ALARM					
	1,920.00	1,920.00	869.07	250.61	0.00	1,050.93	45.3%
420 54101		COMMUNICATIONS-CELLULAR					
	2,000.00	2,000.00	708.11	117.41	0.00	1,291.89	35.4%
420 54103		COMMUNICATIONS-INTERNET					
	5,750.00	5,750.00	1,592.00	185.50	0.00	4,158.00	27.7%
420 54200		POSTAGE					
	150.00	150.00	0.00	0.00	0.00	150.00	.0%
420 54300		UTILITIES ELECTRIC					
	45,000.00	43,000.00	15,041.07	3,276.98	0.00	27,958.93	35.0%
420 54310		UTILITIES-WATER & WASTEWATER					
	14,504.00	14,504.00	5,768.98	787.62	0.00	8,735.02	39.8%
420 54500		INSURANCE					
	45,052.00	45,052.00	22,525.98	3,754.33	0.00	22,526.02	50.0%
420 54610		R/M BLDG & GROUNDS					
	108,000.00	106,600.00	44,665.66	7,785.83	2,500.00	59,434.34	44.2%
420 54620		R/M EQUIPMENT					
	1,500.00	1,500.00	311.40	0.00	0.00	1,188.60	20.8%
420 54630		R/M VEHICLES-LABOR					
	4,000.00	4,000.00	4,535.00	0.00	0.00	-535.00	113.4%*
420 54640		R/M VEHICLES-PARTS					
	4,000.00	5,400.00	4,387.03	16.78	0.00	1,012.97	81.2%
420 54700		PRINTING					
	2,350.00	2,350.00	0.00	0.00	0.00	2,350.00	.0%
420 54800		PROMOTIONAL					
	2,000.00	2,000.00	1,730.17	0.00	0.00	269.83	86.5%
420 54910		BILLING COSTS					
	7,300.00	7,300.00	3,649.98	608.33	0.00	3,650.02	50.0%
420 55100		OFFICE SUPPLIES					
	6,300.00	8,300.00	3,578.62	1,057.66	0.00	4,721.38	43.1%
420 55200		OPERATING SUPPLIES					
	735.00	735.00	410.19	44.32	0.00	324.81	55.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 55210		UNIFORMS					
	400.00	400.00	112.50	0.00	0.00	287.50	28.1%
420 55230		GAS/OIL					
	8,000.00	8,000.00	1,665.51	363.67	0.00	6,334.49	20.8%
420 55400		BOOKS/SUBS/DUES					
	725.00	725.00	330.00	0.00	0.00	395.00	45.5%
420 56300		IMPROVEMENTS					
	583,950.00	611,038.00	175,665.19	0.00	0.00	435,372.81	28.7%
420 56401		EQUIP-NON CAPITAL					
	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
420 57100		PRINCIPAL					
	77,000.00	77,000.00	0.00	0.00	0.00	77,000.00	.0%
420 57200		INTEREST					
	37,832.00	37,832.00	18,932.39	18,932.39	0.00	18,899.61	50.0%
420 59990		RESERVE					
	44,515.00	17,427.00	0.00	0.00	0.00	17,427.00	.0%
TOTAL AIRPORT	0.00	0.00	-179,587.97	-63,956.61	3,869.00	175,718.97	100.0%
	TOTAL REVENUES						
	-1,288,583.00	-1,288,583.00	-623,052.70	-129,292.22	0.00	-665,530.30	
	TOTAL EXPENSES						
	1,288,583.00	1,288,583.00	443,464.73	65,335.61	3,869.00	841,249.27	
	GRAND TOTAL						
	0.00	0.00	-179,587.97	-63,956.61	3,869.00	175,718.97	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
440 SANITATION							
440 34340		GARBAGE FEES					
	-2,400,000.00	-2,400,000.00	-1,186,881.16	-290,201.01	0.00	-1,213,118.84	49.5%*
440 36110		INTEREST					
	0.00	0.00	-1,246.47	-221.36	0.00	1,246.47	100.0%
440 36990		OTHER REVENUE					
	-19,000.00	-19,000.00	-5,110.48	-1,435.22	0.00	-13,889.52	26.9%*
440 38910		CASH BALANCE FORWARD					
	-128,400.00	-128,400.00	0.00	0.00	0.00	-128,400.00	.0%*
440 53200		AUDITING					
	6,795.00	6,795.00	3,397.50	566.25	0.00	3,397.50	50.0%
440 53400		CONTRACTUAL					
	100,000.00	100,000.00	35,556.27	17,852.37	40,000.00	24,443.73	75.6%
440 53440		SANITATION SERVICES EXPENSE					
	2,181,600.00	2,181,600.00	750,284.59	209,366.88	0.00	1,431,315.41	34.4%
440 53444		RECYCLING SERVICES					
	15,000.00	15,000.00	6,750.00	1,125.00	0.00	8,250.00	45.0%
440 54910		BILLING COSTS					
	92,000.00	92,000.00	46,000.02	7,666.67	0.00	45,999.98	50.0%
440 55230		GAS/OIL					
	1,000.00	1,000.00	1,434.70	423.81	0.00	-434.70	143.5%*
440 55644		NON PROFIT KNB					
	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
440 56401		NON CAP EQUIP					
	0.00	100,000.00	0.00	0.00	95,194.55	4,805.45	95.2%
440 59100		TRANSFER TO GENERAL FUND					
	36,000.00	36,000.00	18,000.00	3,000.00	0.00	18,000.00	50.0%
440 59990		RESERVE					
	114,005.00	14,005.00	0.00	0.00	0.00	14,005.00	.0%
TOTAL SANITATION	0.00	0.00	-331,815.03	-51,856.61	135,194.55	196,620.48	100.0%
	TOTAL REVENUES						
	-2,547,400.00	-2,547,400.00	-1,193,238.11	-291,857.59	0.00	-1,354,161.89	
	TOTAL EXPENSES						
	2,547,400.00	2,547,400.00	861,423.08	240,000.98	135,194.55	1,550,782.37	
	GRAND TOTAL						
	0.00	0.00	-331,815.03	-51,856.61	135,194.55	196,620.48	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 WASTEWATER							
			LY \$2,830,576.97				
450 34345		WASTEWATER CHARGES					
	-5,830,988.00	-5,830,988.00	-2,881,100.89	-719,739.56	0.00	-2,949,887.11	49.4%*
450 34530		SEPTIC DUMPING					
	-35,000.00	-35,000.00	-1,324.80	0.00	0.00	-33,675.20	3.8%*
450 34535		WASTEWATER TAP FEES					
	-5,000.00	-5,000.00	-16,874.88	-3,000.00	0.00	11,874.88	337.5%
450 34910		WASTEWATER MISCELLANEOUS FEES					
	0.00	0.00	-4,429.10	0.00	0.00	4,429.10	100.0%
450 36110		INTEREST					
	-24,000.00	-24,000.00	-43,484.81	-11,295.45	0.00	19,484.81	181.2%
450 36120		UNREALIZED GAIN					
	0.00	0.00	-40.11	5.16	0.00	40.11	100.0%
450 36992		GAIN ON SALE OF ASSET					
	0.00	0.00	-14,716.25	0.00	0.00	14,716.25	100.0%
450 38910		CASH BALANCE FORWARD					
	-5,743,512.00	-5,743,512.00	0.00	0.00	0.00	-5,743,512.00	.0%*
450 51200		SALARIES					
	571,312.00	571,312.00	271,983.46	66,710.15	0.00	299,328.54	47.6%
450 51350		PART-TIME					
	31,356.00	31,356.00	8,059.95	2,338.43	0.00	23,296.05	25.7%
450 51400		OVERTIME					
	100,000.00	100,000.00	45,458.58	10,213.13	0.00	54,541.42	45.5%
450 52100		FICA					
	53,754.00	53,754.00	22,780.96	5,693.84	0.00	30,973.04	42.4%
450 52200		RETIREMENT					
	179,522.00	179,522.00	82,989.45	21,560.20	0.00	96,532.55	46.2%
450 52300		HEALTH INSUR					
	170,315.00	170,315.00	88,051.00	14,591.97	0.00	82,264.00	51.7%
450 52301		LIFE INSUR					
	2,850.00	2,850.00	1,588.67	264.62	0.00	1,261.33	55.7%
450 52350		OPEB COSTS					
	15,361.00	15,361.00	7,680.48	1,280.08	0.00	7,680.52	50.0%
450 52400		WORKERS' COMP					
	15,897.00	15,897.00	7,948.50	1,324.75	0.00	7,948.50	50.0%
450 53200		AUDITING					
	14,345.00	14,345.00	7,172.52	1,195.42	0.00	7,172.48	50.0%
450 53400		CONTRACTUAL					
	250,800.00	250,800.00	83,984.85	17,904.46	0.00	166,815.15	33.5%
450 54000		TRAINING/TRAVEL					
	16,375.00	16,375.00	6,634.14	739.80	0.00	9,740.86	40.5%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 54100		COMM - PHONE/FAX/ALARM					
	2,700.00	2,700.00	342.65	69.16	0.00	2,357.35	12.7%
450 54101		COMMUNICATIONS-CELLULAR					
	2,400.00	2,400.00	853.70	50.00	0.00	1,546.30	35.6%
450 54103		COMMUNICATIONS-INTERNET					
	3,335.00	3,335.00	1,822.41	282.57	0.00	1,512.59	54.6%
450 54200		POSTAGE					
	3,000.00	3,000.00	251.96	37.22	0.00	2,748.04	8.4%
450 54300		UTILITIES ELECTRIC					
	190,000.00	190,000.00	87,728.30	23,320.88	0.00	102,271.70	46.2%
450 54310		UTILITIES-WATER & WASTEWATER					
	31,287.00	31,287.00	7,275.13	1,161.18	0.00	24,011.87	23.3%
450 54320		UTILITIES-PROPANE/OTHER					
	7,800.00	7,800.00	0.00	0.00	0.00	7,800.00	.0%
450 54500		INSURANCE					
	75,945.00	75,945.00	37,972.50	6,328.75	0.00	37,972.50	50.0%
450 54610		R/M BLDG & GROUNDS					
	20,000.00	20,000.00	1,047.45	-14.09	0.00	18,952.55	5.2%
450 54620		R/M EQUIPMENT					
	110,000.00	110,000.00	50,589.35	14,205.80	32,947.00	26,463.65	75.9%
450 54630		R/M VEHICLES-LABOR					
	25,000.00	25,000.00	11,683.00	505.00	0.00	13,317.00	46.7%
450 54640		R/M VEHICLES-PARTS					
	40,000.00	40,000.00	15,118.50	-1,268.89	0.00	24,881.50	37.8%
450 54910		BILLING COSTS					
	175,000.00	175,000.00	87,499.98	14,583.33	0.00	87,500.02	50.0%
450 54920		UTILITY ADMIN COSTS					
	193,000.00	193,000.00	96,499.98	16,083.33	0.00	96,500.02	50.0%
450 55100		OFFICE SUPPLIES					
	1,100.00	1,100.00	0.00	0.00	0.00	1,100.00	.0%
450 55200		OPERATING SUPPLIES					
	194,870.00	194,870.00	132,510.25	9,826.70	310.34	62,049.41	68.2%
450 55210		UNIFORMS					
	5,575.00	5,575.00	3,545.76	156.00	0.00	2,029.24	63.6%
450 55220		JANITORIAL SUPPLIES					
	1,500.00	1,500.00	726.59	27.57	0.00	773.41	48.4%
450 55230		GAS/OIL					
	35,000.00	35,000.00	9,033.78	1,962.99	0.00	25,966.22	25.8%
450 55240		CHEMICALS					
	70,000.00	70,000.00	21,104.00	2,780.00	0.00	48,896.00	30.1%
450 55300		ROAD MATERIALS					
	8,000.00	8,000.00	3,764.26	0.00	0.00	4,235.74	47.1%
450 55400		BOOKS/SUBS/DUES					
	1,900.00	1,900.00	974.00	450.00	0.00	926.00	51.3%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 56300		IMPROVEMENTS					
	820,000.00	820,000.00	120,047.38	53,985.80	347,870.10	352,082.52	57.1%
450 56400		MACH/EQUIP					
	345,000.00	345,000.00	0.00	0.00	239,035.21	105,964.79	69.3%
450 56401		EQUIP-NON CAPITAL					
	24,000.00	24,000.00	5,415.05	0.00	0.00	18,584.95	22.6%
450 59100		TRANSFER TO GENERAL FUND					
	360,000.00	360,000.00	180,000.00	30,000.00	0.00	180,000.00	50.0%
450 59230		TRANSFER TO UTIL ACQ DS					
	416,583.00	416,583.00	208,291.50	34,715.25	0.00	208,291.50	50.0%
450 59330		TRANSFER TO WW CAPITAL					
	1,500,000.00	1,500,000.00	750,000.00	125,000.00	0.00	750,000.00	50.0%
450 59460		TRANSFER TO WATER FUND					
	600,000.00	600,000.00	300,000.00	50,000.00	0.00	300,000.00	50.0%
450 59990		RESERVE					
	4,953,618.00	4,953,618.00	0.00	0.00	0.00	4,953,618.00	.0%
TOTAL WASTEWATER	0.00	0.00	-193,540.80	-205,964.45	620,162.65	-426,621.85	100.0%
	TOTAL REVENUES						
	-11,638,500.00	-11,638,500.00	-2,961,970.84	-734,029.85	0.00	-8,676,529.16	
	TOTAL EXPENSES						
	11,638,500.00	11,638,500.00	2,768,430.04	528,065.40	620,162.65	8,249,907.31	
	GRAND TOTAL						
	0.00	0.00	-193,540.80	-205,964.45	620,162.65	-426,621.85	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 WATER							
			LY \$1,927,617.12				
460 34346		WATER CHARGES					
	-4,110,237.00	-4,110,237.00	-1,990,327.82	-448,462.95	0.00	-2,119,909.18	48.4%*
460 34610		WATER TAP CHARGES					
	-24,000.00	-24,000.00	-26,000.00	-3,500.00	0.00	2,000.00	108.3%
460 34620		WATER METER INSTALLATION FEES					
	-18,900.00	-18,900.00	-18,378.24	69.00	0.00	-521.76	97.2%*
460 34621		WATER NONPAY RECONNECT FEE					
	-60,000.00	-60,000.00	-338.65	0.00	0.00	-59,661.35	.6%*
460 34910		MISCELLANEOUS FEES					
	-15,000.00	-15,000.00	-5,190.00	-1,600.00	0.00	-9,810.00	34.6%*
460 36110		INTEREST					
	-2,800.00	-2,800.00	-315.65	-315.65	0.00	-2,484.35	11.3%*
460 36120		UNREALIZED GAIN					
	0.00	0.00	-41.31	5.32	0.00	41.31	100.0%
460 36323		EXTENSION CHARGES					
	-8,400.00	-8,400.00	-12,550.00	-2,150.00	0.00	4,150.00	149.4%
460 36995		LATE FEES					
	-16,000.00	-16,000.00	-1,391.14	0.00	0.00	-14,608.86	8.7%*
460 38145		FROM WASTEWATER					
	-600,000.00	-600,000.00	-300,000.00	-50,000.00	0.00	-300,000.00	50.0%*
460 38910		CASH BALANCE FORWARD					
	-4,197,363.00	-4,197,363.00	0.00	0.00	0.00	-4,197,363.00	.0%*
460 38912		RESERVE - R & R FUND					
	-200,000.00	-200,000.00	0.00	0.00	0.00	-200,000.00	.0%*
460 51200		SALARIES					
	526,280.00	526,280.00	223,741.18	55,139.59	0.00	302,538.82	42.5%
460 51350		PART-TIME					
	0.00	0.00	1,580.59	0.00	0.00	-1,580.59	100.0%*
460 51400		OVERTIME					
	95,000.00	95,000.00	47,387.43	12,398.83	0.00	47,612.57	49.9%
460 52100		FICA					
	47,528.00	47,528.00	20,024.20	4,994.34	0.00	27,503.80	42.1%
460 52200		RETIREMENT					
	199,712.00	199,712.00	88,511.56	20,918.61	0.00	111,200.44	44.3%
460 52300		HEALTH INSUR					
	129,651.00	129,651.00	60,352.55	11,231.32	0.00	69,298.45	46.6%
460 52301		LIFE INSUR					
	2,997.00	2,997.00	1,251.97	224.18	0.00	1,745.03	41.8%
460 52350		OPEB COSTS					
	14,483.00	14,483.00	7,241.52	1,206.92	0.00	7,241.48	50.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 52400		WORKERS' COMP					
	16,818.00	16,818.00	8,409.00	1,401.50	0.00	8,409.00	50.0%
460 53200		AUDITING					
	9,815.00	9,815.00	4,907.52	817.92	0.00	4,907.48	50.0%
460 53400		CONTRACTUAL					
	149,899.00	149,899.00	26,720.68	3,852.48	0.00	123,178.32	17.8%
460 54000		TRAINING/TRAVEL					
	14,420.00	14,420.00	6,641.33	2,090.00	0.00	7,778.67	46.1%
460 54100		COMM - PHONE/FAX/ALARM					
	2,111.00	2,111.00	445.80	89.95	0.00	1,665.20	21.1%
460 54101		COMMUNICATIONS-CELLULAR					
	5,000.00	5,000.00	1,919.33	319.73	0.00	3,080.67	38.4%
460 54103		COMMUNICATIONS-INTERNET					
	5,250.00	5,250.00	2,032.91	268.18	0.00	3,217.09	38.7%
460 54200		POSTAGE					
	1,825.00	1,825.00	172.17	0.00	0.00	1,652.83	9.4%
460 54300		UTILITIES ELECTRIC					
	250,000.00	250,000.00	103,253.08	22,933.68	0.00	146,746.92	41.3%
460 54310		UTILITIES-WATER & WASTEWATER					
	2,300.00	2,300.00	350.90	70.18	0.00	1,949.10	15.3%
460 54320		UTILITIES-PROPANE/OTHER					
	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
460 54440		LAND RENT					
	13,058.00	13,058.00	6,455.46	1,075.91	0.00	6,602.54	49.4%
460 54500		INSURANCE					
	32,214.00	32,214.00	16,107.00	2,684.50	0.00	16,107.00	50.0%
460 54610		R/M BLDG & GROUNDS					
	3,000.00	3,000.00	428.82	0.00	0.00	2,571.18	14.3%
460 54620		R/M EQUIPMENT					
	280,000.00	280,000.00	31,251.26	4,348.84	0.00	248,748.74	11.2%
460 54630		R/M VEHICLES-LABOR					
	12,000.00	12,000.00	3,900.00	842.50	0.00	8,100.00	32.5%
460 54640		R/M VEHICLES-PARTS					
	18,000.00	18,000.00	7,752.47	2,039.59	0.00	10,247.53	43.1%
460 54800		PROMOTIONAL					
	5,000.00	5,000.00	3,246.67	562.91	0.00	1,753.33	64.9%
460 54910		BILLING COSTS					
	175,000.00	175,000.00	87,499.98	14,583.33	0.00	87,500.02	50.0%
460 54920		UTILITY ADMIN COSTS					
	193,000.00	193,000.00	96,499.98	16,083.33	0.00	96,500.02	50.0%
460 55100		OFFICE SUPPLIES					
	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
460 55200		OPERATING SUPPLIES					
	161,420.00	161,420.00	111,301.50	11,647.52	0.00	50,118.50	69.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 55210		UNIFORMS					
	4,875.00	4,875.00	4,511.76	142.49	0.00	363.24	92.5%
460 55220		JANITORIAL SUPPLIES					
	450.00	450.00	150.53	0.00	0.00	299.47	33.5%
460 55230		GAS/OIL					
	35,000.00	35,000.00	14,794.83	2,430.42	0.00	20,205.17	42.3%
460 55240		CHEMICALS					
	25,000.00	25,000.00	5,250.00	0.00	0.00	19,750.00	21.0%
460 55300		ROAD MATERIALS					
	8,000.00	8,000.00	864.99	0.00	0.00	7,135.01	10.8%
460 55400		BOOKS/SUBS/DUES					
	6,140.00	6,140.00	1,200.25	525.00	0.00	4,939.75	19.5%
460 56200		BUILDING					
	15,000.00	15,000.00	10,280.00	10,280.00	0.00	4,720.00	68.5%
460 56300		IMPROVEMENTS					
	570,000.00	570,000.00	19,920.69	0.00	0.00	550,079.31	3.5%
460 56400		MACH/EQUIP					
	43,000.00	43,000.00	33,745.00	27,010.00	0.00	9,255.00	78.5%
460 56401		EQUIP-NON CAPITAL					
	20,000.00	20,000.00	4,390.00	0.00	0.00	15,610.00	22.0%
460 59100		TRANSFER TO GENERAL FUND					
	180,000.00	180,000.00	90,000.00	15,000.00	0.00	90,000.00	50.0%
460 59230		TRANSFER TO UTIL ACQ DS					
	1,497,749.00	1,497,749.00	748,874.52	124,812.42	0.00	748,874.48	50.0%
460 59910		CONTINGENCY R & R					
	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	.0%
460 59990		RESERVE					
	4,276,705.00	4,276,705.00	0.00	0.00	0.00	4,276,705.00	.0%
TOTAL WATER	0.00	0.00	-451,163.38	-133,928.11	0.00	451,163.38	100.0%
TOTAL REVENUES	-9,252,700.00	-9,252,700.00	-2,354,532.81	-505,954.28	0.00	-6,898,167.19	
TOTAL EXPENSES	9,252,700.00	9,252,700.00	1,903,369.43	372,026.17	0.00	7,349,330.57	
GRAND TOTAL	0.00	0.00	-451,163.38	-133,928.11	0.00	451,163.38	100.0%

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
470 STORMWATER							
470 33120		FEMA FED GRANT					
	-428,947.00	-428,947.00	0.00	0.00	0.00	-428,947.00	.0%*
470 33400		STATE GRANT					
	-256,053.00	-256,053.00	0.00	0.00	0.00	-256,053.00	.0%*
470 34347		WATER DRAINAGE FEES	LY \$420,950.98				
	-815,000.00	-815,000.00	-430,062.87	-105,085.58	0.00	-384,937.13	52.8%*
470 38910		CASH BALANCE FORWARD					
	-244,000.00	-244,000.00	0.00	0.00	0.00	-244,000.00	.0%*
470 51200		SALARIES					
	267,224.00	267,224.00	118,899.23	32,945.35	0.00	148,324.77	44.5%
470 51350		PART-TIME					
	0.00	0.00	581.04	0.00	0.00	-581.04	100.0%*
470 51400		OVERTIME					
	5,000.00	5,000.00	5,417.64	1,873.27	0.00	-417.64	108.4%*
470 52100		FICA					
	20,825.00	20,825.00	8,935.14	2,553.00	0.00	11,889.86	42.9%
470 52200		RETIREMENT					
	83,791.00	83,791.00	41,540.14	10,776.36	0.00	42,250.86	49.6%
470 52300		HEALTH INSUR					
	72,825.00	72,825.00	30,513.76	5,233.24	0.00	42,311.24	41.9%
470 52301		LIFE INSUR					
	1,511.00	1,511.00	672.30	114.21	0.00	838.70	44.5%
470 52350		OPEB COSTS					
	2,194.00	2,194.00	1,096.98	182.83	0.00	1,097.02	50.0%
470 52400		WORKERS' COMP					
	6,814.00	6,814.00	3,406.98	567.83	0.00	3,407.02	50.0%
470 53100		PROFESSIONAL SERVICES					
	15,000.00	15,000.00	750.00	750.00	0.00	14,250.00	5.0%
470 53200		AUDITING					
	6,040.00	6,040.00	3,019.98	503.33	0.00	3,020.02	50.0%
470 53400		CONTRACTUAL					
	71,938.00	56,543.00	42,625.17	20,274.51	2,504.00	11,413.83	79.8%
470 54000		TRAINING/TRAVEL					
	990.00	2,445.00	1,725.55	44.00	0.00	719.45	70.6%
470 54100		COMM - PHONE/FAX/ALARM					
	237.00	237.00	0.00	0.00	0.00	237.00	.0%
470 54101		COMMUNICATIONS-CELLULAR					
	2,000.00	2,000.00	1,109.65	189.98	0.00	890.35	55.5%
470 54103		COMMUNICATIONS-INTERNET					
	1,635.00	1,635.00	301.91	57.13	0.00	1,333.09	18.5%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
470 54200		POSTAGE					
	50.00	50.00	0.00	0.00	0.00	50.00	.0%
470 54300		UTILITIES ELECTRIC					
	4,800.00	4,800.00	1,255.87	428.09	0.00	3,544.13	26.2%
470 54310		UTILITIES-WATER & WASTEWATER					
	1,200.00	1,200.00	202.36	0.00	0.00	997.64	16.9%
470 54500		INSURANCE					
	901.00	901.00	450.48	75.08	0.00	450.52	50.0%
470 54610		R/M BLDG & GROUNDS					
	2,500.00	2,500.00	703.97	0.00	0.00	1,796.03	28.2%
470 54620		R/M EQUIPMENT					
	5,000.00	3,545.00	-244.80	0.00	0.00	3,789.80	-6.9%
470 54630		R/M VEHICLES-LABOR					
	10,000.00	8,625.00	1,134.50	74.50	0.00	7,490.50	13.2%
470 54640		R/M VEHICLES-PARTS					
	15,000.00	15,000.00	2,688.35	103.49	0.00	12,311.65	17.9%
470 54700		PRINTING					
	500.00	500.00	124.10	0.00	0.00	375.90	24.8%
470 54800		PROMOTIONAL					
	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	.0%
470 54910		BILLING COSTS					
	35,000.00	35,000.00	17,500.02	2,916.67	0.00	17,499.98	50.0%
470 55100		OFFICE SUPPLIES					
	1,500.00	1,500.00	1,191.53	0.00	0.00	308.47	79.4%
470 55200		OPERATING SUPPLIES					
	41,560.00	41,560.00	27,346.52	3,814.20	0.00	14,213.48	65.8%
470 55210		UNIFORMS					
	1,625.00	3,000.00	2,443.80	79.00	0.00	556.20	81.5%
470 55230		GAS/OIL					
	10,000.00	10,000.00	5,217.43	1,109.64	0.00	4,782.57	52.2%
470 55400		BOOKS/SUBS/DUES					
	910.00	910.00	758.21	0.00	0.00	151.79	83.3%
470 56100		LAND					
	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	.0%
470 56200		BUILDING					
	0.00	7,400.00	6,218.57	0.00	0.00	1,181.43	84.0%
470 56300		IMPROVEMENTS					
	825,000.00	825,000.00	45,388.39	38,586.14	92,568.75	687,042.86	16.7%
470 56400		MACH/EQUIP					
	0.00	7,995.00	7,995.00	7,995.00	0.00	0.00	100.0%
470 59990		RESERVE					
	158,930.00	158,930.00	0.00	0.00	0.00	158,930.00	.0%
TOTAL STORMWATER	0.00	0.00	-49,093.10	26,161.27	95,072.75	-45,979.65	100.0%
TOTAL REVENUES	-1,744,000.00	-1,744,000.00	-430,062.87	-105,085.58	0.00	-1,313,937.13	
TOTAL EXPENSES							

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ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
1,744,000.00	1,744,000.00	380,969.77	131,246.85	95,072.75	1,267,957.48	
GRAND TOTAL 0.00	0.00	-49,093.10	26,161.27	95,072.75	-45,979.65	100.0%
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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 MARINA							
480 33120		FEMA GRANT					
	-4,650,000.00	-4,650,000.00	0.00	0.00	0.00	-4,650,000.00	.00%
480 33400		STATE GRANT					
	-745,000.00	-745,000.00	-375,038.16	26,591.84	0.00	-369,961.84	50.3%*
480 33420		FEMA STATE					
	-775,000.00	-775,000.00	0.00	0.00	0.00	-775,000.00	.00%
480 34750		SLIP RENTALS - PERMANENT					
	-100,000.00	-100,000.00	-47,794.75	-5,958.50	0.00	-52,205.25	47.8%*
480 34755		SLIP RENTALS - TRANSIENT					
	-22,500.00	-22,500.00	-2,411.25	-60.00	0.00	-20,088.75	10.7%*
480 34757		SLIP RENTALS - NON-TAXABLE					
	-350.00	-350.00	-337.50	0.00	0.00	-12.50	96.4%*
480 34760		BUSINESS RENTALS					
	-24,000.00	-24,000.00	-12,377.92	-2,064.87	0.00	-11,622.08	51.6%*
480 34762		MOORINGS-TAXABLE					
	-25,000.00	-25,000.00	-4,868.00	0.00	0.00	-20,132.00	19.5%*
480 34766		SERVICES-NON TAXABLE					
	-275.00	-275.00	-120.00	0.00	0.00	-155.00	43.6%*
480 34767		SERVICES-TAXABLE					
	-1,500.00	-1,500.00	-345.79	0.00	0.00	-1,154.21	23.1%*
480 34770		FUEL-DIESEL					
	-250,000.00	-250,000.00	0.00	0.00	0.00	-250,000.00	.00%
480 34771		FUEL-GAS					
	-50,000.00	-50,000.00	0.00	0.00	0.00	-50,000.00	.00%
480 34775		FUEL-DISCOUNTS DIESEL					
	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	.00%
480 34776		FUEL-DISCOUNTS GAS					
	500.00	500.00	0.00	0.00	0.00	500.00	.00%
480 36215		NON-TAXABLE RENT					
	-9,500.00	-9,500.00	-4,694.82	-782.47	0.00	-4,805.18	49.4%*
480 36990		OTHER REVENUE					
	-600.00	-600.00	-60.17	-19.17	0.00	-539.83	10.0%*
480 38101		FROM GENERAL FUND					
	-300,000.00	-300,000.00	-150,000.00	-25,000.00	0.00	-150,000.00	50.0%*
480 38410		LOAN PROCEEDS					
	-6,550,000.00	-8,350,000.00	-3,126,000.00	-550,000.00	0.00	-5,224,000.00	37.4%*
480 38910		CASH BALANCE FORWARD					
	652,700.00	652,700.00	0.00	0.00	0.00	652,700.00	.00%
480 51300		SEASONAL/TEMPORARY					
	0.00	80,000.00	43,999.56	13,333.20	0.00	36,000.44	55.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 52100		FICA					
	0.00	6,150.00	3,383.20	1,023.82	0.00	2,766.80	55.0%
480 52400		WORKERS' COMP					
	0.00	1,850.00	0.00	0.00	0.00	1,850.00	.0%
480 53100		PROFESSIONAL SERVICES					
	60,000.00	60,000.00	0.00	0.00	0.00	60,000.00	.0%
480 53200		AUDITING					
	6,795.00	6,795.00	3,397.50	566.25	0.00	3,397.50	50.0%
480 53400		CONTRACTUAL					
	382,093.00	382,093.00	160,700.64	31,357.98	0.00	221,392.36	42.1%
480 54000		TRAINING/TRAVEL					
	1,650.00	1,650.00	0.00	0.00	0.00	1,650.00	.0%
480 54100		COMM - PHONE/FAX/ALARM					
	4,980.00	4,980.00	404.92	270.55	0.00	4,575.08	8.1%
480 54101		COMMUNICATIONS-CELLULAR					
	2,780.00	3,230.00	828.22	137.60	0.00	2,401.78	25.6%
480 54103		COMMUNICATIONS-INTERNET					
	10,900.00	10,900.00	1,504.52	174.42	0.00	9,395.48	13.8%
480 54300		UTILITIES ELECTRIC					
	24,000.00	24,000.00	5,171.39	694.04	0.00	18,828.61	21.5%
480 54310		UTILITIES-WATER & WASTEWATER					
	19,000.00	19,000.00	10,743.05	1,181.89	0.00	8,256.95	56.5%
480 54500		INSURANCE					
	69,509.00	69,509.00	34,754.52	5,792.42	0.00	34,754.48	50.0%
480 54610		R/M BLDG & GROUNDS					
	35,000.00	35,000.00	2,971.01	0.00	0.00	32,028.99	8.5%
480 54620		R/M EQUIPMENT					
	11,750.00	11,750.00	4,204.17	3,060.00	0.00	7,545.83	35.8%
480 54675		R/M MOORING FIELD					
	23,600.00	23,600.00	0.00	0.00	0.00	23,600.00	.0%
480 54700		PRINTING					
	2,800.00	2,800.00	0.00	0.00	0.00	2,800.00	.0%
480 54800		PROMOTIONAL					
	2,400.00	2,400.00	0.00	0.00	0.00	2,400.00	.0%
480 55100		OFFICE SUPPLIES					
	3,800.00	3,800.00	269.76	0.00	0.00	3,530.24	7.1%
480 55200		OPERATING SUPPLIES					
	26,770.00	26,770.00	5,559.38	1,363.59	0.00	21,210.62	20.8%
480 55210		UNIFORMS					
	350.00	350.00	0.00	0.00	0.00	350.00	.0%
480 55220		JANITORIAL SUPPLIES					
	1,800.00	1,800.00	462.13	0.00	0.00	1,337.87	25.7%
480 55230		GAS/OIL					
	1,750.00	1,750.00	0.00	0.00	0.00	1,750.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 55400		BOOKS/SUBS/DUES					
	825.00	825.00	141.99	0.00	0.00	683.01	17.2%
480 55510		FUEL FOR RESALE					
	227,500.00	227,500.00	15,822.02	0.00	0.00	211,677.98	7.0%
480 56200		BUILDING					
	6,200,000.00	6,111,550.00	1,523,510.26	744,348.57	4,330,996.39	257,043.35	95.8%
480 56300		IMPROVEMENTS					
	1,325,000.00	2,625,000.00	643,131.73	8,147.55	1,618,841.13	363,027.14	86.2%
480 56328		DREDGING-MARINA					
	0.00	500,000.00	0.00	0.00	396,043.25	103,956.75	79.2%
480 57100		PRINCIPAL					
	5,763,000.00	5,763,000.00	38,925.52	12,292.27	0.00	5,724,074.48	.7%
480 57200		INTEREST					
	125,488.00	125,488.00	53,271.54	34,093.36	0.00	72,216.46	42.5%
480 59990		RESERVE					
	-1,485,515.00	-1,485,515.00	0.00	0.00	0.00	-1,485,515.00	.00*
TOTAL MARINA	0.00	0.00	-1,170,891.33	300,544.34	6,345,880.77	-5,174,989.44	100.0%
	TOTAL REVENUES						
	-12,848,025.00	-14,648,025.00	-3,724,048.36	-557,293.17	0.00	-10,923,976.64	
	TOTAL EXPENSES						
	12,848,025.00	14,648,025.00	2,553,157.03	857,837.51	6,345,880.77	5,748,987.20	
	GRAND TOTAL						
	0.00	0.00	-1,170,891.33	300,544.34	6,345,880.77	-5,174,989.44	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 FLEET							
510 36990		OTHER REVENUE					
	-12,000.00	-12,000.00	-2,528.50	-917.20	0.00	-9,471.50	21.1%*
510 36992		GAIN ON SALE OF ASSET					
	-60,000.00	-60,000.00	-41,730.00	-28,750.00	0.00	-18,270.00	69.6%*
510 36994		LOANER VEHICLE REVENUE					
	-2,500.00	-2,500.00	-888.00	-275.40	0.00	-1,612.00	35.5%*
510 38040		PARTS					
	0.00	0.00	98.88	1,430.33	0.00	-98.88	100.0%*
510 38047		HUMANE SOCIETY-PARTS					
	-500.00	-500.00	-19.94	0.00	0.00	-480.06	4.0%*
510 38048		HUMANE SOCIETY-LABOR					
	-500.00	-500.00	-110.00	0.00	0.00	-390.00	22.0%*
510 38049		HUMANE SOCIETY-FUEL					
	-3,000.00	-3,000.00	-1,113.13	-111.14	0.00	-1,886.87	37.1%*
510 38053		GAS/OIL					
	-347,250.00	-347,250.00	-140,050.36	-29,117.31	0.00	-207,199.64	40.3%*
510 38144		FROM SANITATION					
	-15,000.00	-15,000.00	-6,750.00	-1,125.00	0.00	-8,250.00	45.0%*
510 38910		CASH BALANCE FORWARD					
	-46,200.00	-46,200.00	0.00	0.00	0.00	-46,200.00	.0%*
510 51200		SALARIES					
	117,837.00	117,837.00	58,343.17	14,412.47	0.00	59,493.83	49.5%
510 51350		PART TIME SALARIES					
	27,995.00	27,995.00	14,063.11	3,788.11	0.00	13,931.89	50.2%
510 51400		OVERTIME					
	6,000.00	6,000.00	760.97	104.16	0.00	5,239.03	12.7%
510 52100		FICA					
	11,615.00	11,615.00	5,590.10	1,393.98	0.00	6,024.90	48.1%
510 52200		RETIREMENT					
	36,120.00	36,120.00	23,398.04	4,491.50	0.00	12,721.96	64.8%
510 52300		HEALTH INSUR					
	22,624.00	22,624.00	12,102.19	2,017.04	0.00	10,521.81	53.5%
510 52301		LIFE INSUR					
	603.00	603.00	353.21	57.81	0.00	249.79	58.6%
510 52400		WORKERS' COMP					
	3,874.00	3,874.00	1,936.98	322.83	0.00	1,937.02	50.0%
510 53200		AUDITING					
	2,265.00	2,265.00	1,132.50	188.75	0.00	1,132.50	50.0%
510 53400		CONTRACTUAL					
	23,524.00	23,524.00	12,542.30	776.51	0.00	10,981.70	53.3%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 54000		TRAINING/TRAVEL					
	3,450.00	3,450.00	1,207.90	-124.00	0.00	2,242.10	35.0%
510 54100		COMM - PHONE/FAX/ALARM					
	316.00	316.00	0.00	0.00	0.00	316.00	.0%
510 54101		COMMUNICATIONS-CELLULAR					
	1,730.00	1,730.00	364.71	98.38	0.00	1,365.29	21.1%
510 54103		COMMUNICATIONS-INTERNET					
	1,635.00	1,635.00	808.48	112.08	0.00	826.52	49.4%
510 54200		POSTAGE					
	100.00	100.00	6.70	0.00	0.00	93.30	6.7%
510 54300		UTILITIES ELECTRIC					
	3,600.00	3,600.00	1,641.08	504.63	0.00	1,958.92	45.6%
510 54310		UTILITIES-WATER & WASTEWATER					
	2,000.00	2,000.00	849.29	167.20	0.00	1,150.71	42.5%
510 54500		INSURANCE					
	19,309.00	19,309.00	9,654.48	1,609.08	0.00	9,654.52	50.0%
510 54610		R/M BLDG & GROUNDS					
	5,500.00	5,500.00	3,730.06	223.19	0.00	1,769.94	67.8%
510 54620		R/M EQUIPMENT					
	8,750.00	8,750.00	1,868.57	0.00	0.00	6,881.43	21.4%
510 54630		R/M VEHICLES-LABOR					
	2,000.00	2,000.00	928.50	0.00	0.00	1,071.50	46.4%
510 54640		R/M VEHICLES-PARTS					
	3,000.00	4,200.00	3,205.41	-442.97	0.00	994.59	76.3%
510 55100		OFFICE SUPPLIES					
	1,000.00	1,000.00	109.63	0.00	0.00	890.37	11.0%
510 55200		OPERATING SUPPLIES					
	11,235.00	11,185.00	3,846.47	587.11	0.00	7,338.53	34.4%
510 55210		UNIFORMS					
	575.00	575.00	991.39	0.00	0.00	-416.39	172.4%*
510 55230		GAS/OIL					
	4,000.00	4,000.00	1,934.87	395.24	0.00	2,065.13	48.4%
510 55240		CHEMICALS					
	500.00	500.00	0.00	0.00	0.00	500.00	.0%
510 55400		BOOKS/SUBS/DUES					
	0.00	50.00	50.00	0.00	0.00	0.00	100.0%
510 56400		MACH/EQUIP					
	32,000.00	27,340.00	26,075.00	0.00	0.00	1,265.00	95.4%
510 56401		EQUIP-NON CAPITAL					
	0.00	3,460.00	3,460.00	0.00	0.00	0.00	100.0%
510 58600		GAS/OIL COSTS					
	306,000.00	306,000.00	125,265.80	26,311.72	0.00	180,734.20	40.9%
510 58700		VEHICLE PARTS/SRVS COSTS					
	307,750.00	307,750.00	142,817.29	29,843.45	0.00	164,932.71	46.4%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 59100	TRANSFER TO GENERAL FUND						
	15,000.00	15,000.00	7,500.00	1,250.00	0.00	7,500.00	50.0%
510 59990	RESERVE						
	47,543.00	47,543.00	0.00	0.00	0.00	47,543.00	.0%
TOTAL FLEET	542,500.00	542,500.00	273,447.15	29,222.55	0.00	269,052.85	50.4%
	TOTAL REVENUES						
	-486,950.00	-486,950.00	-193,091.05	-58,865.72	0.00	-293,858.95	
	TOTAL EXPENSES						
	1,029,450.00	1,029,450.00	466,538.20	88,088.27	0.00	562,911.80	
5101000 GENERAL FUND							
5101000 38040	PARTS						
	-270,500.00	-270,500.00	-129,202.01	-21,210.10	0.00	-141,297.99	47.8%*
5101000 38045	LABOR						
	-140,000.00	-140,000.00	-70,000.08	-11,666.68	0.00	-69,999.92	50.0%*
TOTAL GENERAL FUND	-410,500.00	-410,500.00	-199,202.09	-32,876.78	0.00	-211,297.91	48.5%
	TOTAL REVENUES						
	-410,500.00	-410,500.00	-199,202.09	-32,876.78	0.00	-211,297.91	
5103900 CEMETERY							
5103900 38040	PARTS						
	-2,000.00	-2,000.00	-255.30	0.00	0.00	-1,744.70	12.8%*
5103900 38045	LABOR						
	-2,000.00	-2,000.00	-205.00	0.00	0.00	-1,795.00	10.3%*
TOTAL CEMETERY	-4,000.00	-4,000.00	-460.30	0.00	0.00	-3,539.70	11.5%
	TOTAL REVENUES						
	-4,000.00	-4,000.00	-460.30	0.00	0.00	-3,539.70	
5104200 AIRPORT							
5104200 38040	PARTS						
	-4,000.00	-4,000.00	-4,387.03	-16.78	0.00	387.03	109.7%

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5104200 AIRPORT	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
5104200 38045	LABOR						
	-4,000.00	-4,000.00	-4,535.00	0.00	0.00	535.00	113.4%
TOTAL AIRPORT							
	-8,000.00	-8,000.00	-8,922.03	-16.78	0.00	922.03	111.5%
TOTAL REVENUES							
	-8,000.00	-8,000.00	-8,922.03	-16.78	0.00	922.03	
5104500 WASTEWATER							
5104500 38040	PARTS						
	-40,000.00	-40,000.00	-15,091.22	-100.40	0.00	-24,908.78	37.7%*
5104500 38045	LABOR						
	-25,000.00	-25,000.00	-9,659.00	-505.00	0.00	-15,341.00	38.6%*
TOTAL WASTEWATER							
	-65,000.00	-65,000.00	-24,750.22	-605.40	0.00	-40,249.78	38.1%
TOTAL REVENUES							
	-65,000.00	-65,000.00	-24,750.22	-605.40	0.00	-40,249.78	
5104600 WATER							
5104600 38040	PARTS						
	-18,000.00	-18,000.00	-7,817.71	-2,557.73	0.00	-10,182.29	43.4%*
5104600 38045	LABOR						
	-12,000.00	-12,000.00	-5,924.00	-842.50	0.00	-6,076.00	49.4%*
TOTAL WATER							
	-30,000.00	-30,000.00	-13,741.71	-3,400.23	0.00	-16,258.29	45.8%
TOTAL REVENUES							
	-30,000.00	-30,000.00	-13,741.71	-3,400.23	0.00	-16,258.29	
5104700 STORMWATER							
5104700 38040	PARTS						
	-15,000.00	-15,000.00	-1,771.44	-43.29	0.00	-13,228.56	11.8%*
5104700 38045	LABOR						
	-10,000.00	-10,000.00	-1,134.50	-74.50	0.00	-8,865.50	11.3%*

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5104700 STORMWATER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL STORMWATER	-25,000.00	-25,000.00	-2,905.94	-117.79	0.00	-22,094.06	11.6%
TOTAL REVENUES	-25,000.00	-25,000.00	-2,905.94	-117.79	0.00	-22,094.06	
5109999 FLEET							
5109999 56499	0.00	0.00	-26,075.00	0.00	0.00	26,075.00	100.0%
TOTAL FLEET	0.00	0.00	-26,075.00	0.00	0.00	26,075.00	100.0%
TOTAL EXPENSES	0.00	0.00	-26,075.00	0.00	0.00	26,075.00	
GRAND TOTAL	0.00	0.00	-2,610.14	-7,794.43	0.00	2,610.14	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520 UTILITY BILLING							
520 34300		UB ADMIN FEES					
	-32,000.00	-32,000.00	-13,090.67	-2,922.50	0.00	-18,909.33	40.9%*
520 36990		OTHER REVENUE					
	0.00	0.00	-491.15	0.00	0.00	491.15	100.0%
520 38910		CASH BALANCE FORWARD					
	-1,630.00	-1,630.00	0.00	0.00	0.00	-1,630.00	.0%*
520 51200		SALARIES					
	204,665.00	204,665.00	88,681.62	20,599.34	0.00	115,983.38	43.3%
520 51400		OVERTIME					
	3,000.00	3,000.00	2,784.81	986.23	0.00	215.19	92.8%
520 52100		FICA					
	15,886.00	15,886.00	6,653.47	1,618.61	0.00	9,232.53	41.9%
520 52200		RETIREMENT					
	62,733.00	62,733.00	29,607.44	6,680.72	0.00	33,125.56	47.2%
520 52300		HEALTH INSUR					
	45,489.00	45,489.00	20,579.14	2,430.59	0.00	24,909.86	45.2%
520 52301		LIFE INSUR					
	1,042.00	1,042.00	508.07	75.20	0.00	533.93	48.8%
520 52400		WORKERS' COMP					
	373.00	373.00	186.48	31.08	0.00	186.52	50.0%
520 53400		CONTRACTUAL					
	34,686.00	34,686.00	21,813.01	862.93	0.00	12,872.99	62.9%
520 54000		TRAINING/TRAVEL					
	3,290.00	3,290.00	1,350.21	132.60	0.00	1,939.79	41.0%
520 54100		COMM - PHONE/FAX/ALARM					
	882.00	882.00	171.32	34.58	0.00	710.68	19.4%
520 54103		COMMUNICATIONS-INTERNET					
	1,635.00	1,635.00	808.48	112.08	0.00	826.52	49.4%
520 54200		POSTAGE					
	40,000.00	40,000.00	19,995.00	0.00	0.00	20,005.00	50.0%
520 54300		UTILITIES ELECTRIC					
	3,500.00	3,500.00	1,093.13	301.08	0.00	2,406.87	31.2%
520 54310		UTILITIES-WATER & WASTEWATER					
	1,100.00	1,100.00	346.30	64.51	0.00	753.70	31.5%
520 54610		R/M BLDG & GROUNDS					
	1,500.00	1,500.00	559.74	34.47	0.00	940.26	37.3%
520 54620		R/M EQUIPMENT					
	700.00	700.00	0.00	0.00	0.00	700.00	.0%
520 54700		PRINTING					
	6,350.00	6,350.00	1,324.75	0.00	0.00	5,025.25	20.9%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520 54902		BAD DEBT EXPENSE					
	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	.0%
520 55100		OFFICE SUPPLIES					
	3,250.00	3,250.00	1,953.19	80.27	0.00	1,296.81	60.1%
520 55200		OPERATING SUPPLIES					
	54,760.00	54,760.00	19,630.89	3,235.10	0.00	35,129.11	35.8%
520 55210		UNIFORMS					
	700.00	700.00	0.00	0.00	0.00	700.00	.0%
520 55220		JANITORIAL SUPPLIES					
	650.00	650.00	309.53	54.31	0.00	340.47	47.6%
520 56400		MACH/EQUIP					
	0.00	19,539.00	30,910.69	0.00	0.00	-11,371.69	158.2%*
520 59300		TRANSFER TO CAP IMP					
	10,700.00	10,700.00	5,350.02	891.67	0.00	5,349.98	50.0%
520 59990		RESERVE					
	19,539.00	0.00	0.00	0.00	0.00	0.00	.0%
	TOTAL UTILITY BILLING						
	484,300.00	484,300.00	241,035.47	35,302.87	0.00	243,264.53	49.8%
	TOTAL REVENUES						
	-33,630.00	-33,630.00	-13,581.82	-2,922.50	0.00	-20,048.18	
	TOTAL EXPENSES						
	517,930.00	517,930.00	254,617.29	38,225.37	0.00	263,312.71	
5204200 AIRPORT							
5204200 38052		CHARGES FOR UB SERVICES					
	-7,300.00	-7,300.00	-3,649.98	-608.33	0.00	-3,650.02	50.0%*
	TOTAL AIRPORT						
	-7,300.00	-7,300.00	-3,649.98	-608.33	0.00	-3,650.02	50.0%
	TOTAL REVENUES						
	-7,300.00	-7,300.00	-3,649.98	-608.33	0.00	-3,650.02	
5204400 SANITATION							
5204400 38052		CHARGES FOR UB SERVICES					
	-92,000.00	-92,000.00	-46,000.02	-7,666.67	0.00	-45,999.98	50.0%*
	TOTAL SANITATION						
	-92,000.00	-92,000.00	-46,000.02	-7,666.67	0.00	-45,999.98	50.0%
	TOTAL REVENUES						
	-92,000.00	-92,000.00	-46,000.02	-7,666.67	0.00	-45,999.98	

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5204500 WASTE WATER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
5204500 WASTE WATER							
5204500 38052	CHARGES FOR UB SERVICES						
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02	50.0%*	
TOTAL WASTE WATER							
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02	50.0%	
TOTAL REVENUES							
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02		
5204600 WATER							
5204600 38052	CHARGES FOR UB SERVICES						
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02	50.0%*	
TOTAL WATER							
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02	50.0%	
TOTAL REVENUES							
-175,000.00	-175,000.00	-87,499.98	-14,583.33	0.00	-87,500.02		
5204700 STORMWATER							
5204700 38052	CHARGES FOR UB SERVICES						
-35,000.00	-35,000.00	-17,500.02	-2,916.67	0.00	-17,499.98	50.0%*	
TOTAL STORMWATER							
-35,000.00	-35,000.00	-17,500.02	-2,916.67	0.00	-17,499.98	50.0%	
TOTAL REVENUES							
-35,000.00	-35,000.00	-17,500.02	-2,916.67	0.00	-17,499.98		
5209999 UTILITY BILLING							
5209999 56499	CONTRA EQUIP						
0.00	0.00	-16,550.00	0.00	0.00	16,550.00	100.0%	
TOTAL UTILITY BILLING							
0.00	0.00	-16,550.00	0.00	0.00	16,550.00	100.0%	
TOTAL EXPENSES							
0.00	0.00	-16,550.00	0.00	0.00	16,550.00		

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5209999 UTILITY BILLING
ORIGINAL APPROP

REVISED BUDGET

YTD ACTUAL

MTD ACTUAL

ENCUMBRANCES

AVAILABLE BUDGET

% USED

GRAND TOTAL
0.00

0.00

-17,664.51

-5,055.46

0.00

17,664.51

100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
530 UTILITY ADMIN							
530 38910		CASH BALANCE FORWARD					
	-15,840.00	-15,840.00	0.00	0.00	0.00	-15,840.00	.0%*
530 51200	208,983.00	208,983.00	98,994.40	24,050.40	0.00	109,988.60	47.4%
530 51400	2,500.00	2,500.00	1,092.94	473.65	0.00	1,407.06	43.7%
530 52100	16,178.00	16,178.00	7,046.10	1,749.36	0.00	9,131.90	43.6%
530 52200	64,785.00	64,785.00	33,402.95	7,590.20	0.00	31,382.05	51.6%
530 52300	40,478.00	40,478.00	19,625.22	3,744.11	0.00	20,852.78	48.5%
530 52301	1,074.00	1,074.00	570.15	97.29	0.00	503.85	53.1%
530 52400	5,470.00	5,470.00	2,734.98	455.83	0.00	2,735.02	50.0%
530 53400	6,655.00	6,655.00	3,788.50	675.46	0.00	2,866.50	56.9%
530 54000	5,250.00	5,250.00	1,399.47	0.00	0.00	3,850.53	26.7%
530 54100	778.00	778.00	85.66	17.29	0.00	692.34	11.0%
530 54101	1,640.00	1,640.00	708.48	236.34	0.00	931.52	43.2%
530 54103	1,662.00	1,662.00	822.04	114.34	0.00	839.96	49.5%
530 54200	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	.0%
530 54300	3,000.00	3,000.00	1,093.12	301.08	0.00	1,906.88	36.4%
530 54310	800.00	800.00	346.30	64.51	0.00	453.70	43.3%
530 54610	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	.0%
530 54620	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	.0%
530 55100	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
530 55200	8,165.00	8,165.00	1,822.34	188.43	0.00	6,342.66	22.3%

04/05/2019 11:45
scarless

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
530 55210		UNIFORMS					
	800.00	800.00	323.95	0.00	0.00	476.05	40.5%
530 55220		JANITORIAL SUPPLIES					
	6,000.00	6,000.00	294.78	54.31	0.00	5,705.22	4.9%
530 55400		BOOKS/SUBS/DUES					
	2,100.00	2,100.00	255.00	0.00	0.00	1,845.00	12.1%
530 56401		EQUIP-NON CAPITAL					
	2,035.00	2,035.00	0.00	0.00	0.00	2,035.00	.0%
530 59990		RESERVE					
	2,987.00	2,987.00	0.00	0.00	0.00	2,987.00	.0%
TOTAL UTILITY ADMIN							
	386,000.00	386,000.00	174,406.38	39,812.60	0.00	211,593.62	45.2%
TOTAL REVENUES							
	-15,840.00	-15,840.00	0.00	0.00	0.00	-15,840.00	
TOTAL EXPENSES							
	401,840.00	401,840.00	174,406.38	39,812.60	0.00	227,433.62	
5304500 WASTE WATER							
5304500 38054		CHARGES FOR UTIL ADM					
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	50.0%*
TOTAL WASTE WATER							
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	50.0%
TOTAL REVENUES							
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	
5304600 WATER							
5304600 38054		CHARGES FOR UTIL ADM					
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	50.0%*
TOTAL WATER							
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	50.0%
TOTAL REVENUES							
	-193,000.00	-193,000.00	-96,499.98	-16,083.33	0.00	-96,500.02	
GRAND TOTAL							
	0.00	0.00	-18,593.58	7,645.94	0.00	18,593.58	100.0%

** END OF REPORT - Generated by Susan Carless **

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2019-62
Proposal Approval - Insituform Technologies, LLC

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-62

SYNOPSIS: The City of Daytona Beach, FL awarded a contract to Insituform Technologies, LLC for similar work including the relining of lines with CIPP which is in effect until February 5, 2020. The contract with Insituform Technologies, LLC and the City of Daytona Beach, FL is available to the City of Fernandina Beach as cooperative purchasing, also known as "piggybacking".

FISCAL IMPACT: Funds are budgeted, approved, and available in the Wastewater Improvements account, 450 56300, in FY 2018/2019.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend the City Commission adopt proposed Resolution 2019-62.

John Mandrick, Utilities Director	3/28/2019
Nicole Bednar, Administrative Services Manager	4/4/2019
Dale Martin, City Manager	4/5/2019
Pauline Testagrose, Comptroller	4/8/2019
Tammi E. Bach, City Attorney	4/8/2019
Katie Newton, Legal Assistant	4/8/2019

Date: March 26, 2019

Submitted By: Alice Gizzo, Administrative Specialist

COMMISSION ACTION: Adopt

RESOLUTION 2019-62

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A PROPOSAL FROM INSITUFORM TECHNOLOGIES, LLC IN AN AMOUNT NOT TO EXCEED \$69,633.20 FOR THE REHABILITATION OF THE CITY'S GRAVITY EFFLUENT LINE BY WAY OF A "PIGGYBACK AGREEMENT" TO THE CONTRACT WITH THE CITY OF DAYTONA BEACH, FL; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the joint seals of the gravity effluent line of the City of Fernandina Beach have deteriorated and the line needs to be relined with a "Cured-in-Place-Pipe" (CIPP) which is offered by Insituform Technologies, LLC; and

WHEREAS, Contract No. 0118-2600 for professional Cured-In-Place Pipe (CIPP) rehabilitation services for sanitary sewer gravity and stormwater mains between Insituform Technologies, LLC and the City of Daytona Beach, FL, to perform similar work was awarded from their request for proposals; and

WHEREAS, Insituform Technologies, LLC has extended its pricing (including all terms and conditions of the contract with the City of Daytona Beach) to the City of Fernandina Beach in order to expedite the work; and

WHEREAS, funds are budgeted, approved and available in the Wastewater Improvements Account, 450 56300, in FY 2018/2019.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the proposal from Insituform Technologies, LLC, attached hereto as Exhibit "A", to perform CIPP relining services of the gravity effluent line in an amount not to exceed \$69,633.20.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute all documentation pertaining to the proposal, upon review and approval of the City Attorney.

SECTION 3. This Resolution shall become effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

ATTEST:

CITY OF FERNANDINA BEACH

Caroline Best
City Clerk

John A. Miller
Commissioner-Mayor

APPROVED AS TO FORM AND LEGALITY:



Tammi E. Bach
City Attorney



3-26-19

ACES: AAJA-YEM18C

John Mandrick
City of Fernandina Beach
1180 S 5th Street
Fernandina Beach, FL 32034
jmandrick@fbfl.org

Re: Cost Proposal – City of Fernandina Beach – 868’ of 24” RCP Outside Rayonier Gate

John,

Insituform Technologies, LLC, ("ITLLC") is pleased to provide the following proposal to the **City of Fernandina Beach, FL**, hereinafter referred to as "Customer", for the scope of work detailed below for the above-referenced Project. This proposal is based off the City of Daytona Beach Contract #0118-2600.

PROPOSAL PRICING

ITLLC proposes the following pricing for the scope of services described herein:

Bid Item per Docs	Description	Measure	Quantity	Bid Price	Total
G-1	CIPP 24" Diameter 9.0 mm thickness	LF	868	\$70.00	\$60,760.00
VV-3	Easement Access 20" to 24" Diameter	LF	868	\$6.10	\$5,294.80
AAA	Mobilization	Setup	1	\$3,578.40	\$3,578.40
	TOTAL				\$69,633.20

City of Fernandina Beach will handle the by-pass for this project

INSITUFORM SCOPE OF WORK / RESPONSIBILITIES

ITLLC will provide the following:

1. Mobilization and demobilization of personnel, equipment, and materials to and from the Project site. The price presented is based upon one (1) instance of mobilization and demobilization.

2. Install **polyester** resin impregnated CIPP liner in accordance with ASTM F1216 or F1743 using either water or air/pull-in/steam, at the discretion of ITLLC. We have not included any costs associated with the disposal of inversion water.
3. Internal reinstatement of all service connections as directed by the Customer or their representative.
4. CCTV inspection of the pipe before and after the lining is complete.
5. Standard ITLLC one-year warranty from date of installation, excluding any required warranty TV inspection and/or testing.
6. Standard insurance coverage with the following limits:
 - General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
 - Auto: \$2,000,000 Combined Single Limit
 - Workers Compensation: Statutory with \$1,000,000 Employer's LiabilityThe above insurance shall not include Primary and Non-Contributory Coverage and ITLLC shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITLLC may result in a change in price and/or duration.

ASSUMPTIONS AND QUALIFICATIONS

ITLLC's Proposal Pricing is based upon the following assumptions and clarifications:

1. ITLLC assumes the work will be completed during dry weather conditions.
2. Quantities are estimated. Customer shall be invoiced for actual quantities at the above unit prices.
3. ITLLC is an open-shop company and shall not be subject to any union requirements or agreements and will not enter into any Project Labor Agreement or any such similar agreement for this Project. Where required by the Contract Documents, ITLLC will pay the Prevailing Wages then in effect for the Project and will submit Certified Payroll Reports in a timely manner.

EXCLUSIONS:

The following items are excluded from ITLLC's above Pricing and Scope of Services / Responsibilities stated in this Proposal. These items, if necessary, applicable or otherwise required, shall be furnished by Customer, at Customer's direction and at no cost to ITLLC or may, upon mutual agreement in writing between ITLLC and Customer, be provided by ITLLC at an additional cost:

1. Permits, licenses and construction easements.
2. Manual operation of any pumping and/or metering stations.
3. Environmental/erosion controls (i.e., hay bales, silt fence etc.) that may be required adjacent to manholes, access points and/or water supply hose.
4. Access to and use of fire hydrants and/or sufficient water supply (within 500 ft. of the installation site) to complete flushing and CIPP installation.
5. Burial and/or ramping of discharge or bypass hose/pipe.
6. External service reconnections.
7. Traffic control, including without limitation, police details, flagmen and special traffic control setups.
8. Obstruction removal (calcium, concrete, mineral deposits, roots, etc.) and/or protruding tap removal.
9. Point repairs.
10. Bypassing of services or laterals.
11. Repair of pipe damaged during any industry standard high-pressure jet cleaning operations, preparation or lining and any subsequent cleaning necessary to remove debris that has fallen into the pipe as a result of any such collapse or repair.
12. Directives setting forth which service connections must be reinstated prior to final CCTV inspection.
13. Locations of and access (of ITLLC equipment and/or personnel) to all manholes associated with the project and as required by ITLLC's work plan.

14. Equivalent pipe diameter access from the invert to the street level. This may include removal of the frame, cover and/or cone section of the liner installation manhole(s) such that the opening at the street level is no less than equivalent to the pipe diameter.
15. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
16. Removal and disposal of any hazardous or toxic materials encountered during the Project.
17. Holiday work, rush delivery or adverse weather work (as defined by ITLLC).
18. Complete independent testing of liner samples from each installation. Will be provided if required per specifications.
19. Certified Professional Engineer stamped designs. Will be provided if required in specifications.
20. State and local sales and/or use taxes.
21. Additional premiums for special insurance coverage(s) specific to this project.

GENERAL TERMS AND CONDITIONS:

1. ITLLC's Proposal is conditioned and shall adhere to the General Terms and Conditions written in the City of Daytona Beach Contract #0118-2600.

The information contained in this letter is proprietary to Insituform Technologies, LLC. and shall be retained by the recipient in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform Technologies, LLC. The foregoing shall not preclude the use of any data which (i) was in its possession without restriction as to use prior to receipt as proprietary of the same or similar data from Insituform Technologies, LLC., (ii) is or becomes available from a public source on or after such receipt from Insituform Technologies, LLC. or (iii) is obtained by the recipient from a third party not under obligation of confidentiality or other restriction with respect to use.

Please do not hesitate to contact me with any further questions.

Very truly yours,

Insituform Technologies, LLC.

Dave Raymond
Business Development Manager

Accepted By: _____
(signed)

(print name)

Date: _____

Title: _____

APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY



THE CITY OF DAYTONA BEACH
OFFICE OF THE PURCHASING AGENT

Post Office Box 2451
Daytona Beach, Florida 32115-2451

Phone (386) 671-8080
Fax (386) 671-8085

December 3, 2018

Mr. Dave Raymond, Business Development Manager
Insituform Technologies, LLC
17988 Edison Ave.
Chesterfield, MO 63005

Re: **RFP 0118-2600**
2018 Cured in Place Pipe (CIPP) Rehabilitation Services Term Contract

Dear Mr. Raymond

It is my pleasure to inform you that your firm was ranked first on the short list selected by the City Manager for negotiation of the referenced contract. The three firms selected are:

- 1. Insituform Technologies, LLC, Chesterfield, MO**
- 2. Evans Contracting Services, Inc., Middleburg, FL**
- 3. Hinterland Group, Inc., Cocoa, FL**

The Project Manager, Nicole Lloyd, Utilities Engineer II, will be contacting you to commence negotiations of an agreement. Upon successful completion of a contract for these services, award of that contract will be placed before the City Commission for award.

Thank you for your submittal for this project. Please don't hesitate to contact me at 386-671-8082 if you have any questions or concerns.

Sincerely,

Joanne Flick, CPPO, CPPB
Purchasing Agent

Cc: Michael Stallworth, BEMD Manager
Sigita Mazioka, FBA, Finance
Shannon Ponitz, Utilities Director
Nicole Lloyd, Engineer II, Project Manager
James Nelson, City Engineer
Ben Gross, Assistant City Attorney

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**GENERAL SERVICES CONTRACT
CONTRACT NO. 0118-2600**

THE PARTIES TO THIS CONTRACT are the City of Daytona Beach, a Florida municipal corporation (the "City"), and Insituform Technologies, LLC, a foreign limited liability company ("Contractor").

In consideration of the mutual covenants herein contained, the Parties agree as follows:

Section 1. Scope of Services. Contractor will provide Cured in Place Pipe Lining and associated services as further described in **Exhibit A**, attached hereto and incorporated herein, to the City from time to time at the direction of the City during the Term of this Contract.

Section 2. Services Must Be Authorized in Writing. This Contract, in and of itself, does not require the Contractor to perform any services or obligate the City to pay for any services rendered. No services will be provided under this Contract, and no payment obligation will arise for performance of services, except when specifically authorized by work authorization issued in accordance with the City's procurement policies. A work authorization may consist of a contract document signed by both the City and Contractor; or it may consist of Contractor's written quotation/proposal, identifying the work to be performed and the Fees for such work as established below; and the City's purchase order issued in response to and accepting the proposal. No work authorization may alter the terms and conditions of this Contract. In case of a conflict with a work authorization this Contract will govern. The work authorization may provide more detailed parameters for the services to be provided, such as deliverables, deadlines, and required conditions for payment of Fees, consistent with the provisions of this Contract.

Section 3. Fee(s). For the services provided under this Contract, City will pay Contractor Fees based upon the Fee/Rate Schedule attached hereto as **Exhibit B**.

The Fees described in **Exhibit B** will be Contractor's sole compensation for the services to be provided. Except for any reimbursable expenses specifically authorized by Exhibit, Contractor will be solely responsible for all of costs Contractor incurs in meeting its obligations herein.

Section 4. Billing; Manner of Payment. In addition to requirements for payment established by applicable federal, state, or local law including the City Code, payment terms are as follows:

(a) Unless provided otherwise herein, the City will pay 30 days after receipt of a valid invoice or receipt of goods or services, whichever is later.

(b) In order to be considered to be valid, an invoice must include all information that the City needs to verify the accuracy of the invoice and the amount of payment due based on the specific requirements of this Contract, such as where partial payments are due upon completion of specific tasks, or where payments are based on hourly rates. In

addition, where payment of reimbursable expenses is specifically provided for, an invoice for such expenses will not be valid unless sufficient documentation is provided to verify that such expenses were incurred and that other conditions have been met. In addition, where any portion of the work was performed by subcontractors, Contractor must provide proof of payment/release of subcontractors' liens except as provided in Section 12A.

(c) If an invoice submitted by Contractor is not valid, within 30 days after receipt the City will provide notice to the Contractor identifying the deficiencies.

Section 5. Standard of Performance. Contractor's services will at a minimum meet the level care and skill ordinarily used by members of Contractor's profession performing the type of services provided herein within the State of Florida.

Section 6. Relationship between Parties. This Contract does not create an employee-employer relationship between the City and Contractor. Contractor is an independent contractor of the City and will be in control of the means and the method in which the requested work is performed. As an independent contractor, Contractor will be solely responsible for payment of all federal, state and local income tax, and self-employment taxes, arising from this Contract; and Contractor agrees to indemnify and hold harmless the City from any obligations relating to such taxes. The City will not make deductions from payments due, for such taxes, or for social security, unemployment insurance, worker's compensation, or other employment or payroll taxes.

Section 7. Documents and Records.

(a) All reports, estimates, logs, original drawings, and other materials furnished, prepared or executed by Contractor during the term of and in accordance with the provisions of this Contract will be the property of the City and delivered to the City upon demand or, if no demand has previously been made, upon completion of the particular task for which such materials were prepared, executed, or otherwise required.

(b) To the extent applicable, Contractor will comply with the requirements of Florida Statutes Chapter 119, which may include the following:

(1) Keeping and maintaining public records that ordinarily and necessarily would be required by the public agency in order to perform the service provided herein.

(2) Upon the request of the City Clerk of the City (i) providing the City Clerk with a copy of requested public records, or (ii) allowing inspection or copying of public records, within a reasonable time after receipt of the City Clerk's request, at a cost that does not exceed the cost provided in Ch. 119, Florida Statutes, or as otherwise provided by law.

(3) Ensuring that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by

law until completion of the work required by a work authorization, and following such completion if Contractor fails to transfer such records to the City.

(4) Upon completion of the work required by a work authorization, keep and maintain public records required by the City to perform the service. Contractor will meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City upon the request of the City Clerk, in a format that is compatible with the City's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR MUST CONTACT THE CITY CLERK, WHOSE CONTACT INFORMATION IS AS FOLLOWS:

(Phone)	386 671-8023
(Email)	clerk@codb.us
(Address)	301 S. Ridgewood Avenue Daytona Beach, FL 32114

Section 8. Effective Date and Term. The Effective Date of this Contract is the date on which the last Party signs it. The Term of this Contract is one year, commencing on the Effective Date. The City will have the option to renew this Contract for up to 4 Terms of one-year each, by providing Contractor written notice. Such notice must be provided at least 60 days before the end of the current Term unless waived by Contractor.

If this Contract specifically provides that some or all of Contractor's services will be required only after issuance of a City work authorization, any work authorizations previously issued by the City will remain in effect after the expiration of this Contract unless the City terminates this Contract due to Contractor's material breach after notifying Contractor to suspend such services as provided below.

Section 9. Termination.

(a) The City may by written notice to Contractor terminate this Contract, in whole or in part, at any time, either for the City's convenience or because of the failure of the Contractor to fulfill its contractual obligations.

(1) Before terminating for convenience, City must provide Contractor at least 30 days' advance notice of termination. This Contract will terminate automatically and without need for further notice upon the expiration of the notice period.

(2) Except as provided in Section 10(a)(3), before terminating due to Contractor's material breach of its contractual obligations, City must provide Contractor prior written notice, specifying the breach and demanding Contractor remedy the breach

within 10 days of the notice, or within such longer period as may be reasonably required if the nature of the breach is that it cannot be remedied within 10 days of notice. This Contract will terminate automatically and without need for further notice if Contractor fails to remedy the material breach within the period described in the City's notice of breach.

(3) The City may terminate this Contract upon Contractor's breach without providing Contractor an opportunity to remedy the breach as referenced immediately above, if Contractor or any of Contractor's personnel, in connection with the services or rights provided herein, commit a criminal act or engage in activity that poses a material risk of injury to persons or damage to property. Such termination will be effective immediately upon providing Contractor written notice.

(b) If the termination is for convenience, Contractor will be paid compensation for authorized services performed to the date of termination. If termination is due to Contractor's material breach, the City reserves all rights and remedies it may have under law due to such breach. Among other things, the City may take over the work and prosecute the same to completion by other agreements or otherwise; and in such case, the Contractor will be liable to the City for all reasonable additional costs occasioned to the City thereby.

(c) If after notice of termination for the Contractor's failure to fulfill contractual obligations it is judicially determined by a court of law that the Contractor had not so failed, the termination will be conclusively deemed to have been effected for the City's convenience. In such event, adjustment in payment to Contractor will be made as provided in subsection (b) of this Section for a termination for convenience.

(d) The rights and remedies of City provided for in this Section are in addition and supplemental to any and all other rights and remedies provided by law or under this Contract.

Section 10. Suspension of Services. The City may suspend Contractor's services if the notice of material breach provided pursuant to Section 10(a)(2) so directs. The City may also suspend Contractor's services in lieu of termination, under the conditions set forth in Section 10(a)(3), by providing Contractor written notice of suspension. Contractor will suspend activities immediately upon receipt thereof; and in such instance Contractor's rights to provide services referenced herein will also automatically be suspended for the period of such suspension.

Section 11. Indemnification. Contractor will indemnify and hold harmless the City, including the City's officers, employees, and agents, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of Contractor, or Contractor's officers, employees, or agents, including subcontractors and other persons employed or use by Contractor in the performance of this Contract. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this agreement or otherwise.

Section 12. Insurance. Contractor will provide and maintain at Contractor's own expense, insurance of the kinds of coverage and in the amounts set forth in this Section. All such insurance will be primary and non-contributory with the City's own insurance. In the event any request for the performance of services presents exposures to the City not covered by the requirements set forth below, the City reserves the right to add insurance requirements that will cover such an exposure.

(a) Coverage and Amounts.

(1) Workers Compensation Insurance as required by Florida Statutes, Chapter 440, Workers' Compensation Insurance, for all employees of Contractor, employed at the site of the service or in any way connected with the work, which is the subject of this service. The insurance required by this provision will comply fully with the Florida Workers' Compensation Law and include Employers' Liability Insurance with limits of not less than \$500,000 per occurrence. Any associated or subsidiary company involved in the service must be named in the Workers' Compensation coverage. If Contractor wishes to claim an exemption from worker's compensation insurance requirements, Contractor will notify the Risk Manager in writing on Contractor's official letterhead.

(2) Liability Insurance, including (i) **Commercial general liability coverage** for operations, independent contractors, products-completed operations, broad form property damage, and personal injury on an "occurrence" basis insuring Contractor and any other interests, including but not limited to any associated or subsidiary companies involved in the work; and (ii) **Automobile Liability Insurance**, which will insure claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle used by the Contractor in the performance of this Contract.

THE COMMERCIAL GENERAL LIABILITY INSURANCE POLICY WILL NAME THE CITY AS AN ADDITIONAL INSURED. Contractor's Commercial General Liability insurance policy shall provide coverage to Contractor, and City when required to be named as an additional insured either by endorsement or pursuant to a blanket additional insured endorsement, for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) without the attachment of any endorsements excluding or limiting coverage for Products/Completed Operations, Independent Contractors, Property of City in Contractor's Care, Custody or Control or Property of City on which contracted operations are being performed, Explosion, Collapse or Underground hazards (XCU Coverage, Contractual Liability or Separation of Insureds). When City is added as additional insured by endorsement, ISO Endorsements CG 20 10 and CG 20 37 or their equivalent shall be used to provide such Additional Insured status.

The limit of liability for each policy will be a combined single limit for bodily injury and property damage of no less than \$1,000,000 per occurrence. If insurance is provided

with a general aggregate, then the aggregate will be in an amount of no less than \$2,000,000. The Risk Manager may authorize lower liability limits for the automobile policy only, at the Risk Manager's sole discretion.

Unless specifically waived hereafter in writing by the Risk Manager, Contractor agrees that the insurer shall waive its rights of subrogation, if any, against the City on each of the above listed insurance coverages.

(b) Proof of Insurance. Contractor will furnish proof of insurance acceptable to the City prior to or at the time of execution of this Contract. Contractor will not commence work until all proof of such insurance has been filed with and approved by the City. Contractor will furnish evidence of all required insurance in the form of certificates of insurance which will clearly outline all hazards covered as itemized above, the amounts of insurance applicable to each hazard, the expiration dates. The certificates will also contain the following language as to cancellation:

"In the event of cancellation of this policy by the insurer or any insured, this Company will give not less than 30 days advance written notice to:

Risk Manager
The City of Daytona Beach
P.O. Box 2451
Daytona Beach, Florida 32115-2451"

If requested by the City, Contractor will furnish copies of the insurance contracts to support the certificates of insurance and the copies of said insurance must be acceptable to the City.

(c) Subcontractors' Insurance. Each of Contractor's subcontractors will be required to provide insurance in substantially similar form to the insurance required of Contractor above based on services provided.

(d) Cancellation; Replacement Required. Contractor will file replacement certificates 30 days prior to expiration or termination of the required insurance occurring prior to the acceptance of the work by the City. If a required policy is canceled without Contractor's prior knowledge Contractor will immediately notify the City immediately upon becoming aware that a required insurance coverage has been canceled for any reason, and promptly replace the canceled policy. The City expressly reserves the right to replace the canceled policy at Contractor's expense if Contractor fails to do so.

(e) Termination of Insurance. Contractor may not cancel the insurance required by this Contract until the work is completed, accepted by the City and Contractor has received written notification from the Risk Management Division of the City that Contractor may cancel the insurance required by this Contract and the date upon which the insurance may be canceled. The Risk Management Division of the City will provide such written notification at the request of Contractor if the request is made no earlier than two weeks before the work is to be completed.

(f) Liabilities Unaffected. Contractor's liabilities under this Contract will survive and not be terminated, reduced or otherwise limited by any expiration or termination of insurance coverages. Similarly, Contractor's liabilities under this Contract will not be limited to the extent of by the existence of any exclusions or limitations in insurance coverages, or by Contractor's failure to obtain insurance coverage.

Contractor will not be relieved from responsibility to provide required insurance by any failure of the City to demand such coverage, or by City's approval of a policy submitted by Contractor that does not meet the requirements of this Contract.

Section 12A. Bonds. Contractor will be required to provide payment and performance bonds on a per project basis, which will each be equal to 100% of the value of any Work Authorization issued exceeding \$100,000.00 prior to commencing the referenced work.

The surety company executing the bonds must be authorized to do business in the State of Florida and must be listed by the United States Treasury Department as being approved for writing bonds for federal projects on its current list in an amount not less than the required bond amount. The form of the bond must be approved by the City and must be accompanied by sufficient evidence of the authority of the issuing agent. The bonds must otherwise comply with the requirements of F.S. § 255.05.

In lieu of the required bonds, Contractor may provide an alternative form of security as specified in F.S. § 255.05(7) upon the City's approval. Any bonds used to comply with this Section must be in the form provided by the City; and Contractor must record the executed bonds and provide the City certified copies of the recorded documents before commencing work. Upon Contractor's (i) execution and recordation of payment and performance bonds complying with the foregoing provisions; and (ii) furnishing to the City a certified copy of the recorded bonds, proof of payment of Contractor's subcontractors and suppliers will not be required as a condition of making a required payment to Contractor; and to the extent that the General Conditions provide otherwise the General Conditions are superseded.

Section 13. Notice. Unless otherwise expressly agreed herein, all notices, requests, and demands to or upon the Parties will be delivered by hand, delivered by a courier service, provided to a nationally recognized delivery service for overnight delivery, transmitted to a receiving fax machine followed by hard copy within two days, or by U.S. mail, postage prepaid by registered or certified mail, return receipt requested, to the addresses set forth herein:

To the City:

Eric Smith, Engineer II
Daytona Beach Utilities
125 Basin St., Suite 100
Daytona Beach, FL 32114
Fax: 386-671-8502

To Contractor:

Insituform Technologies, LLC
Attn: Diane Partridge, Contracting and Attesting Officer
17988 Edison Avenue
Chesterfield, MO 63005
Fax: (636) 530-8701

provided, however, that either Party may change the person or address designated for receipt of the Party's notices, by providing written notice to the other Party.

Section 14. Personnel. In order to induce the City into entering this Contract, Contractor represents that Brandt Curvel, Project Manager; Al Yeomans, General Superintendent; and Jason Burnell, Field Superintendent will generally perform or directly supervise the tasks assigned to Contractor herein, and that Contractor will not replace the named individuals without the City's prior written approval. Contractor represents that Contractor has or will secure at Contractor's own expense, all personnel required in performing the services under this Contract. Such personnel will not be employees of or have any contractual relationship with the City.

All personnel engaged in the work will be fully qualified and will be authorized under state and local law to perform such services.

Section 15. City's Responsibilities. The City agrees to make available for review and use by the Contractor, reports, studies, and data relating to the services required. The City will establish a project manager to meet periodically with the Contractor to facilitate coordination and ensure expeditious review of work product.

Section 16. Limitation on Waivers. Neither the City's review, approval, or acceptance of, or payment for, any of the services provided by Contractor, will be construed to operate as a waiver of the City's rights under this Contract. Contractor will be and always remain liable to the City in accordance with applicable law for any and all damages to the City caused by the Contractor's negligent or wrongful provision of any of the services furnished under this Contract.

Failure of the City to exercise any right or option arising out of a breach of this Contract will not be deemed a waiver of any right or option with respect to any subsequent or different breach, or the continuance of any existing breach. Furthermore, the failure of the City at any time to insist upon strict performance of any condition, promise, agreement or understanding set forth herein will not be construed as a waiver or relinquishment of the City's right to insist upon strict performance of the same condition, promise, agreement or understanding at a future time.

Section 17. Dispute Resolution.

If a dispute exists concerning this Contract, the Parties agree to use the following procedure prior to pursuing any judicial remedies.

(a) Negotiations. A Party will request in writing that a meeting be held between representatives of each Party within 14 calendar days of the request or such later date that the Parties may agree to. Each Party will attend and will include, at a minimum, a senior level decision maker (an owner, officer, or employee of each organization) empowered to negotiate on behalf of their organization. The purpose of this meeting is to negotiate in the matters constituting the dispute in good faith. The Parties may mutually agree in writing to waive this step and proceed directly to mediation as described below.

(b) Non-Binding Mediation. Mediation is a forum in which an impartial person, the mediator, facilitates communication between parties to promote reconciliation, settlement, or understanding among them. Within 30 days after the procedure described in Subsection (a) proves unsuccessful or the Parties mutually waive the subsection (a) procedure, the Parties will submit to a non-binding mediation. The mediation, at a minimum, will provide for (i) conducting an on-site investigation, if appropriate, by the mediator for fact gathering purposes, (ii) a meeting of all Parties for the exchange of points of view and (iii) separate meetings between the mediator and each Party to the dispute for the formulation of resolution alternatives. The Parties will select a mediator trained in mediation skills and certified to mediate by the Florida Bar, to assist with resolution of the dispute. The Parties will act in good faith in the selection of the mediator and give consideration to qualified individuals nominated to act as mediator. Nothing in this Contract prevents the Parties from relying on the skills of a person who also is trained in the subject matter of the dispute or a contract interpretation expert. Each Party will attend and will include, at a minimum, a senior level decision maker (an owner, officer, or employee of each organization) empowered to negotiate on behalf of their organization.

If the Parties fail to reach a resolution of the dispute through mediation, then the Parties are released to pursue any judicial remedies available to them.

Section 18. General Terms and Conditions.

(a) Amendments. Except as otherwise provided herein, no change or modification of this Contract will be valid unless the same is in writing and signed by both Parties.

(b) Assignments and Subcontracting. No assignment or subcontracting will be permitted without the City's written approval.

(c) Compliance with Laws and Regulations. In providing all services pursuant to this Contract, Contractor will abide by all federal, state, and local statutes, ordinances, rules, and regulations pertaining to, or regulating the provisions of, such services including those now in effect and hereafter adopted; including, but not limited to, Occupational Safety and Health Administration's (OSHA) Excavation Safety Standard, 29 C.F.R.s 1926.650 Sub Part P, and the Trench Safety Act, Florida Statutes Section 553.60 *et seq.*

For purposes herein, the aforementioned laws and regulations include the current stormwater permit issued to the City pursuant to the National Pollutant Discharge Elimination System (NPDES) program, a copy of which will be made available upon request.

Any violation of said statutes, ordinances, rules, or regulations will constitute a material breach of this Contract and will entitle the City to terminate this Contract immediately upon delivery of written notice of termination to the Contractor.

(d) Truth in Negotiations Certificate. Contractor hereby certifies that the wages and other factual unit costs supporting the compensation herein are accurate, complete, and current at the time of this Contract.

(e) No Third Party Beneficiaries. There are no third party beneficiaries of Contractor's services under this Contract.

(f) Contingency Fee. Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Contract.

(g) Nondiscrimination. Contractor will not discriminate against any employee or applicant for employment because of race, color, sex, or national origin. Contractor will take affirmative action to ensure that applicants are employed and the employees are treated during employment without regard to their sex, race, creed, color, or national origin. Further, Contractor agrees to comply with all local, state, and federal laws and ordinances regarding discrimination in employment against any individual on the basis of race, color, religion, sex, national origin, physical or mental impairment, or age. In particular, Contractor agrees to comply with the provisions of Title 7 of the Civil Rights Act of 1964, as amended, and applicable executive orders including, but not limited to, Executive Order No. 11246.

(h) Principles in Construing Contract. This Contract will be governed by and construed in accordance with the laws of the State of Florida. Captions and paragraph headings used herein are for convenience only, are not a part of this Contract and will not be deemed to limit or alter any provisions hereof or to be relevant in construing this Contract. The use of any gender herein will be deemed to be or include the other genders, and the use of the singular herein will be deemed to be or include the plural (and vice versa), wherever appropriate. If any word, phrase, clause, sentence or provision of the Contract, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, invalid or unenforceable, that finding will only effect such word, phrase, clause, sentence or provision, and such finding will not affect the remaining portions of this Contract; this being the intent of the Parties in entering into the Contract; and all provisions of the Contract are declared to be severable for this purpose.

(i) **Venue.** The exclusive venue for any litigation arising out of this Contract will be Volusia County, Florida if in state court, or the U.S. District Court, Middle District of Florida if in federal court.

(j) **Litigation Costs.** Except where specifically provided herein, in case of litigation between the Parties concerning this Contract, each party will bear all of its litigation costs, including attorney's fees.

(k) **Force Majeure.** A force majeure event is an act of God or of the public enemy, riots, civil commotion, war, acts of government or government immobility (whether federal, state, or local) fire, flood, epidemic, quarantine restriction, strike, freight embargo, or unusually severe weather; provided, however, that no event or occurrence will be deemed to be a force majeure event unless the failure to perform is beyond the control and without any fault or negligence of the Party charged with performing or that Party's officers, employees, or agents. Whenever this Contract imposes a deadline for performing upon a Party, the deadline will be extended by one day for each day that a Force Majeure event prevents the Party from performing; provided, however, that the Party charged with performing and claiming delay due to a Force Majeure event will promptly notify the other Party of the Event and will use its best efforts to minimize any resulting delay.

(l) **Jury Trial Waived.** THE PARTIES HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS CONTRACT, OR ANY DEALINGS BETWEEN THE PARTIES. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY DISPUTES BETWEEN THE PARTIES THAT MAY BE FILED IN ANY COURT AND THAT RELATE TO THE SUBJECT MATTER, INCLUDING WITHOUT LIMITATION, CONTRACT CLAIMS, TORT CLAIMS, BREACH OF DUTY CLAIMS AND ALL OTHER COMMON LAW AND STATUTORY CLAIMS.

(m) **Authority to Bind Contractor.** The undersigned representative of Contractor represents and warrants that he or she is fully authorized to bind Contractor to the terms and conditions of this Contract.

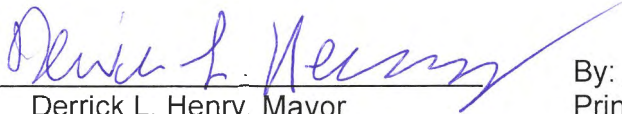
(n) **Incorporation of RFP and Proposal.** The City's Request for Proposals 0118-2600, and the Contractor's responsive proposal are incorporated herein by reference as **Composite Exhibit C** and will remain on file in the Office of the Purchasing Agent. In case of conflicts between the RFP and Proposal, the RFP will govern. In case of conflicts between **Composite Exhibit C** and other provisions of this Contract, including **Exhibits A and B**, this Contract will govern.

(o) **Integration.** This Contract represents the entire agreement of the parties with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by either Party except as expressly set forth herein, or in other contemporaneous written agreements.

IN WITNESS WHEREOF, the Parties through their undersigned representatives have caused this Contract to be executed in duplicate original.

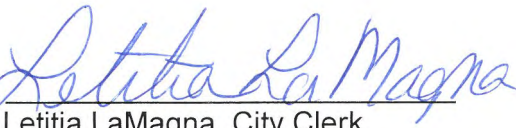
THE CITY

CONTRACTOR

By: 
Derrick L. Henry, Mayor

Date: 2-6-19

By: 
Printed Name: Diane Partridge
Title: Contracting and Attesting Officer
Date: January 3, 2019

Attest: 
Letitia LaMagna, City Clerk

Approved as to legal form:

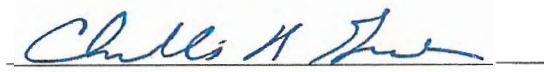
By: 
Robert Jagger, City Attorney

INSITUFORM TECHNOLOGIES, LLC
PRESIDENT APPOINTMENT OF
CONTRACTING AND ATTESTING OFFICERS

The undersigned, being the President of Insituform Technologies, LLC, a Delaware Limited Liability Company (the "Company"), and pursuant to the authority set forth in the Limited Liability Company Operating Agreement of the Company, hereby determines that:

1. Christlanda Adkins, Laura M. Andreski, Janet Hass, Jana Lause, Diane Partridge, Whitney Schulte, and Ursula Youngblood are appointed as Contracting and Attesting Officers of the Company, each with the authority, individually and in the absence of the others, subject to the control of the Board of Managers of the Company, to: (i) certify and attest to the signature of any officer of the Company; (ii) enter into and bind the Company to perform pipeline rehabilitation activities of the Company and all matters related thereto, including the maintenance of one or more offices and facilities of the Company; (iii) execute and to deliver documents on behalf of the Company; and (iv) take such other action as is or may be necessary and appropriate to carry out the project, activities and work of the Company.
2. Any person previously appointed or serving as a Contracting and Attesting Officer of the Company prior to the date hereof and who is not named above is hereby removed from any such appointment.

Dated: December 1, 2018



Charles R. Gordon
President

EXHIBIT A SCOPE OF WORK

I. General

The CITY requires professional Cured In Place Pipe (CIPP) rehabilitation services for sanitary sewer gravity mains and oval and round stormwater mains (8" – 72" diameter) on a continuing annual contract basis. Quantities listed are estimated for proposal purposes based on work projections and are subject to change. The term of the agreement will be for a period of one (1) year with an option to extend the agreement for four (4) additional one-year terms upon mutual agreement for the same prices and at the same terms and conditions. The contract shall not exceed five (5) years.

II. Summary of Work

The CONTRACTOR shall provide all work required for a completed project including but not necessarily limited to labor, supervision, traffic control, materials, equipment, installation, onsite material test samples showing compliance with manufacturer's recommended material, handling and incidentals required for the rehabilitation of various sized sanitary sewer gravity mains and oval and round stormwater mains with resin impregnated cured-in-place pipe (CIPP) in accordance with American Society for Testing and Materials (ASTM) ~~standard F 1216-09~~ Designation F1216-16 and all applicable CITY, manufacturer and industry preferred standards. The CONTRACTOR shall provide professional advice to CITY on the most cost-effective and efficient approach to resolve all challenges encountered during the performance of the work. Work assigned under this contract may include, but is not limited to, the following types of projects:

- Stormwater main and sanitary sewer main cleaning
- Stormwater main and sanitary sewer main pre- and post- work video inspections
- Easement access
- Maintenance of Traffic (MOT)
- Isolation and by-pass pumping
- Cured-In Place Pipe reconstruction
- Chemical and physical product testing
- Hydraulic capacity testing
- Reinstatement of services and pressure grouting
- Erosion and sediment control
- Site restoration

III. Product Performance

A. Lining

Standard lining products meeting product specifications outline in ASTM Designation: F1216-16 (Attachment A) are intended to have a 50-year design life and in order to minimize CITY's risk. Only proven products with substantial successful long-term track records will be approved. All thicknesses expressed on the Bid Item Schedule are the *finished thicknesses* of the liner after curing.

B. Equipment/Vehicles

All CONTRACTOR/sub-contractor equipment shall be sufficient in size and number for work to be performed in a timely manner under this contract. All CONTRACTOR/sub-contractor equipment shall be maintained in good operating condition. The CITY reserves the right to reject any equipment deemed unsafe or insufficient in size and/or number to perform work under this contract. It shall be the sole responsibility of the CONTRACTOR/sub-contractor to replace rejected equipment in a timely manner and at no cost to the CITY. All equipment shall be equipped at a minimum with manufacturer's recommended sound muffling devices that will reduce noise levels to the State or Federal acceptable limit for residential neighborhoods.

IV. Materials

A. All materials specified by name, brand or manufacturer shall be delivered to the job site in original containers. CONTRACTOR shall obtain printed instruction and special bulletins for the manufacturer-recommended safety precautions. CONTRACTOR/sub-contractor personnel will have copies of the manufacturer-recommended safety precautions available at the work site to ensure all work is performed in a safe manner.

B. The CONTRACTOR shall use potable water from the CITY for the project. The CONTRACTOR must obtain a construction hydrant water meter and all appropriate fees paid prior to the start of work. The CONTRACTOR will be responsible for paying for all potable water used at standard CITY rates.

VII. Contractor Responsibilities

A. Backflow Prevention: The CONTRACTOR will properly install an approved backflow prevention device in-line to the fresh water fill line of all jetting and/or vacuum equipment

B. Staffing: The CONTRACTOR shall employ adequate staff to perform the services required, including but not limited to Project Representative, Project Manager, Field Supervisor and Senior Foreman. CONTRACTOR shall provide staff who are proficient and experienced in all phases of services required.

C. Site Assessment: The CONTRACTOR shall visit each site to assess site conditions including confirmation of the actual footage, material type and diameters and incorporate those findings in their initial cost and work proposal.

D. Vehicle Identification: The CONTRACTOR shall ensure that employee's vehicles display company logo on the side doors and company phone numbers. The CONTRACTOR will not permit personal vehicles to be parked at the job site.

E. License and Confined Space: The CONTRACTOR shall be a licensed CONTRACTOR for the provision of these services in the State of Florida with full service

offices in the State of Florida for the provision these services.

F. Cleaning of Stormwater Main and Sewer Lines: The CONTRACTOR shall remove and properly dispose of all debris from the inside of manholes, stormwater mains and/or sewer lines and provide a sufficiently dry interior environment that will not interfere with the installation's expected working life of a durable CIPP liner per the manufacturer's requirements.

G. Bypassing Stormwater and Sewage: The CONTRACTOR shall provide for the flow of stormwater and sewage around the sections of pipe designated for reconstruction. The CONTRACTOR shall make the bypass by plugging the line at an existing upstream manhole and pumping the flow into a downstream manhole by way of restrained watertight pipe. The CONTRACTOR will provide pump(s) and bypass lines of adequate capacity and size to handle the average daily flow. The CONTRACTOR'S backup bypass pump(s) will be adequately sized and with full operational capabilities and will be on site at all times of by-pass pumping. The CONTRACTOR shall be responsible for all traffic control during operations and bypass pumping.

H. TV & Inspection of Pipelines: The CONTRACTOR will inspect pipelines using experienced personnel trained in locating breaks, obstacles and service connections by closed circuit television. The CONTRACTOR will carefully inspect the interior of the pipeline to determine the location of any conditions which may prevent proper installation of CIPP into the pipeline; the CONTRACTOR will notify the City so that these conditions can be corrected. The CONTRACTOR shall review all questionable host pipe areas with the CITY and provide advice on remedies to correct them. The CONTRACTOR will maintain a video and suitable log for later reference by the CITY. The CONTRACTOR will perform the post-construction inspection and will provide a video DVD and log to the CITY. The CONTRACTOR will ensure that all video inspection are witnessed by a CITY representative as it is being performed. The CONTRACTOR will include the cost of video inspection in the contract line items.

I. Manhole/Liner Interface: The CONTRACTOR shall make a watertight seal at the interface where the liner/host pipe meets the manhole or other attachment point. The CONTRACTOR'S removal of CIPP liner from areas where line placement was elected in lieu of resetting equipment shall be incidental to the placement of the CIPP.

J. Service Reconnection: Service reconnection refers to the reinstatement of the house service connection at the sewer main after the installation of trenchless pipe reconnection system. The CONTRACTOR will accomplish this from within the sewer main via a remote controlled cutting device.

K. Service with Pressure Grouting: The CONTRACTOR will pressure grout the service wye after mainline has been rehabilitated and service line re-instated. The CONTRACTOR will use a non-shrinking chemical grout (Avanti 118/101 or Cues Quickseal 105 are acceptable). The CONTRACTOR shall provide trenchless reconstruction of service laterals and main line sewers. The CONTRACTOR shall perform services including but not limited to televised inspection, data collection, system flow analysis and pipeline reconstruction in accordance with ASTM Designation F2454-05, attached as Attachment B.

L. Safety and Worksite Control: The CONTRACTOR will provide services that include safety measures for both their workers and the public. The CONTRACTOR is completely responsible for the control of the environment of the work site during on-site operations including implementation, operation, maintenance and tear down of traffic control systems. The CONTRACTOR will take all precautions to protect the workers, public the CITY staff from the exposure to harmful or hazardous situations and substances within the stormwater and sewer systems.

M. Waste Materials: The CONTRACTOR will dispose all waste materials and shall transport waste materials to the nearest CITY Wastewater Treatment Plant for processing. The CONTRACTOR will obtain CITY approval of all waste material disposal schedules. The CONTRACTOR shall clean up all waste material spills and clean-up required due to the loading, hauling and unloading of the CONTRACTOR's equipment.

The CONTRACTOR shall conform to any and all requirements regarding hauling and disposal of waste from each work site in accordance with OSHA regulations and those that may be mandated by federal, state or local governments. The CONTRACTOR shall ensure that all waste material transporters possess all required federal, state and local regulations, including but without limitation, 40 CFR Part 263, "Standards Applicable to Transporters of Hazardous Waste" and Chapter 17-730, Part 3, Florida Administrative Code, as may be amended from time to time.

N. Curing Water: The CONTRACTOR will pay for all costs associated with disposal of curing water in accordance with CITY, State and Federal regulations.

O. TV Inspection Report: The CONTRACTOR will prepare and submit a report of each TV inspection and analysis to the CITY for review. The CITY shall consult with the CONTRACTOR and finalize the scope of work.

P. Schedule Coordination: The CONTRACTOR shall inform the CITY of its planned work schedules two weeks in advance of performing the work and provide the CITY reasonable opportunity to observe and inspect the work. The CONTRACTOR will advise the CITY of all schedule changes and notified when a work site is to be left for a 24-hour period when work is not complete.

Q. Rights of Various Interests: Wherever work being done by the City's forces or by other contractors is contiguous to Work covered by this Contract, the respective rights of the various interests involved shall be established by the City to secure the completion of the various portions of the work in general harmony.

R. Separate Contracts: The City reserves the right to let other contracts in connection with this work. Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work, and shall properly connect and coordinate Contractor's work with theirs.

S. Patent Fees and Royalties: CONTRACTOR will be responsible at all times for compliance with applicable patents and copyrights encompassing, in whole or in part, any design, device, material, or process utilized, directly or indirectly, in the performance of the work or the formulation or presentation of its bid. CONTRACTOR will

pay all royalties and license fees and will provide, prior to commencement of a Project hereunder and at all times during the performance of same, for lawful use of any design, device, material or process covered by letters, patent or copyright by suitable legal agreement with the patentee, copyright holder, or their duly authorized representative whether or not the OWNER specifies a particular design, device, material, or process. CONTRACTOR will defend all suits or claims for infringement of any patent or copyright and will save the OWNER harmless from any loss or liability, direct or indirect, arising with respect to CONTRACTOR's process in the formulation of its Bid or the performance of the Work or otherwise arising in connection therewith. The OWNER will have the right to stop the Work or terminate this Contract at any time if CONTRACTOR fails to disclose to the OWNER that CONTRACTOR's work methodology includes the use of any infringing design, device, material, or process.

VIII. Contractor / Sub-contractor Employee Conduct and Appearance

A. Conduct:

1. CONTRACTOR and sub-contractors shall follow all applicable industry standards, federal, state, and local laws/ordinances as related to described work.
2. CONTRACTOR'S on-site employees shall all have current confined space entry certification.
3. The CONTRACTOR will remove any employee or sub-contractor employee reporting to a work site under the influence and/or smelling of alcohol from the work site. CONTRACTOR will immediately replace the employee in a timely manner and at no cost to the CITY.
4. The CONTRACTOR will provide trained supervision at the work site to ensure work is performed in a safe manner.
5. The CONTRACTOR shall correct any damage resulting from the negligence of CONTRACTOR or sub-contractor employee(s) to CITY property or equipment in a timely manner, to the CITY's satisfaction and at the CONTRACTOR's sole expense.

B. Appearance:

1. CONTRACTOR and sub-contractor employees assigned to work under this contract will maintain a neat, clean, and professional appearance.
2. CONTRACTOR and sub-contractor employees shall wear uniforms consisting of, at minimum, wear a work shirt identifying their company name.
3. Licenses/Permits: The CONTRACTOR will obtain all necessary municipal and other governmental licenses/permits and approvals or consent from utilities or carriers such as communications companies, electric utilities, gas utilities and/or other persons/organizations upon whose property or authority performance of work under the contract might impinge.

IX. Scope of Work General Stormwater and Sanitary Sewer Main Lining

The CONTRACTOR will be compensated for oval stormwater mains at the unit cost for the round pipe diameter that meets or exceeds the oval pipe's square feet of flow-way

area opening. Individual item quantities may be adjusted at the sole discretion of the City if necessary to compensate for unique project and site conditions.

A. Stormwater Main and Sanitary Sewer Cleaning

Scope: Work performed under this section includes removal and disposal of all dirt, roots, grease, solids, or semi-solids from stormwater mains, sanitary sewer mains and manholes as indicated on the drawings and as specified herein to the extent that video inspection, flow isolation, and manhole inspection can be performed.

1. Quality Assurance: The CONTRACTOR shall conduct cleaning operations using experienced personnel who have previously been engaged in cleaning operations of similar size and complexity to the work described herein.

2. Submittals:

a. The CONTRACTOR shall submit a Cleaning Log in a format acceptable to the CITY for the purposes of recording pertinent information relative to the stormwater main and sanitary sewer structures being cleaned. The CONTRACTOR will provide the Cleaning Log no later than 14 calendar days after the conclusion of the cleaning.

b. The CONTRACTOR will submit Material Safety Data Sheets (MSDS) for all chemical cleaning agents proposed for use under this contract no later than 14 days after the effective date of the Contract.

B. Products: The CONTRACTOR shall utilize cleaning equipment capable of removing all accumulated dirt, sand, grease, rocks and other deleterious materials and obstructions from the sanitary sewer mains and the oval and round stormwater mains. The CONTRACTOR will ensure that all equipment used for cleaning operations is designed and intended to do the type of work which is specified. The CONTRACTOR will utilize equipment which is self-contained to handle all operations, when possible. The CONTRACTOR will use equipment manufacturer that is actively engaged in the research, development and manufacturing of said equipment. The CONTRACTOR may be directed to remove equipment deemed sub-standard by the City and may be directed to replace the equipment with equipment meeting these specifications, at no additional cost to the CITY.

1. High Velocity Cleaning Equipment: The CONTRACTOR will supply all high velocity hydraulic sewer cleaning equipment mounted on trucks. The CONTRACTOR supplied equipment shall have a minimum of 500 feet of ¾ inch I.D. high pressure hose with a selection of two or more high velocity nozzles. The nozzles shall have a capacity of 30 GPM at a minimum working pressure of 1000 psi. The nozzles shall be capable of producing a scouring action from 15° to 45° in the direction of cleaning and perpendicular to the sewer axis in all size lines designated to be cleaned. The CONTRACTOR will supply a high velocity gun for washing and scouring manhole walls and floor. The gun capacity shall equal 3.5 to 27 GPM at between 200 and 800 psi. The gun shall be capable of producing flows from a fine spray to a long distance solid stream. The equipment shall carry its own 1200 gallon (minimum) water tank capable of holding corrosive or caustic cleaning, sanitizing or degreasing chemicals if required by the CITY, auxiliary engines and pumps, and hydraulically driving hose reel. All controls shall be located so that the equipment can be operated aboveground.

2. Hydraulically Propelled Cleaning Equipment: The CONTRACTOR will supply hydraulically propelled cleaning equipment of the movable dam type and be constructed in such a way that a portion of the dam may be collapsed at any time during the cleaning operation to protect against flooding of the storm or sewer systems. Storm/Sewer cleaning balls or other such equipment which cannot be collapsed instantly to provide an immediate unobstructed flow-way during emergency conditions will not be considered as acceptable cleaning equipment. The movable dam shall be of equal diameter as the pipe being cleaned and shall provide a flexible scraper around the outer periphery to ensure total removal of the grease or obstruction.

3. Mechanical Cleaning Equipment: The CONTRACTOR will provide bucket machines in pairs with each machine powered by a minimum of a 16 horsepower engine to ensure sufficient pulling power. Each machine shall be equipped with a two speed transmission and shall be able to pull at rates of 175 feet per minute in high speed. The belt clutch gear reduction shall be a combination of approximately 83 to 1 reduction in low speed and 55 to 1 in high speed. The power rodding machine shall be of a "continuous rod" type capable of holding a minimum of 750 feet of rod. The machine and rod shall be specially treated steel, designed for the purpose intended. The machine shall have a positive rod drive and produce a 2,000 pound rod pull. To ensure safe operation, the machine shall have a fully enclosed body and an automatic safety throw-out clutch or relief valve. The final pass shall be with a brush large enough to ensure that the line has been cleaned sufficiently. This brush shall be mechanically driven, with the power mechanism properly sized. The CONTRACTOR will arrange all electrical drops required by the CONTRACTOR.

4. Capture and Removal of Debris: The CONTRACTOR shall furnish equipment, either specialized or standard in the industry, for the purpose of preventing debris from being washed past the manhole downstream of the line segment being cleaned, and for removing the debris from the manhole before any damage is caused to the system performance and or system equipment such as pump/lift stations, check valves, flow-ways, etc. The CONTRACTOR will bear the cost of all system down-time and repairs to restore operational status resulting from construction debris damage that in the CITY's opinion was reasonably preventable.

5. Water Metering Requirements: The CONTRACTOR will access CITY water via fire hydrants equipped with hydrant meters for cleaning, inversion and other work items requiring water. All costs incurred in obtaining and delivering the potable water shall be borne by the CONTRACTOR. The CONTRACTOR will use only potable water for this work.

C. Execution:

1. General: These specifications provide a basis by which a stormwater main or sanitary sewer line can be cleaned of all debris so that further work can be carried out. The CONTRACTOR will clean the designated stormwater main and/or sanitary sewer lines using high velocity, hydraulically propelled or mechanically powered sewer cleaning equipment as specified. The CONTRACTOR'S selection of the equipment used shall be based on the condition of the lines at the time the work commences. The CONTRACTOR will select equipment and methods that are satisfactory to the CITY. The CONTRACTOR will accomplish the cleaning of stormwater main or sewer lines by trapping and collecting all sand, debris, grease and other materials at the next manhole downstream of the line being cleaned,

and removal and proper disposal of said materials. The CONTRACTOR'S cleaning operations may also provide a means by which the stormwater main or sewer line can be threaded, i.e., a cable inserted in the line so that the television camera may be pulled through. The CONTRACTOR will not clean upstream sections of pipe once that section of pipe has been televised and accepted as complete.

2. Site Visit: The CONTRACTOR will conduct a physical reconnaissance of the area to be cleaned in order to verify the location of known and/or accepted manholes.

3. The CONTRACTOR shall utilize a magnetic locator to attempt to identify the location of buried manhole covers and notify the CITY representative so that CITY personnel can excavate and bring the manhole up to grade prior to cleaning. Under no circumstances shall the CONTRACTOR excavate buried manholes without prior written authorization from the CITY.

D. Hydraulic Cleaning Methodology:

1. High Velocity Cleaning Methodology: High velocity hydro-cleaning shall consist of cleaning and flushing of the stormwater main or sewer line by means of water pumped into the line at a high velocity. The CONTRACTOR shall accomplish cleaning using approved equipment to deliver water to a self-propelled nozzle to do the necessary cleaning and flushing. The CONTRACTOR will make as many passes as necessary to sufficiently clean the stormwater main or sewer line. The CONTRACTOR will take all precautions to protect the stormwater main or sewer line from damage that might be inflicted by the improper use of cleaning equipment.

2. Hydraulically Propelled Methodology: The CONTRACTOR will take precautions to ensure that the water does not cause damage or flooding to the public or private property being served by the manhole section involved whenever hydraulically propelled cleaning tools, which depend on water pressure to provide their cleaning force, or any tools which retard the flow of water in the stormwater main or sewer line are used.

3. Capture and Removal of Debris: The CONTRACTOR will construct a suitable weir or dam in the downstream manhole in such a manner that both the solids and water shall be trapped when hydraulic cleaning equipment is used, shall be constructed. The CONTRACTOR will pump this trapped solution using a method approved by the CITY, from the manhole into a retention chamber aboveground. The retention chamber shall contain not less than two baffles to ensure complete settlement of the solids before returning the liquid to the stormwater main or sewer line.

E. Mechanical Cleaning Methodology:

1. Rodding: The CONTRACTOR will perform cleaning by rodding with a power-driven continuous steel rod of sufficient length and gauge with the proper cleaning heads or augers, so as to loosen all solids or other materials. It shall also provide a means to thread a cable for the power winch.

2. Bucket Machine: The CONTRACTOR will remove all solids, materials and other debris by means of a clam-shell type bucket and/or other appliances dragged through the stormwater main or sewer line with power winches of suitable size and horsepower.

3. Supplemental Cleaning: The CONTRACTOR will perform a minimum of one pass using hydraulic cleaning methods after all material has been removed by mechanical cleaning, to ensure complete removal of material from the walls of the pipe. The CONTRACTOR will repair any damage to pipes.

4. Capture and Removal of Debris: The CONTRACTOR will capture debris in the downstream manhole in a manner approved in writing by the CITY, or as described above when mechanical cleaning equipment is used. .

F. Special Cleaning Requirements for Cast Iron Pipe: The CONTRACTOR will clean pipes of tuberculation, including rust build-up and mineral deposits after cleaning pipe of normal sewage deposits such as sand and grease by methods above. The CONTRACTOR may choose any equipment necessary to remove the tuberculation for pipe diameters greater than 24-inch, such as a "pig" or rodder; however, no equipment shall be used which may damage the pipe, manholes, street or downstream pump stations. The CONTRACTOR will remove all tuberculations for pipe diameters less than or equal to 24-inch, using a high pressure water blaster capable of delivering a minimum of 40 gallons per minute at a pressure of 10,000 psi. Where practical, the line shall be proofed by pulling a slip lining pulling head for the size of the pipe involved through the pipe to insure that no restrictions remain. The CONTRACTOR may choose a similar proofing device if deemed acceptable, in writing, by CITY.

G. Sanitary Sewer Manhole Modifications: The CONTRACTOR will make any modifications to manholes to facilitate cleaning which will be subject to prior written approval by the CITY. CONTRACTOR shall salvage and reuse all manhole covers and rings that are removed during sewer line and manhole rehabilitation.

H. Material Removal and Cleanup:

1. Material Removal: The CONTRACTOR will remove all sludge, dirt, sand, rocks, grease and other solid or semi-solid material resulting from the cleaning operation at the downstream manhole of the section being cleaned. Passing material from manhole section to manhole section will not be permitted. Under no circumstances will the CONTRACTOR be allowed to accumulate debris, sand, etc., on the site of work beyond the time limit approved by the CITY, except in totally enclosed containers, and only with the prior written approval of the CITY. The CONTRACTOR will remove all solids or semi-solids resulting from the cleaning operations from the site and disposed of at a location approved by the CITY.

2. Root Removal: The CONTRACTOR will remove all roots. The CONTRACTOR will give special attention during the cleaning operation to assure complete removal of roots from joints in lines and manholes. The CONTRACTOR may use chemical root treatment at the option of the CONTRACTOR.

When the CONTRACTOR uses chemicals to aid in removal of roots, the chemical shall be EPA registered and labeled for use in sewer lines and manholes and in compliance with all applicable CITY, State and Federal regulations. All material and mixing/application procedures for chemical root treatment shall be consistent with the latest standards, requirements and recommendations of the manufacturer of the chemical root

treatment material used. The CONTRACTOR shall protect waterways, ponds and other water bodies from chemical contamination.

I. Degree of Cleaning: The CONTRACTOR will remove all dirt, debris, roots and other solid and liquid materials from the sections of stormwater system or sewer system being cleaned to the extent that closed circuit television inspection can be performed. The CONTRACTOR will only perform light cleaning on all stormwater main and sanitary sewer main. A CITY representative shall define the extent of the cleaning to be performed on existing pipes included within a given work order. The level of cleaning is defined as follows:

1. Light Cleaning: The removal of $\frac{1}{4}$ pipe diameter depth or less of sand and/or debris from a section of pipe. The removal of roots and/or tuberculation will be paid under a separate line item.

2. Medium Cleaning: The removal of greater than $\frac{1}{4}$ and up to and including $\frac{1}{2}$ pipe diameter depth of sand and/or debris from a section of pipe. The removal of roots and/or tuberculation will be paid under a separate line item.

3. Heavy Cleaning: The removal of greater than $\frac{1}{2}$ pipe diameter depth of sand and/or debris from a section of pipe. The removal of roots and/or tuberculation will be paid under a separate line item

J. Dewatering: When by CITY and CONTRACTOR prior inspection and agreement it is determined that the pipe cannot be cleaned due to infiltration of groundwater, and the CONTRACTOR is required to temporarily halt the infiltration of groundwater by dewatering system means, the cost shall be included in the unit prices for cleaning as an incidental cost..

K. Manhole Clean-up: Clean-up operations shall consist of cleaning all debris out of the manhole and off the ground around the manhole. The CONTRACTOR will remove all debris from the stormwater system and sanitary sewer system and shall disposed of such debris properly off site in areas provided by the CONTRACTOR at the CONTRACTOR'S expense. The CONTRACTOR will provide transportation of debris or other material by the CONTRACTOR in vehicles or equipment which contain the debris or other material in such a manner to minimize objectionable odor and avoid the possibility of dripping, spilling, scattering, leaking or blowing. , The CONTRACTOR will clean up any debris or other material to the satisfaction of the CITY or other authorities having jurisdiction should spillage of debris resulting from overloading of trucks or for any other reason. The CONTRACTOR will ensure that all vehicles transporting debris or other material do not exceed the maximum allowable load limits of any road being used.

L. Restoration: The CONTRACTOR will repair all damage to public and/or private property which occurs as a direct result of the cleaning operations. The cost of restoring any damaged area to conditions prior to cleaning shall be borne by the CONTRACTOR.

M. Additional Cleaning: The CONTRACTOR will re-clean the line at no additional expense to the CITY should subsequent video inspection of cleaned stormwater main or sewers reveal that additional cleaning is required. The CONTRACTOR will provide any additional video inspection or re-setup of video equipment required due to re-cleaning at no additional expense to the CITY.

N. Pre- and Post-Work Inspections

The CONTRACTOR will video tape the stormwater main or sewer lines under the direct supervision of a CITY representative, prior to commencement of any proposed CIPP work and prior to acceptance of any completed CIPP work,. A CITY representative must be on site during the entire inspection procedure period. In the event the CONTRACTOR performs video inspection without a CITY representative present, the video will not be accepted by the CITY and must be re-done in the presence of a CITY representative. The CONTRACTOR will provide one (1) copy of the DVD video and associated video logs to the CITY prior to scheduling the post-cleaning and final inspections. CONTRACTOR shall meet with CITY staff to determine the acceptable method of repair if defects or problems are observed on the video. The CONTRACTOR will make all necessary repairs or correct the noted deficiencies at no cost to the CITY.

The CONTRACTOR will provide mandatory television inspection on all stormwater main and sewer mains that CIPP work has been performed under this contract. Only pan and tilt type cameras will be allowed. The CONTRACTOR will provide two (2) copies each of the written report and DVD video record of the inspection with audible description of run, direction, location and description of any defect or abnormality to the CITY at the time of the inspection. The video will be in color with good clarity. No black and white or poor quality videos will be accepted. The CONTRACTOR will schedule television inspection a minimum of seventy-two (72) hours in advance and a CITY representative is required to be on-site during entire length of each television inspection; otherwise the television inspection will be deemed invalid. The CONTRACTOR will clean all lines prior to videoing in accordance with Technical Specifications.

O. Maintenance of Traffic (MOT)

CONTRACTOR shall furnish all traffic control in accordance with the Florida Department of Transportation (FDOT) specifications as outlined in the "Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System" (latest edition) and the United States Department of Transportation/Federal Highway Administration (USDOT/FHWA) "Manual on Uniform Traffic Control Devices" (latest edition) for all aspects of assigned work.

CONTRACTOR shall perform all construction activity so that access to businesses can be maintained at all times and access to occupied homes can be maintained during non-working hours. The CONTRACTOR will provide written notice prior to access blockage to the blocked business/resident a minimum of forty-eight (48) hours in advance, either mailed or hand-delivered with a copy of each furnished to the CITY.

The CONTRACTOR shall maintain at least one lane of vehicular traffic at all times. The CONTRACTOR shall also provide safety barricades, business entrance signage and flag persons as required to properly maintain traffic flow. The CONTRACTOR shall prepare and submit a traffic maintenance plan for approval by the CITY prior to the start of work if directed by the CITY. The CONTRACTOR will include the cost of all work, materials and costs required for completed traffic control in the unit cost of the traffic control pay items in the pricing sheet.

P. Locates CONTRACTOR is responsible for all utility locates.

Q. Isolation and Bypass Operations

1. CONTRACTOR shall provide all isolation and bypass operations: The CONTRACTOR's objective of flow bypass and/or diversion pumping is to maintain an efficient and uninterrupted level of service to wastewater collection system and stormwater main users while maintenance or construction operations (including rehabilitation, repair or replacement) are being performed on the segment(s) being bypassed and/or from which flow is being diverted by:

- a. Ensuring that bypass and diversion pumps are adequately fueled, lubricated and maintained.
- b. Ensuring backup spare parts are expeditiously applied to the flow bypass and/or diversion pumping system in the event of component breakdown.
- c. Ensure an emergency backup plan is smoothly implemented in the event of system failure.
- d. Preventing backup, spillage, flooding or overflow onto streets, yards and unpaved areas or into building, adjacent ditches, stormwater mains and waterways while flow bypass or diversion pumping takes place, and
- e. Ensuring that installation, startup and subsequent disassembly of the flow bypass and diversion pumping system is smoothly transitioned.

2. The CONTRACTOR will provide flow bypass and diversion pumping in such a manner so as not to damage private or public property, or create a nuisance or public menace. The CONTRACTOR will enclose the pumped sewage in a hose or pipe that is adequately protected from traffic and shall be redirected into the wastewater collection system. The CONTRACTOR will return flow to the sewer and will remove all temporary equipment after the work is completed. The CONTRACTOR will enclose the pumped storm water in an enclosed hose or pipe that is adequately protected from traffic and shall be redirected into the stormwater system. The CONTRACTOR shall return flow to the stormwater mains and all temporary equipment removed after the work is completed.

3. The CONTRACTOR will provide an experienced bypass/diversion pump maintenance operator/mechanic and/or deputy on site continuously to monitor the operation of the entire bypass/diversion system when pumps are operating. The operator/mechanic shall comprehensively, methodically and continuously:

- a. Adjust pump speed as appropriate so as not to adversely impact upstream or downstream flow condition levels
- b. Check that the effectiveness and security of bulkheads, dams, diaphragms, plugs, valves, weirs and all other flow control devices are working effectively and according to plan.
- c. Check the integrity of hoses and couplings along the entire bypass/diversion system.
- d. Monitor lubrication levels and top off as necessary
- e. Facilitate minor repairs as required
- f. Report to CITY on problems arising.

4. The CONTRACTOR shall plan and execute sewer flow control, bypass and diversion pumping operations. The CONTRACTOR shall be entirely liable for damages to private or public property that may result from his/her operations and for all cleanup, disinfection, damages, and resultant fines in the event of spillage, flooding or overflow.

5. The CONTRACTOR shall immediately stop the overflow and take action to clean up and disinfect the spillage in the event of accidental overflow or spillage. The CONTRACTOR shall notify the CITY immediately and in any event not less than twenty-four (24) hours following the occurrence.

The CONTRACTOR is deemed to be entirely responsible should fines be subsequently imposed as a direct result of the overflow or spillage and the CONTRACTOR shall pay such fines as are imposed by the authorities. The CITY shall pay no fine(s) where it is shown the CONTRACTOR was entirely responsible for any overflow or spillage.

6. The CONTRACTOR shall complete work as efficiently as possible without interruption once by-pass pumping is underway at any given site.

7. The CONTRACTOR will ensure the level of noise emitted from pumps is within local regulations/ordinance parameters.

R. Work Integration

1. Hours of Operation: The CONTRACTOR will conduct all work during CITY acceptable work hours (typically 7:30 a.m. to 6:00 p.m.), Monday through Friday with the exception of CITY-observed events or holidays, unless circumstances prevent such scheduling. Such circumstances may include, but are not limited to, structures with high peak flows, significant negative impact on business or schools or excessive pedestrian and vehicular traffic flow if structure is located in vehicular or pedestrian thoroughfare. In such circumstances, "off hours" work will be required. This work may include late night and/or early morning hours and weekends. Such scheduling shall be agreed upon by both the CONTRACTOR and the CITY prior to the start of work. CONTRACTOR overtime and other CONTRACTOR-related costs shall be borne by the CONTRACTOR.

2. Work Coordination: The CONTRACTOR shall coordinate all work between a single point of contact for the CONTRACTOR and the CITY designated project manager. The CONTRACTOR will conduct discussion of structure conditions before work starts and final payment based on conditions agreed to at time of commencement of work or in subsequently approved change orders.

3. The CONTRACTOR will notify the CITY a minimum of seventy-two (72) hours prior to the commencement of work in order for CITY personnel to be available for onsite activities.

S. Work Product Submittals

1. Bypass Pumping: The CONTRACTOR will provide submittals for the bypass pumping plan and those plans approved no less than two weeks prior to execution of the work. The CONTRACTOR will not mobilize prior to approval of the pumping plan.

2. Videotaping: CONTRACTOR will submit one copy of each of two video inspections; one prior to the start of work and one after CIPP lining is completed for each

project. The video shall be of *high visual quality with complete and clear annotation on screen* to trace the route of camera travel and accurately determine the pipe condition in compatibility with the route and inspection information in the condition assessment log.

T. Site Restoration

The CONTRACTOR shall restore the work site(s) on a daily basis where practical. The CONTRACTOR will clear all obstructions from roadways, sidewalks, bike paths and other public thoroughfares daily, to the largest extent possible. The CONTRACTOR will not create a public nuisance during restoration activities. The CONTRACTOR will complete all restoration activities within a minimum of fourteen (14) calendar days of work being finished in a work area. Site restoration is ancillary item for the CIPP reconstruction and shall be included in the LF cost.

U. Ordering and Payment

1. Work will be ordered by the City through delivery of a work order request e-mail that includes a due date for the work order proposal to be submitted, a brief description of the work to be done and an aerial map with a schematic detail of the pipe system. The work order request will include a request for a fee and a time for completion. The City's work order request to the Contractor is based on an annual prioritized list of projects or a request from the Field Operations staff. It may or may not include the need for special conditions such as a compressed timeframe for response and the work schedule based upon the urgency/conditions such as an impending or partial road collapse. Acceptance of the work order proposal shall be documented by issuance of a City Purchase Order. Work shall not commence until issuance of an electronic Notice to Proceed (i.e., an email) for the work order.

2. The CONTRACTOR will submit monthly invoices to the CITY inspector for review and agreement prior to submitting to the CITY project manager for final acceptance and processing of payment.

V. Mobilization Mobilization charges shall include movement of equipment and material to and from the site and other costs not included as a separate line item to commence work on a work authorization.

W. Line Reconstruction

1. Sanitary: Includes open cut and installation of SDR-26 PVC Sanitary Sewer. Furnished and Installed. Open cut and Construct Sanitary Sewer line includes all labor, materials, and equipment necessary for dewatering, excavation, sheeting, shoring bracing installation of SDR26 PVC sanitary sewer, rigid fernco connections or manhole boots as required, pipeline identification and warning tape, disposal of excess material and old pipe, suitable backfill, replacement of existing improvements, pavement repair, testing, sodding and cleanup.

2. Sanitary: Includes open cut installation of C900 Sanitary sewer. Furnished and Installed. Open cut and Construct Sanitary Sewer line includes all labor, materials, and equipment necessary for dewatering, excavation, sheeting, shoring bracing installation of C900 sanitary sewer, rigid fernco connections or manhole boots as required,

pipeline identification and warning tape, disposal of excess material and old pipe, suitable backfill, replacement of existing improvements such as connections, testing, sodding and cleanup.

3. Stormwater: Includes open cut installation of RCP stormwater pipeline. Furnished and Installed. Open cut and Construct stormwater line, includes all labor, materials, and equipment necessary for dewatering, excavation, sheeting, shoring, bracing installation of RCP stormwater pipeline identification and warning tape, disposal of excess material and old pipe, suitable backfill, replacement of existing improvements such as connections, testing, sodding, pavement repair, brick and mortar installation and any connection to a structure and cleanup. **FDOT** Concrete collars are required on RCP to connect pipe and incidental to installation of the stormwater PVC line.

4. Stormwater: Includes open cut installation of HDPE stormwater pipeline. Furnished and Installed. Open cut and Construct stormwater line includes all labor, materials, and equipment necessary for dewatering, excavation, sheeting, shoring, bracing installation of HDPE stormwater pipeline identification and warning tape, disposal of excess material and old pipe, suitable backfill, replacement of existing improvements such as connections, testing, sodding, pavement repair, brick and mortar installation and any connection to a structure and cleanup. HDPE collars are incidental to installation of the stormwater HDPE line.

X. Grout Fill Abandoned Lines Grout fill will be required where the City determines it best to replace the entire line in a different alignment. The unit price will be paid by the cubic yard. Payment will be for the furnishing and placement of the grout mixture and will include all necessary excavation, connections, restoration and all other accommodations to properly perform the work.

Y. Manhole Cleaning the CONTRACTOR will remove all dirt, debris, roots and other solid and liquid materials from the sections of stormwater or sewer manhole being cleaned to the extent that closed circuit television inspection can be performed.

EXHIBIT B

CIPP REHABILITATION - SANITARY SEWER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
A	8" diameter				
A-1	6.0 mm normal thickness (.236")	10,000	LF	\$ 23.10	\$ 231,000.00
A-2	7.5 mm normal thickness (.295")	10,000	LF	\$ 25.20	\$ 252,000.00
A-3	9.0 mm normal thickness (.354")	5,000	LF	\$ 26.00	\$ 130,000.00
				TOTAL "A"	\$ 613,000.00
B	10" diameter				
B-1	6.0 mm normal thickness (.236")	400	LF	\$ 27.30	\$ 10,920.00
B-2	7.5 mm normal thickness (.295")	400	LF	\$ 29.70	\$ 11,880.00
B-3	9.0 mm normal thickness (.354")	400	LF	\$ 31.00	\$ 12,400.00
				TOTAL "B"	\$ 35,200.00
C	12" diameter				
C-1	6.0 mm normal thickness (.236")	400	LF	\$ 30.40	\$ 12,160.00
C-2	7.5 mm normal thickness (.295")	400	LF	\$ 32.90	\$ 13,160.00
C-3	9.0 mm normal thickness (.354")	600	LF	\$ 39.30	\$ 23,580.00
				TOTAL "C"	\$ 48,900.00
D	15" diameter				
D-1	6.0 mm normal thickness (.236")	400	LF	\$ 38.00	\$ 15,200.00
D-2	7.5 mm normal thickness (.295")	400	LF	\$ 42.10	\$ 16,840.00
D-3	9.0 mm normal thickness (.354")	600	LF	\$ 49.10	\$ 29,460.00
				TOTAL "D"	\$ 61,500.00
E	18" diameter				
E-1	6.0 mm normal thickness (.236")	300	LF	\$ 37.90	\$ 11,370.00
E-2	7.5 mm normal thickness (.0295")	300	LF	\$ 45.00	\$ 13,500.00
E-3	9.0 mm normal thickness (.354")	300	LF	\$ 57.70	\$ 17,310.00
E-4	10.5 mm normal thickness (.413")	200	LF	\$ 61.20	\$ 12,240.00
				TOTAL "E"	\$ 54,420.00
F	21" diameter				
F-1	6.0 mm normal thickness (.236")	300	LF	\$ 44.00	\$ 13,200.00
F-2	7.5 mm normal thickness (.295")	300	LF	\$ 48.00	\$ 14,400.00
F-3	9.0 mm normal thickness (.354")	300	LF	\$ 67.50	\$ 20,250.00
F-4	10.5 mm normal thickness (.413")	300	LF	\$ 73.30	\$ 21,990.00
F-5	12.0 mm normal thickness (.472")	200	LF	\$ 78.90	\$ 15,780.00
F-6	Charge for each 1.5 mm thickness increase per LF exceeding 12.0 mm	100	LF	\$ 4.20	\$ 420.00
				TOTAL "F"	\$ 86,040.00

CIPP REHABILITATION - SANITARY SEWER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
G	24" diameter				
G-1	9.0 mm normal thickness (.354")	300	LF	\$ 70.00	\$ 21,000.00
G-2	10.5 mm normal thickness (.413")	300	LF	\$ 82.50	\$ 24,750.00
G-3	12.0 mm normal thickness (.472")	300	LF	\$ 89.90	\$ 26,970.00
G-4	13.5 mm normal thickness (.531")	300	LF	\$ 94.90	\$ 28,470.00
G-5	15.0 mm normal thickness (.591")	200	LF	\$ 100.20	\$ 20,040.00
G-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 4.30	\$ 430.00
				TOTAL "G"	\$ 121,660.00
H	27" diameter				
H-1	9.0 mm normal thickness (.354")	100	LF	\$ 74.00	\$ 7,400.00
H-2	10.5 mm normal thickness (.413")	100	LF	\$ 89.70	\$ 8,970.00
H-3	12.0 mm normal thickness (.472")	100	LF	\$ 97.90	\$ 9,790.00
H-4	13.5 mm normal thickness (.531")	50	LF	\$ 104.20	\$ 5,210.00
H-5	15.0 mm normal thickness (.591")	50	LF	\$ 110.30	\$ 5,515.00
H-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 3.90	\$ 390.00
				TOTAL "H"	\$ 37,275.00
I	30" diameter				
I-1	9.0 mm normal thickness (.354")	100	LF	\$ 76.00	\$ 7,600.00
I-2	10.5 mm normal thickness (.413")	100	LF	\$ 101.10	\$ 10,110.00
I-3	12.0 mm normal thickness (.472")	100	LF	\$ 109.50	\$ 10,950.00
I-4	13.5 mm normal thickness (.531")	100	LF	\$ 115.90	\$ 11,590.00
I-5	15.0 mm normal thickness (.591")	100	LF	\$ 121.80	\$ 12,180.00
I-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 5.50	\$ 550.00
				TOTAL "I"	\$ 52,980.00
J	36" diameter				
J-1	10.5 mm normal thickness (.413")	100	LF	\$ 90.00	\$ 9,000.00
J-2	12.0 mm normal thickness (.472")	100	LF	\$ 134.50	\$ 13,450.00
J-3	13.5 mm normal thickness (.531")	100	LF	\$ 142.80	\$ 14,280.00
J-4	15.0 mm normal thickness (.591")	100	LF	\$ 150.70	\$ 15,070.00
J-5	16.5 mm normal thickness (.650")	100	LF	\$ 157.40	\$ 15,740.00
J-6	18.0 mm normal thickness (.709")	100	LF	\$ 166.10	\$ 16,610.00
J-7	Charge for each 1.5 mm thickness increase per LF exceeding 18.0 mm	100	LF	\$ 5.60	\$ 560.00
				TOTAL "J"	\$ 84,710.00

CIPP REHABILITATION - SANITARY SEWER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
K	42" diameter				
K-1	10.5 mm normal thickness (.413")	100	LF	\$ 119.80	\$ 11,980.00
K-2	12.0 mm normal thickness (.472")	100	LF	\$ 158.80	\$ 15,880.00
K-3	13.5 mm normal thickness (.531")	100	LF	\$ 167.60	\$ 16,760.00
K-4	15.0 mm normal thickness (.591")	100	LF	\$ 176.40	\$ 17,640.00
K-5	16.5 mm normal thickness (.650")	50	LF	\$ 185.20	\$ 9,260.00
K-6	18.0 mm normal thickness (.709")	50	LF	\$ 192.80	\$ 9,640.00
K-7	Charge for each 1.5 mm thickness increase per LF exceeding 18.0 mm	100	LF	\$ 7.10	\$ 710.00
				TOTAL "K"	\$ 81,870.00
	TOTAL "A" THRU "K"				\$ 1,277,555.00
CLEAN & INSPECTION - SANITARY SEWER MAINS					
L	Light Cleaning and Inspection				
L-1	8" – 12" diameter	6,000	LF	\$ 2.50	\$ 15,000.00
L-2	14" – 18" diameter	6,000	LF	\$ 5.00	\$ 30,000.00
L-3	20" – 24" diameter	6,000	LF	\$ 7.00	\$ 42,000.00
L-4	27" – 42" diameter	6,000	LF	\$ 10.00	\$ 60,000.00
L-5	48" – 72" diameter	6,000	LF	\$ 12.10	\$ 72,600.00
				TOTAL "L"	\$ 219,600.00
M	Medium Cleaning				
M-1	8" – 12" diameter	6,000	LF	\$ 3.70	\$ 22,200.00
M-2	14" – 18" diameter	6,000	LF	\$ 7.00	\$ 42,000.00
M-3	20" – 24" diameter	6,000	LF	\$ 10.00	\$ 60,000.00
M-4	27" – 42" diameter	6,000	LF	\$ 13.10	\$ 78,600.00
M-5	48" – 72" diameter	6,000	LF	\$ 15.10	\$ 90,600.00
				TOTAL "M"	\$ 293,400.00
N	Heavy Cleaning				
N-1	8" – 12" diameter	6,000	LF	\$ 3.30	\$ 19,800.00
N-2	14" – 18" diameter	6,000	LF	\$ 8.00	\$ 48,000.00
N-3	20" – 24" diameter	6,000	LF	\$ 12.10	\$ 72,600.00
N-4	27" – 42" diameter	6,000	LF	\$ 16.10	\$ 96,600.00
N-5	48" – 72" diameter	6,000	LF	\$ 18.10	\$ 108,600.00
		6,000	LF		\$ -
				TOTAL "N"	\$ 345,600.00
O	Root Removal				
O-1	8" – 12" diameter	6,000	LF	\$ 1.60	\$ 9,600.00
O-2	14" – 18" diameter	6,000	LF	\$ 2.60	\$ 15,600.00
O-3	20" – 24" diameter	6,000	LF	\$ 4.80	\$ 28,800.00
O-4	27" – 42" diameter	6,000	LF	\$ 5.30	\$ 31,800.00
O-5	48" – 72" diameter	6,000	LF	\$ 6.30	\$ 37,800.00
				TOTAL "O"	\$ 123,600.00

CLEAN & INSPECTION - SANITARY SEWER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
P	Tuberculation Cleaning				
P-1	8" – 12" diameter	6,000	LF	\$ 19.00	\$ 114,000.00
P-2	14" – 18" diameter	6,000	LF	\$ 21.70	\$ 130,200.00
P-3	20" – 24" diameter	6,000	LF	\$ 22.70	\$ 136,200.00
P-4	27" – 42" diameter	6,000	LF	\$ 23.30	\$ 139,800.00
P-5	48" – 72" diameter	6,000	LF	\$ 25.90	\$ 155,400.00
				TOTAL "P"	\$ 675,600.00
	TOTAL "L" THRU "P"				\$ 1,657,800.00
	SANITARY SEWER				
	LATERAL CIPP LINING-TOP HAT/FULL WRAP - UP TO 36"				
Q					
Q-1	Four (4) inch lateral connection per ASTM F1216-16	20	EA	\$ 2,009.90	\$ 40,198.00
Q-2	Six (6) inch lateral connection per ASTM F1216-16	20	EA	\$ 2,009.90	\$ 40,198.00
Q-3	Eight (8) inch lateral connection per ASTM F1216-16	20	EA	\$ 2,009.90	\$ 40,198.00
Q-4	Lateral lining 0 to 30' per ASTM F1216-16	100	LF	\$ 79.30	\$ 7,930.00
Q-5	Additional Lateral Lining > 30' per ASTM F1216-16	100	LF	\$ 37.00	\$ 3,700.00
Q-6	Lateral Cutout	20	EA	\$ 195.00	\$ 3,900.00
Q-4	Lateral Grout	20	EA	\$ 390.20	\$ 7,804.00
	TOTAL "Q"				\$ 143,928.00
	SANITARY SEWER				
	MANHOLE/LIFT STATION REFURBISHMENT				
R					
R-1	Interior Manhole Application (Precast)	2,000	SF	\$ 19.00	\$ 38,000.00
R-2	Interior Manhole Application (Brick)	2,000	SF	\$ 23.30	\$ 46,600.00
R-3	Interior Lift Station Application (Precast)	2,000	SF	\$ 21.20	\$ 42,400.00
R-4	Interior Lift Station Application (Brick)	2,000	SF	\$ 26.40	\$ 52,800.00
R-5	Bench/Invert Repair	200	EA	\$ 528.90	\$ 105,780.00
	TOTAL "R"				\$ 285,580.00
	SANITARY SEWER				
	CLEANOUT INSTALLATION				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
S					
S-1	Four (4) inch cleanout	20	EA	\$ 528.90	\$ 10,578.00
S-2	Six (6) inch cleanout	20	EA	\$ 634.70	\$ 12,694.00
S-3	Eight (8) inch cleanout	20	EA	\$ 793.40	\$ 15,868.00
	TOTAL "S"				\$ 39,140.00

	MANHOLE CLEANING				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
T	Manhole cleaning	2,000	SF	\$ 5.30	\$ 10,600.00
	TOTAL "T"				\$ 10,600.00
	TOTAL "Q" THRU "T"				\$ 479,248.00
	CIPP REHABILITATION - STORMWATER MAINS				
U	8" diameter				
U-1	6.0 mm normal thickness (.236")	500	LF	\$ 39.50	\$ 19,750.00
				TOTAL "U"	\$ 19,750.00
V	10" diameter				
V-1	6.0 mm normal thickness (.236")	400	LF	\$ 45.50	\$ 18,200.00
V-2	7.5 mm normal thickness (.295")	400	LF	\$ 48.00	\$ 19,200.00
				TOTAL "V"	\$ 37,400.00
W	12" diameter				
W-1	6.0 mm normal thickness (.236")	750	LF	\$ 48.80	\$ 36,600.00
W-2	7.5 mm normal thickness (.295")	750	LF	\$ 51.50	\$ 38,625.00
				TOTAL "W"	\$ 75,225.00
X	15" diameter				
X-1	6.0 mm normal thickness (.236")	1,000	LF	\$ 55.00	\$ 55,000.00
X-2	7.5 mm normal thickness (.295")	1,500	LF	\$ 64.50	\$ 96,750.00
X-3	9.0 mm normal thickness (.354")	1,000	LF	\$ 76.90	\$ 76,900.00
X-4	Charge for each 1.5 mm thickness increase per LF exceeding 9.0 mm	100	LF	\$ 2.10	\$ 210.00
				TOTAL "X"	\$ 228,860.00
Y	18" diameter				
Y-1	6.0 mm normal thickness (.236")	1,250	LF	\$ 52.20	\$ 65,250.00
Y-2	7.5 mm normal thickness (.295")	1,250	LF	\$ 67.60	\$ 84,500.00
Y-3	9.0 mm normal thickness (.354")	1,250	LF	\$ 79.40	\$ 99,250.00
Y-4	10.5 mm normal thickness (.413")	1,250	LF	\$ 82.90	\$ 103,625.00
Y-5	Charge for each 1.5 mm thickness increase per LF exceeding 10.5 mm	100	LF	\$ 4.20	\$ 420.00
				TOTAL "Y"	\$ 353,045.00
Z	21" diameter				
Z-1	6.0 mm normal thickness (.236")	220	LF	\$ 59.70	\$ 13,134.00
Z-2	7.5 mm normal thickness (.295")	220	LF	\$ 63.50	\$ 13,970.00
Z-3	9.0 mm normal thickness (.354")	220	LF	\$ 90.10	\$ 19,822.00
Z-4	10.5 mm normal thickness (.413")	220	LF	\$ 96.10	\$ 21,142.00
Z-5	12.0 mm normal thickness (.472")	200	LF	\$ 104.40	\$ 20,880.00
Z-6	Charge for each 1.5 mm thickness increase per LF exceeding 12.0 mm	100	LF	\$ 4.20	\$ 420.00
				TOTAL "Z"	\$ 89,368.00

CIPP REHABILITATION - STORMWATER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
AA	24" diameter				
AA-1	9.0 mm normal thickness (.354")	700	LF	\$ 95.00	\$ 66,500.00
AA-2	10.5 mm normal thickness (.413")	700	LF	\$ 106.70	\$ 74,690.00
AA-3	12.0 mm normal thickness (.472")	700	LF	\$ 116.80	\$ 81,760.00
AA-4	13.5 mm normal thickness (.531")	700	LF	\$ 122.00	\$ 85,400.00
AA-5	15.0 mm normal thickness (.591")	700	LF	\$ 127.50	\$ 89,250.00
AA-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 4.30	\$ 430.00
				TOTAL "AA"	\$ 398,030.00
BB	27" diameter				
BB-1	9.0 mm normal thickness (.354")	220	LF	\$ 100.00	\$ 22,000.00
BB-2	10.5 mm normal thickness (.413")	220	LF	\$ 113.70	\$ 25,014.00
BB-3	12.0 mm normal thickness (.472")	220	LF	\$ 124.60	\$ 27,412.00
BB-4	13.5 mm normal thickness (.531")	220	LF	\$ 131.20	\$ 28,864.00
BB-5	15.0 mm normal thickness (.591")	220	LF	\$ 137.60	\$ 30,272.00
BB-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 4.50	\$ 450.00
				TOTAL "BB"	\$ 134,012.00
CC	30" diameter				
CC-1	9.0 mm normal thickness (.354")	600	LF	\$ 100.00	\$ 60,000.00
CC-2	10.5 mm normal thickness (.413")	600	LF	\$ 113.70	\$ 68,220.00
CC-3	12.0 mm normal thickness (.472")	600	LF	\$ 123.30	\$ 73,980.00
CC-4	13.5 mm normal thickness (.531")	600	LF	\$ 129.90	\$ 77,940.00
CC-5	15.0 mm normal thickness (.591")	600	LF	\$ 135.90	\$ 81,540.00
CC-6	Charge for each 1.5 mm thickness increase per LF exceeding 15.0 mm	100	LF	\$ 5.50	\$ 550.00
				TOTAL "CC"	\$ 362,230.00
DD	36" diameter				
DD-1	10.5 mm normal thickness (.413")	500	LF	\$ 108.00	\$ 54,000.00
DD-2	12.0 mm normal thickness (.472")	500	LF	\$ 151.70	\$ 75,850.00
DD-3	13.5 mm normal thickness (.531")	500	LF	\$ 160.30	\$ 80,150.00
DD-4	15.0 mm normal thickness (.591")	500	LF	\$ 168.30	\$ 84,150.00
DD-5	16.5 mm normal thickness (.650")	250	LF	\$ 175.10	\$ 43,775.00
DD-6	18.0 mm normal thickness (.709")	250	LF	\$ 184.00	\$ 46,000.00
DD-7	Charge for each 1.5 mm thickness increase per LF exceeding 18.0 mm	100	LF	\$ 5.60	\$ 560.00
				TOTAL "DD"	\$ 384,485.00

CIPP REHABILITATION - STORMWATER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
EE	42" diameter				
EE-1	10.5 mm normal thickness (.413")	250	LF	\$ 120.00	\$ 30,000.00
EE-2	12.0 mm normal thickness (.472")	250	LF	\$ 140.00	\$ 35,000.00
EE-3	13.5 mm normal thickness (.531")	250	LF	\$ 185.80	\$ 46,450.00
EE-4	15.0 mm normal thickness (.591")	250	LF	\$ 194.80	\$ 48,700.00
EE-5	16.5 mm normal thickness (.650")	250	LF	\$ 203.80	\$ 50,950.00
EE-6	18.0 mm normal thickness (.709")	250	LF	\$ 211.50	\$ 52,875.00
EE-7	Charge for each 1.5 mm thickness increase per LF exceeding 18.0 mm	100	LF	\$ 7.10	\$ 710.00
				TOTAL "EE"	\$ 264,685.00
FF	48" diameter				
FF-1	12.0 mm normal thickness (.472")	200	LF	\$ 150.00	\$ 30,000.00
FF-2	13.5 mm normal thickness (.531")	200	LF	\$ 160.00	\$ 32,000.00
FF-3	15.0 mm normal thickness (.591")	200	LF	\$ 225.30	\$ 45,060.00
FF-4	16.5 mm normal thickness (.650")	200	LF	\$ 235.60	\$ 47,120.00
FF-5	18.0 mm normal thickness (.709")	200	LF	\$ 244.60	\$ 48,920.00
FF-6	19.5 mm normal thickness (.768")	100	LF	\$ 262.20	\$ 26,220.00
FF-7	21.0 mm normal thickness (.827")	100	LF	\$ 270.90	\$ 27,090.00
FF-8	Charge for each 1.5 mm thickness increase per LF exceeding 21.0 mm	100	LF	\$ 8.00	\$ 800.00
				TOTAL "FF"	\$ 257,210.00
GG	52" diameter				
GG-1	10.5 mm normal thickness (.413")	25	LF	\$ 145.00	\$ 3,625.00
GG-2	12.0 mm normal thickness (.472")	25	LF	\$ 155.00	\$ 3,875.00
GG-3	13.5 mm normal thickness (.531")	25	LF	\$ 165.00	\$ 4,125.00
GG-4	15.0 mm normal thickness (.591")	25	LF	\$ 196.50	\$ 4,912.50
GG-5	16.5 mm normal thickness (.650")	25	LF	\$ 204.20	\$ 5,105.00
GG-6	18.0 mm normal thickness (.709")	25	LF	\$ 262.20	\$ 6,555.00
GG-7	19.5 mm normal thickness (.768")	25	LF	\$ 279.30	\$ 6,982.50
GG-8	21.0 mm normal thickness (.827")	25	LF	\$ 290.40	\$ 7,260.00
GG-9	22.5 mm normal thickness (.886")	100	LF	\$ 302.60	\$ 30,260.00
GG-10	Charge for each 1.5 mm thickness increase per LF exceeding 22.5 mm	100	LF	\$ 9.60	\$ 960.00
				TOTAL "GG"	\$ 73,660.00

	CIPP REHABILITATION - STORMWATER MAINS				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
HH	54" diameter				
HH-1	10.5 mm normal thickness (.413")	25	LF	\$ 150.00	\$ 3,750.00
HH-2	12.0 mm normal thickness (.472")	25	LF	\$ 160.00	\$ 4,000.00
HH-3	13.5 mm normal thickness (.531")	25	LF	\$ 170.00	\$ 4,250.00
HH-4	15.0 mm normal thickness (.591")	25	LF	\$ 210.00	\$ 5,250.00
HH-5	16.5 mm normal thickness (.650")	25	LF	\$ 215.00	\$ 5,375.00
HH-6	18.0 mm normal thickness (.709")	25	LF	\$ 288.90	\$ 7,222.50
HH-7	19.5 mm normal thickness (.768")	25	LF	\$ 305.50	\$ 7,637.50
HH-8	21.0 mm normal thickness (.827")	25	LF	\$ 406.10	\$ 10,152.50
HH-9	22.5 mm normal thickness (.886")	100	LF	\$ 419.70	\$ 41,970.00
HH-10	Charge for each 1.5 mm thickness increase per LF exceeding 22.5 mm	100	LF	\$ 9.80	\$ 980.00
				TOTAL "HH"	\$ 90,587.50
II	60" diameter				
II-1	10.5 mm normal thickness (.413")	25	LF	\$ 302.40	\$ 7,560.00
II-2	12.0 mm normal thickness (.472")	25	LF	\$ 319.00	\$ 7,975.00
II-3	13.5 mm normal thickness (.531")	25	LF	\$ 330.20	\$ 8,255.00
II-4	15.0 mm normal thickness (.591")	25	LF	\$ 341.20	\$ 8,530.00
II-5	16.5 mm normal thickness (.650")	25	LF	\$ 350.40	\$ 8,760.00
II-6	18.0 mm normal thickness (.709")	25	LF	\$ 445.50	\$ 11,137.50
II-7	19.5 mm normal thickness (.768")	25	LF	\$ 468.90	\$ 11,722.50
II-8	21.0 mm normal thickness (.827")	25	LF	\$ 483.90	\$ 12,097.50
II-9	22.5 mm normal thickness (.886")	100	LF	\$ 499.10	\$ 49,910.00
II-10	Charge for each 1.5 mm thickness increase per LF exceeding 22.5 mm	100	LF	\$ 13.50	\$ 1,350.00
				TOTAL "II"	\$ 127,297.50
JJ	72" diameter				
JJ-1	10.5 mm normal thickness (.413")	25	LF	\$ 500.10	\$ 12,502.50
JJ-2	12.0 mm normal thickness (.472")	25	LF	\$ 506.20	\$ 12,655.00
JJ-3	13.5 mm normal thickness (.531")	25	LF	\$ 519.70	\$ 12,992.50
JJ-4	15.0 mm normal thickness (.591")	25	LF	\$ 532.80	\$ 13,320.00
JJ-5	16.5 mm normal thickness (.650")	25	LF	\$ 546.60	\$ 13,665.00
JJ-6	18.0 mm normal thickness (.709")	25	LF	\$ 680.50	\$ 17,012.50
JJ-7	19.5 mm normal thickness (.768")	25	LF	\$ 763.20	\$ 19,080.00
JJ-8	21.0 mm normal thickness (.827")	25	LF	\$ 781.80	\$ 19,545.00
JJ-9	22.5 mm normal thickness (.886")	100	LF	\$ 796.30	\$ 79,630.00
JJ-10	Charge for each 1.5 mm thickness increase per LF exceeding 22.5 mm	100	LF	\$ 14.70	\$ 1,470.00
				TOTAL "JJ"	\$ 201,872.50
	Total CIPP Rehabilitation - Stormwater Mains ("U" THRU "JJ")				\$ 3,097,717.50

CLEAN & INSPECTION - STORMWATER MAINS					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
KK	Light Cleaning and inspection				
KK-1	8" - 12" diameter	6,000	LF	\$ 6.00	\$ 36,000.00
KK-2	14" - 18" diameter	6,000	LF	\$ 8.00	\$ 48,000.00
KK-3	20" - 24" diameter	6,000	LF	\$ 9.00	\$ 54,000.00
KK-4	27" - 42" diameter	6,000	LF	\$ 12.10	\$ 72,600.00
KK-5	48" - 72" diameter	6,000	LF	\$ 16.10	\$ 96,600.00
				TOTAL "KK"	\$ 307,200.00
LL	Medium Cleaning				
LL-1	8" - 12" diameter	6,000	LF	\$ 9.00	\$ 54,000.00
LL-2	14" - 18" diameter	6,000	LF	\$ 11.10	\$ 66,600.00
LL-3	20" - 24" diameter	6,000	LF	\$ 14.10	\$ 84,600.00
LL-4	27" - 42" diameter	6,000	LF	\$ 17.10	\$ 102,600.00
LL-5	48" - 72" diameter	6,000	LF	\$ 20.10	\$ 120,600.00
				TOTAL "LL"	\$ 428,400.00
MM	Heavy Cleaning				
MM-1	8" - 12" diameter	6,000	LF	\$ 11.10	\$ 66,600.00
MM-2	14" - 18" diameter	6,000	LF	\$ 16.10	\$ 96,600.00
MM-3	20" - 24" diameter	6,000	LF	\$ 20.10	\$ 120,600.00
MM-4	27" - 42" diameter	6,000	LF	\$ 26.10	\$ 156,600.00
MM-5	48" - 72" diameter	6,000	LF	\$ 32.20	\$ 193,200.00
				TOTAL "MM"	\$ 633,600.00
NN	Root Removal				
NN-1	8" - 12" diameter	6,000	LF	\$ 1.60	\$ 9,600.00
NN-2	14" - 18" diameter	6,000	LF	\$ 2.60	\$ 15,600.00
NN-3	20" - 24" diameter	6,000	LF	\$ 4.80	\$ 28,800.00
NN-4	27" - 42" diameter	6,000	LF	\$ 5.30	\$ 31,800.00
NN-5	48" - 72" diameter	6,000	LF	\$ 6.30	\$ 37,800.00
				TOTAL "NN"	\$ 123,600.00
OO	Tuberculation Cleaning				
OO-1	8" - 12" diameter	6,000	LF	\$ 19.00	\$ 114,000.00
OO-2	14" - 18" diameter	6,000	LF	\$ 21.70	\$ 130,200.00
OO-3	20" - 24" diameter	6,000	LF	\$ 22.70	\$ 136,200.00
OO-4	27" - 42" diameter	6,000	LF	\$ 23.30	\$ 139,800.00
OO-5	8" - 72" diameter	6,000	LF	\$ 25.90	\$ 155,400.00
				TOTAL "OO"	\$ 675,600.00
PP	Stormwater Manhole Cleaining	2,800	SF	\$ 5.30	\$ 14,840.00
				TOTAL "PP"	\$ 14,840.00
	TOTAL "KK" THRU "PP"				\$ 2,183,240.00

ANCILLARY GENERAL SERVICES					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
QQ	By-Pass Pumping				
QQ-1	8" diameter	5	LS	\$ 317.40	\$ 1,587.00
QQ-2	10" diameter	5	LS	\$ 317.40	\$ 1,587.00
QQ-3	12" diameter	5	LS	\$ 1,586.80	\$ 7,934.00
QQ-4	15" diameter	5	LS	\$ 6,347.00	\$ 31,735.00
QQ-5	18" diameter	5	LS	\$ 11,107.30	\$ 55,536.50
QQ-6	21" diameter	5	LS	\$ 12,694.10	\$ 63,470.50
QQ-7	24" diameter	5	LS	\$ 14,280.80	\$ 71,404.00
QQ-8	27" diameter	5	LS	\$ 15,867.60	\$ 79,338.00
QQ-9	30" diameter	5	LS	\$ 17,454.30	\$ 87,271.50
QQ-10	36" diameter	5	LS	\$ 19,041.10	\$ 95,205.50
				TOTAL "QQ"	\$ 495,069.00
RR	Standard Service Reconnection	25	Each	\$ 195.00	\$ 4,875.00
				TOTAL "RR"	\$ 4,875.00
SS	Traffic Control - FDOT Right of Way				
SS-1	Flagman	10	Setup	\$ 655.90	\$ 6,559.00
SS-2	Arrow Board	10	Setup	\$ 190.40	\$ 1,904.00
SS-3	Barricades	10	Setup	\$ 359.70	\$ 3,597.00
SS-4	Lane Dividers	10	Setup	\$ 15.90	\$ 159.00
				TOTAL "SS"	\$ 12,219.00
TT	Traffic Control - City Right of Way				
TT-1	Flagman	10	Setup	\$ 655.90	\$ 6,559.00
TT-2	Arrow Board	10	Setup	\$ 190.40	\$ 1,904.00
TT-3	Barricades	10	Setup	\$ 264.50	\$ 2,645.00
TT-4	Lane Dividers	10	Setup	\$ 15.90	\$ 159.00
				TOTAL "TT"	\$ 11,267.00
UU	Traffic Control - County Right of Way				
UU-1	Flagman	10	Setup	\$ 655.90	\$ 6,559.00
UU-2	Arrow Board	10	Setup	\$ 190.40	\$ 1,904.00
UU-3	Barricades	10	Setup	\$ 359.70	\$ 3,597.00
UU-4	Lane Dividers	10	Setup	\$ 15.90	\$ 159.00
				TOTAL "UU"	\$ 12,219.00

ANCILLARY GENERAL SERVICES					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
VV	Easement Access				
VV-1	6" to 12" diameter	100	LF	\$ 3.70	\$ 370.00
VV-2	14" to 18" diameter	100	LF	\$ 4.80	\$ 480.00
VV-3	20" to 24" diameter	100	LF	\$ 6.10	\$ 610.00
VV-4	27" to 30" diameter	100	LF	\$ 9.80	\$ 980.00
VV-5	36" to 42" diameter	100	LF	\$ 10.80	\$ 1,080.00
VV-6	48" to 54" diameter	100	LF	\$ 16.10	\$ 1,610.00
				TOTAL "VV"	\$ 5,130.00
WW	Manhole Cleaning	2,800	SF	\$ 5.30	\$ 14,840.00
				TOTAL "WW"	\$ 14,840.00
XX	Grout fill abandoned pipe	1,000	CY	\$ 158.70	\$ 158,700.00
				TOTAL "XX"	\$ 158,700.00
YY	Chemical and physical product testing	10	EA	\$ 264.50	\$ 2,645.00
				TOTAL "YY"	\$ 2,645.00
ZZ	Erosion and sediment control				
ZZ-1	Silt Fencing	200	LF	\$ 4.20	\$ 840.00
ZZ-2	Floating Turbidity Barrier	200	LF	\$ 15.90	\$ 3,180.00
ZZ-3	Gutter Buddy	100	EA	\$ 52.90	\$ 5,290.00
				TOTAL "ZZ"	\$ 9,310.00
AAA	Mobilization	20	Setup	\$ 3,578.40	\$ 71,568.00
				TOTAL "AAA"	\$ 71,568.00
BBB	Bonds	100,000	Percentage	\$ 0.03	\$ 3,000.00
				TOTAL "BBB"	\$ 3,000.00
	TOTAL "QQ" THRU "BBB"				\$ 800,842.00
	TOTAL ESTIMATED BID AMOUNT				\$ 9,496,402.50

	ADDITIVE ALTERNATE No. 1				
	SANITARY SEWER				
	LINE RECONSTRUCTION SDR 26 LESS THAN 10' DEPTH				
CCC					
CCC-1	15"	100	LF	\$ 272.00	\$ 27,200.00
CCC-2	18"	100	LF	\$ 292.20	\$ 29,220.00
CCC-3	24"	100	LF	\$ 385.60	\$ 38,560.00
CCC-4	30"	100	LF	\$ 464.10	\$ 46,410.00
CCC-5	36"	100	LF	\$ 582.90	\$ 58,290.00
CCC-6	42"	100	LF	\$ 594.10	\$ 59,410.00
CCC-7	48"	100	LF	\$ 1,193.20	\$ 119,320.00
CCC-8	54"	100	LF	\$ 1,500.00	\$ 150,000.00
CCC-9	60"	100	LF	\$ 2,000.00	\$ 200,000.00
CCC-10	66"	50	LF	\$ 2,500.00	\$ 125,000.00
CCC-11	72"	50	LF	\$ 3,000.00	\$ 150,000.00
				TOTAL "CCC"	\$ 1,003,410.00
	SANITARY SEWER				
	LINE RECONSTRUCTION C900 GREATER THAN 10' DEPTH				
DDD					
DDD-1	15"	100	LF	\$ 333.30	\$ 33,330.00
DDD-2	18"	100	LF	\$ 358.30	\$ 35,830.00
DDD-3	24"	100	LF	\$ 469.00	\$ 46,900.00
DDD-4	30"	100	LF	\$ 578.50	\$ 57,850.00
DDD-5	36"	100	LF	\$ 745.00	\$ 74,500.00
DDD-6	42"	100	LF	\$ 1,391.10	\$ 139,110.00
DDD-7	48"	100	LF	\$ 1,500.00	\$ 150,000.00
DDD-8	54"	100	LF	\$ 2,000.00	\$ 200,000.00
DDD-9	60"	100	LF	\$ 2,500.00	\$ 250,000.00
DDD-10	66"	50	LF	\$ 3,000.00	\$ 150,000.00
DDD-11	72"	50	LF	\$ 3,500.00	\$ 175,000.00
				TOTAL "DDD"	\$ 1,312,520.00

	STORMWATER MAINS				
EEE	Line Reconstruction (concrete collars are incidental) greater than 8' depth and under roadways				
EEE-1	15" RCP	250	LF	\$ 161.30	\$ 40,325.00
EEE-2	18" RCP	250	LF	\$ 171.10	\$ 42,775.00
EEE-3	24" RCP	250	LF	\$ 188.60	\$ 47,150.00
EEE-4	30" RCP	250	LF	\$ 227.30	\$ 56,825.00
EEE-5	36" RCP	250	LF	\$ 256.20	\$ 64,050.00
EEE-6	48" RCP	250	LF	\$ 324.20	\$ 81,050.00
EEE-7	54" RCP	250	LF	\$ 386.40	\$ 96,600.00
EEE-8	60" RCP	250	LF	\$ 424.70	\$ 106,175.00
EEE-9	72" RCP	500	LF	\$ 548.60	\$ 274,300.00
				TOTAL "EEE"	\$ 809,250.00
FFF	HDPE Line Reconstruction less than 8'				
FFF-1	15" HDPE	250	LF	\$ 133.60	\$ 33,400.00
FFF-2	18" HDPE	250	LF	\$ 142.20	\$ 35,550.00
FFF-3	24" HDPE	250	LF	\$ 160.60	\$ 40,150.00
FFF-4	30" HDPE	250	LF	\$ 203.10	\$ 50,775.00
FFF-5	36" HDPE	250	LF	\$ 209.80	\$ 52,450.00
FFF-6	42" HDPE	250	LF	\$ 231.70	\$ 57,925.00
FFF-7	48" HDPE	250	LF	\$ 279.80	\$ 69,950.00
FFF-8	54" HDPE	250	LF	\$ 310.00	\$ 77,500.00
FFF-9	60" HDPE	250	LF	\$ 353.50	\$ 88,375.00
FFF-10	70" HDPE	500	LF	\$ 390.00	\$ 195,000.00
				TOTAL "FFF"	\$ 701,075.00
	TOTAL "CCC" THRU "FFF"				\$ 3,826,255.00

*(COMPOSITE EXHIBIT C is not attached but will remain on file in
in the Office of the Purchasing Agent and will be available upon request)*

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-63
Proposal Approval - Swagit Productions, LLC / Budget Amendment - Information Technology

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-63

SYNOPSIS: The City Commission, at its March 20, 2019 Workshop meeting, determined video recorded and live streamed City Commission Regular Meetings, City Commission Special Meetings, City Commission Workshops and certain Advisory Board/Committee meetings shall be in compliance with the Americans with Disabilities Act.

Swagit Productions LLC is the City's video streaming and broadcast solutions provider. The attached proposal is for the purchase of equipment, products and services necessary to meet ADA requirements for live streamed closed captioned and post production closed captioned meetings.

FISCAL IMPACT: Funds in the amount of \$83,120 are available for transfer from the General Fund contingency account, 0018200 59900, to the Information Technology Department contractual account, 0011310 53400.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-63.

Dana Whicker, IT Manager	4/4/2019
Dale Martin, City Manager	4/5/2019
Pauline Testagrose, Comptroller	4/8/2019
Tammi E. Bach, City Attorney	4/8/2019

Caroline Best

Date: March 21, 2019

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION: Adopt

RESOLUTION 2019-63

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A PROPOSAL FROM SWAGIT PRODUCTIONS, LLC IN THE AMOUNT OF \$83,120 FOR CLOSED CAPTIONING SERVICES; APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission, at its March 20, 2019 Workshop meeting, determined video recorded and live streamed City Commission Regular Meetings, City Commission Special Meetings, City Commission Workshops and certain Advisory Board/Committee meetings shall comply with the Americans with Disabilities Act (ADA); and

WHEREAS, Swagit Productions, LLC is the City's video streaming and broadcast solutions provider. This Resolution approves the purchase of equipment, products and services necessary to meet ADA requirements for live streamed closed captioned and post production closed captioned meetings; and

WHEREAS, according to Code Sec 2-412 and Charter section 74, the City Commission must approve any budget transfers over \$7,500; and

WHEREAS, an amendment to the budget is needed to allocate the expenses associated with closed captioning. Funds in the amount of \$83,120 are available for transfer from the General Fund contingency account, 0018200 59900, to the Information Technology Department contractual account, 0011310 53400.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the Swagit Productions, LLC Live Captioning Solutions proposal, attached hereto as Exhibit "A", for equipment, products and services in the amount of \$83,120.

SECTION 2: The City Commission hereby approves a transfer in the amount of \$83,120 from the General Fund Contingency Account, 0018200 59900, to the Information Technology Department Contractual Account, 0011310 53400.

SECTION 3. The City Commission authorizes the City Manager and City Clerk to sign the appropriate documents related to this proposal upon review of the City Attorney.

SECTION 4. This Resolution shall become effective immediately.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Commissioner – Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Caroline Best
City Clerk

Tammi E. Bach
City Attorney



Fernandina Beach, FL - Live Captioning Solutions

Prepared on March 21, 2019 - #20190321-151430732

Fernandina Beach, FL

204 Ash Street
Fernandina Beach, FL, USA
32034

Caroline Best

City Clerk
cbest@fbfl.org
904-310-3119

Dana Whicker

Information Technology Dir...
dwhicker@fbfl.org
904-310-3100

Products & Services

CaptionPrime Streaming Appliance

1 x \$13,690.00

- Captioning Encoding Appliance, system burn-in, HD/SD Baseband or IP Encode/Transcode single-channel license
- Enables encoding/transcoding of 1 HD/SD channel.
- Web based Caption GUI, multi-encoder management and CC support
- Software Licenses
- Video Capture Card with Simulstream
- Remote Video Indexing Kit (Includes Scheduler)
- AT&T U-verse® Compatible Closed Caption Encoder/Decoder for VOIP
- SDI CC encoding unit to provide audio captions over IP
- Required for Real Time Captioning implementation

Advanced Caption Encoder/Decoder (Voice over IP capable)

1 x \$10,690.00

Closed Caption Encoder/Decoder for VOIP

- SDI CC encoding unit to provide audio captions over IP
- Required for Real Time Captioning implementation

Avior™ + EASE™ 125

1 x \$28,740.00 / year

For 1 year

- Up to 125 indexed and remotely switched meetings annually.
- Up to 120 hours of specialty video content per year
- 24/7 Live Stream (Mirrored U-verse live stream, if needed)
- No Staff Involvement

CaptionLive - 25 (Meeting avg. of 2 hours)

1 x \$7,500.00 / year

For 1 year

- Up to 25 transcribed meetings annually
- Captions are created as an event takes place, utilizing a live transcriber.
- Sync captions for on-demand usage after the event has come to its completion.
- Captioning through Swagit can be distributed to both TV and the Web simultaneously, if needed.

- \$150 per additional hour. Captioning rates are calculated in full hours rounded up. Based on total length of meeting event, which includes breaks, closed sessions, and other non captioned-events during that length of time.

CaptionPM - 100 Post-Event (On Demand) Captioning

1 x \$21,000.00 / year

For 1 year

- Up to 100 transcribed meetings post meeting for close captions each year
- Human assisted post-meeting captioning for video on demand, completed and aligned with event video within four business days of broadcast.
- 4 day turnaround time
- Based on 2 hour average meeting duration

Social Media eXstream (Facebook and/or YouTube Live)

1 x \$1,500.00 / year

For 1 year

- Connects government meetings and events with live social platforms such as Facebook Live and YouTube Live
- Users can watch and engage on any device, including desktops, tablets, and mobile devices.
- Analytics available

Recurring subtotal \$58,740.00 / year

One-time subtotal \$24,380.00

Total **\$83,120.00**

This total doesn't include any applicable taxes.

This quote expires on June 19, 2019.

Signature

Date

Printed name

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Questions? Contact me



Vin Nguyen

Account Manager

vnguyen@swagit.com

+1 (214) 432-5905



Swagit Productions, LLC

12801 North Central Expy. #900

Dallas, TX, US

75243

The City Commission of the City of Fernandina Beach, Florida, met in a Workshop Wednesday, March 20, 2019 at 3:00 pm in the City Commission Chambers. Present were Vice Mayor Kreger presiding, Commissioners Philip Chapman, Mike Lednovich and Chip Ross. Mayor John A. Miller was not in attendance. Also present were City Clerk Caroline Best, City Manager Dale L. Martin and City Attorney Tammi Bach.

Vice Mayor Kreger called the meeting to order and led the Pledge of Allegiance to the Flag.

4.1 CITY WEBSITE REQUIREMENTS: City Attorney Bach explained the City has been served a lawsuit from Juan Carlos Gil claiming documents on the City's website are not ADA compliant. Ms. Bach provided a presentation regarding the America's with Disabilities Act (ADA) and explained the City's website, live streamed City Commission meetings, live streamed Advisory Board meetings, and Laserfiche document center do not meet ADA requirements.

Information Technology Director Mr. Dana Whicker provided cost information related to closed captioning live streamed meetings and post production closed captioning.

Ms. Suanne Thamm, 404 Broome Street, asked how tables and charts will be made ADA accessible. City Attorney Bach explained special software is available which audibly describes webpage content. Ms. Thamm also noted citizens need to contact the Clerk's Office to request archived records now that the Laserfiche document center link has been removed.

City Attorney Bach will write disclaimer language to be placed on the City's website which explains how citizens with disabilities may request a previously recorded City Commission meeting or Advisory Board meeting with closed captioning. Additionally, City Attorney Bach will contact outside counsel to determine whether the Laserfiche document center link on the City's website which was removed some weeks ago, should be made available for public access. ***The consensus of the City Commission was to close caption live streamed City Commission meetings, the approximate cost of which is \$3.00 per minute and Advisory Board meetings shall be post production closed captioned the approximate cost of which is \$0.75 per minute.*** The April 16, 2019 City Commission Regular Meeting agenda will have items pertaining to contract amendments and budget amendments to cover these additional costs.

ADJOURNMENT: There being no further business to come before the City Commission, the meeting was adjourned at 4:08 pm.

ATTEST:

CAROLINE BEST
City Clerk

JOHN A. MILLER
Mayor-Commissioner

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-64
Proposal Approval - Advanced Disposal Services / Budget Amendment - Non-Departmental

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Adopt Resolution 2019-64

SYNOPSIS: Advanced Disposal Services has previously provided waste removal services pertaining to the Shrimp Festival.

The City has an existing contract with Advanced Disposal Services for solid waste and recycling removal within the City. Advanced Disposal Services has proposed an amount of \$38,343 to provide the waste removal and clean-up services for the 2019 Shrimp Festival.

FISCAL IMPACT: Budgeted funds in the amount of \$37,000 are available in Non-Departmental Contractual Account, 0011910 53400. Funds in the amount of \$1,343 are available for transfer from the Non-Departmental R/M Building & Grounds account, 0011910 54610 (\$843) and Non-Departmental R/M Equipment account, 0011910 54620 (\$500), to offset the deficit.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-64.

Jeremiah Glisson, Fleet & Facilities Maintenance Director	4/5/2019
Nicole Bednar, Administrative Services Manager	4/5/2019
Dale Martin, City Manager	4/5/2019
Pauline Testagrose, Comptroller	4/8/2019
Tammi E. Bach, City Attorney	4/8/2019
Katie Newton, Legal Assistant	4/8/2019

Date: April 02, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

RESOLUTION 2019-64

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE PROPOSAL FROM ADVANCED DISPOSAL SERVICES TO PROVIDE SOLID WASTE REMOVAL AND CLEAN-UP SERVICES FOR THE 2019 SHRIMP FESTIVAL; APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach has an existing contract with Advanced Disposal Services for solid waste and recycling removal within the City; and

WHEREAS, Advanced Disposal Services has proposed an amount of \$38,343 to provide waste removal and clean-up services for the 2019 Shrimp Festival; and

WHEREAS, budgeted funds in the amount of \$37,000 are available in Non-Departmental Contractual account, 0011910 53400. Funds in the amount of \$1,343 are available for transfer from the Non-Departmental R/M Building & Grounds account, 0011910 54610 (\$843), and Non-Departmental R/M Equipment account, 0011910 54620 (\$500), to offset the deficit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the proposal in the amount of \$38,343 from Advanced Disposal Services, attached hereto as Exhibit "A", to provide solid waste removal and clean-up services for the 2019 Shrimp Festival.

SECTION 2. The City Commission hereby approves a transfer in the amount of \$1,343 from the Non-Departmental R/M Building & Grounds account, 0011910 54610 (\$843), and Non-Departmental R/M Equipment account, 0011910 54620 (\$500), to the Non-Department Contractual account, 0011910 53400.

SECTION 3. The City Manager and City Clerk are hereby authorized to execute all documentation pertaining to this proposal, upon review and approval of the City Attorney.

SECTION 4. This Resolution shall become effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Commissioner – Mayor

ATTEST:

Caroline Best
City Clerk

APPROVED AS TO FORM & LEGALITY:



Tammi E. Bach
City Attorney



April 4, 2019

Mr. Dale Martin

City Manager

City of Fernandina Beach

204 Ash Street

Fernandina Beach, Florida 32034

RE: 2019 Shrimp Boat Festival – Agreement for Services

Mr. Martin,

Advanced Disposal- Stateline is pleased to once again provide cleaning and solid waste removal service for the 2019 Shrimp Festival.

Scope of Work:

Advanced Disposal –Stateline agrees to provide cleaning and solid waste removal services for the 2019 Shrimp Boat Festival. Scope of services will include cleaning and trash removal, blowing of streets nightly in conjunction with City provided street sweepers and overall cleanliness of the event. We will provide trash carts, cart liners, personnel for placement, set-up and service trash carts, maintaining carts during the event and cleaning/blowing the area after the event to return venue to its original state. Please see attached for detailed scope of services provided.

Fee and Payment Terms:

Our service charge will be \$38,343.00.

Thank you once again for giving us the opportunity to provide this service for the City of Fernandina. If you agree please return a signed copy to my attention. If you have any questions or concerns please contact me at 904-879-2301.

Sincerely,

Jeff Edwards

General Manager

Advanced Disposal Services

ACCEPTED AND AGREED

Signed: _____ Date: _____

Print Name/ Title: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Scope of Service for 2018 Shrimp Festival

1. Deliver 20 carts to Centre Street for parade.
2. Deliver and place 205 carts Friday morning.
3. Temporarily remove approximately 12 Front Load containers Friday morning.
4. Deliver 3 Residential rear-load trucks and one (Roll-off container or recycle truck) on Friday afternoon.
5. Rental for two and half days on Rear-load trucks.
6. Provide staff and equipment needed (including liners) to handle daily dumping of carts and recycle bins, nightly removal of all waste, blow off and clean streets and sidewalks in conjunction with City Sweeper.
7. Provide two supervisors each day as contact persons for event personnel and to oversee overall operations.
8. Six additional employees will be used for final clean-up, truck removal and cart removal on final day of event.
9. Boom truck and driver used to remove grease soaked cardboard waste at food court area.
10. Return front-load containers to original locations on Sunday night.
11. Remove Roll-off container/Recycle truck and haul recycle material to Jacksonville Recycle Facility.
12. Transport all trucks for final disposal.
13. Remove and clean 225 carts used in Shrimp Festival.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2019-65
Franchise Agreement Extension - Harrell Land, LLC D/B/A Fernandina Beach Market Place

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-65

SYNOPSIS: The farmers' market agreement recently expired. After discussions with City staff and the current franchise holder, it was decided to continue the current farmers' market agreement through the end of the year, and publish an RFP in the fall of 2019 for the market. This agreement extension will allow no disruption to citizens by allowing the market to continue.

FISCAL IMPACT: The City receives approximately \$1,300 per year based on the current agreement.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-65.

Tammi E. Bach, City Attorney 4/1/2019

Dale Martin, City Manager 4/5/2019

Pauline Testagrose, Comptroller 4/8/2019

Date: March 14, 2019

Submitted By: Katie Newton, Legal Assistant

COMMISSION ACTION: Adopt

RESOLUTION 2019-65

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING AN EXTENSION OF THE FRANCHISE AGREEMENT WITH HARRELL LAND, LLC D/B/A FERNANDINA BEACH MARKET PLACE THROUGH DECEMBER 31, 2019; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Harrell Land, LLC d/b/a Fernandina Beach Market Place (“Marketplace”) has had a franchise with the City to operate a farmers’ market on Saturdays downtown since November 7, 2012, approval via Resolution 2012-181; and

WHEREAS, the Marketplace was granted two extensions which expired on November 7, 2017; and

WHEREAS, the City Commission agrees to extend the franchise agreement once again through December 31, 2019.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, THAT:

SECTION 1. The City Commission agrees to extend the franchise agreement with the Marketplace through December 31, 2019.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute a letter formalizing the extension with the Marketplace, upon review and approval by the City Attorney.

SECTION 3. This Resolution shall take effect immediately upon adoption.

ADOPTED this 16th day of April, 2019.

ATTEST:

CITY OF FERNANDINA BEACH

Caroline Best
City Clerk

John A. Miller
Commissioner – Mayor

APPROVED AS TO FORM AND LEGALITY:



Tammi E. Bach
City Attorney

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2019-66
Budget Amendment - Parks and Recreation Impact Fees

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-66

SYNOPSIS: The City Commission approved the use of Parks and Recreation Impact Fees for design costs in the amounts of: \$30,000 for beach walkovers # 8N, 9N and 2S; and \$30,000 for the Main Beach boardwalk, per Resolution #s 2019-45 and 2019-46.

Funds are available in the Capital Expansion Fund (310) Parks and Rec Impact Fee Reserve account, 3107200 59990.

FISCAL IMPACT: Design costs in the amount of \$60,000 are available in the Capital Expansion Fund (310) Parks and Rec Impact Fee Reserve account 3107200 59990.

\$30,000 will be transferred to the Dune Walkovers account, 3107200 56315 (\$30,000) and Parks and Recreation Improvements account, 3107200 56300 (\$30,000).

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-66.

Nan Voit, Parks & Recreation Director	4/3/2019
Nicole Bednar, Administrative Services Manager	4/4/2019
Dale Martin, City Manager	4/5/2019
Tammi E. Bach, City Attorney	4/5/2019

A handwritten signature in blue ink, reading "Pauline Testagrose".

Date: March 15, 2019

Submitted By: Pauline Testagrose, Comptroller

COMMISSION ACTION: Adopt

RESOLUTION 2019-66

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, according to Code Sec 2-412 and Charter section 74, the City Commission must approve any budget transfers over \$7,500; and

WHEREAS, the City Commission approved the use of Parks and Recreation Impact Fees for design costs in the amounts of: \$30,000 for beach walkovers # 8N, 9N and 2S; and \$30,000 for the Main Beach boardwalk, per Resolution #'s 2019-45 and 2019-46. Funds are available in the Capital Expansion Fund (310) Parks and Rec Impact Fee Reserve account, 3107200 59990; and

WHEREAS, an amendment to the budget is needed to allocate the expenses associated with the design of public beach walkovers at access #'s 8N, 9N and 2S and the Main Beach boardwalk.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves a budget transfer in the amount of \$60,000 from the Parks and Recreation Impact Fees Reserve account, 3107200 59990 to the Dune Walkovers account, 3107200 56315 (\$30,000) and Parks and Recreation Improvements account, 3107200 56300 (\$30,000).

SECTION 2. This Resolution shall become effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Commissioner – Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:



Caroline Best
City Clerk

Tammi E. Bach
City Attorney

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-48
Settlement Agreement and General Release - VRL Architects, Inc.

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-48

SYNOPSIS: After the completion of the Nassau County Library, Fernandina Beach Branch, renovation, the roof leaked and was in need of repair. It was discovered that an expansion joint was needed and not part of the original design.

When contacted regarding the error, VRL Architects, Inc., who had designed the project, worked with staff and the City Attorney and agreed to pay for the cost of the roof repair through its insurance company in the amount of \$32,716.77. The City incurred some other costs for minor roof repairs (\$920) and structural report (\$400), but is not being reimbursed for those costs.

Since January 2019, further leaks have been documented, and Tremco, the City's roofing repair company who performed the repairs, stands by their work and will monitor and repair, as needed, at no cost to the City. It is undetermined whether the "new" leaks originate from the design issues at the expansion joint. The City Commission postponed this settlement so that the library architect can do an on-site inspection on April 12, 2019.

FISCAL IMPACT: The settlement will authorize a reimbursement of \$32,716.77 which will be deposited into 001 36990 (Other Revenue).

CITY ATTORNEY COMMENTS: See above.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-48.

Katie Newton, Legal Assistant	4/3/2019
Tammi E. Bach, City Attorney	4/5/2019
Nicole Bednar, Administrative Services Manager	4/5/2019
Dale Martin, City Manager	4/8/2019
Pauline Testagrose, Comptroller	4/8/2019

Date: April 03, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

RESOLUTION 2019-48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A SETTLEMENT AGREEMENT AND GENERAL RELEASE WITH VRL ARCHITECTS, INC. IN THE AMOUNT OF \$32,716.77 AS REIMBURSEMENT TO THE CITY FOR LIBRARY ROOF REPAIRS; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2014, VRL Architects, Inc. provided services to the City of Fernandina Beach by designing the Fernandina Beach Downtown public library roof as part of the library expansion project; and

WHEREAS, in June 2018, the library roof needed repair due to a lack of proper expansion joint, and the City paid \$32,716.77 to Weatherproofing Technologies (reference City Resolution 2018-107) for the roof repairs; and

WHEREAS, in November 2018, the City Attorney began negotiations with VRL Architects, Inc. (the architect for library expansion project) and their legal representative to resolve the City's claim; and

WHEREAS, the parties recognize the tremendous time and expense that would be incurred by litigation of the matter, any appeals and the uncertainties inherent in any such litigation, and the parties have concluded that their interests would be best served by this settlement; and

WHEREAS, the Settlement Agreement and General Release provides that VRL Architects, Inc. does not admit liability but will pay the settlement amount to avoid litigation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the Settlement Agreement and General Release with VRL Architects, Inc., attached hereto as Exhibit "A", and authorizes the City Manager and City Clerk to execute all documents pertaining to such settlement after review and approval by the City Attorney.

SECTION 2. This Resolution shall be effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Commissioner-Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Caroline Best
City Clerk

Tammi E. Bach
City Attorney

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release ("Agreement") is hereby entered into by and among: (a) **City of Fernandina Beach**, "Plaintiff"; and (c) **VRL Architects, Inc. ("VRL or Defendant")**; This Agreement shall take effect upon the date of mutual execution of Plaintiff and VRL (the "Effective Date").

Background Recitals

- A. WHEREAS**, Plaintiff has asserted certain claims for construction defect relating construction and repair of the property (the "Dispute") located at 25 North 4th Street, Fernandina Beach, Florida. The property is known as the Nassau County Public Library ("the Property").
- B. WHEREAS**, VRL performed certain work during the original construction of the Property and desire to resolve any and all claims that Plaintiff may have against them related to the Property and the Dispute.
- C. WHEREAS**, in entering into this Agreement, the Parties desire to resolve any and all claims, defenses, demands, debts, obligations, judgments, actions, causes of action, liens, and liabilities between them, including, but not limited to, any and all claims, offsets, debts or defenses that were asserted in the Lawsuit and any and all claims, offsets, debts or defenses that could have been asserted in the Lawsuit.

WHEREAS, the parties desire to enter into a settlement agreement regarding the Dispute and the parties hereby agree as follows:

1. **Settlement Amount and Payment Terms.** In full and final settlement of all issues relating to the Dispute pending between the Parties, including all claims raised in the Dispute, the parties hereby agree that the XL Catlin AXA XL will pay Plaintiff Thirty-two Thousand, Seven hundred and sixteen dollars and seventy-seven cents (\$32,716.77). Such settlement amounts should be made payable to City of Fernandina Beach and should be sent to:

Tammi Bach
City Attorney
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Such settlement amounts are due and owing within thirty (30) days of the VRLs receipt of this fully executed Agreement.

1. **General Release from Plaintiff.** Upon the Effective Date Plaintiff fully and completely release and forever discharge the Defendant and their respective past and present parent

companies, related and affiliated companies, subsidiaries, predecessors, successors, and assigns, and each entity's respective present and past directors, officers, partners, attorneys, agents, employees, members, managers, shareholders, stockholders, insurers, including XL Catlin AXA XL, and reinsurers, from any and all lawsuits, arbitrations, causes of action, claims, liens, demands, debts, defenses, and costs, of any nature whatsoever, whether based on contract, tort, or other theory of recovery (including, but not limited to statutory causes of action), including but not limited to claims for property damage, including loss of use and personal property, medical expenses, personal injury, bodily injury, loss of income, mental anguish, pain and suffering, breach of the duty to defend, breach of the duty to indemnify, additional insured rights/status, unfair claims handling or any other insurer misconduct, bad faith (statutory and common law), breach of contract And, without limiting the foregoing, any other losses or damages, whether compensatory (general and special), punitive or exemplary, or for attorneys' fees and costs (whether past or future, whether claimed to be due and owing under any statute, the common law, contract or insurance policy, including but not limited to 627.428 Fla. Stat., § 626.9373 and/or the confession of judgment doctrine), whether known or unknown, suspected or unsuspected, foreseen or unforeseen, liquidated or unliquidated, accrued or unaccrued, which were or could have been asserted, now or in the future, against the Defendant directly or indirectly attributable to the construction and/or repair of the Property, the sale of the Property to the Plaintiff, their habitation of the Property, any aspects of the transactions represented thereby concerning the Property, any consideration for the transactions between the parties and all damages and causes of action flowing therefrom, including, without limitation, those claims or causes of action that were brought or could have been brought in the Lawsuit. **THIS IS A GENERAL RELEASE OF ANY AND ALL OF PLAINTIFF'S CLAIMS AGAINST THE DEFENDANTS FROM THE PRESENT DATE TO THE END OF TIME ARISING OUT OF OR RELATING TO THE CONSTRUCTION, REPAIR, SALE, AND/OR HABITATION OF THE PROPERTY. THIS RELEASE IS ONLY MEANT TO RELEASE THE DEFENDANT FOR THE SCOPE OF WORK OF VRL.**

2. **Warranty of Exclusive Rights.** Plaintiff represents and warrants that they have the sole right and exclusive authority to execute the Agreement and receive the sum specified in it, and that they have not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims or causes of action released in this Agreement.

3. **No Admission of Wrongdoing/Liability.** Plaintiff agrees and acknowledges that they accept the payment referenced in paragraph one above as a full and complete compromise of matters involving the Dispute and the Property, and that such payment shall not be considered an admission of any liability or wrongdoing by the Defendant. It is further understood and acknowledged by all parties that this Agreement does not constitute an admission of liability or wrongdoing on the part of the Defendant and that this Agreement is purely an act of compromise.

4. **Tax Consequences.** Plaintiff agrees that if it is later determined by the Internal Revenue Service that taxes of any type should have been paid in connection with any benefit Plaintiffs receive pursuant to this Agreement, that Plaintiff will be solely responsible for paying such taxes.

5. **Adequate Consideration.** Plaintiff acknowledges that the consideration received by Plaintiff in connection with this Agreement is fair, adequate and substantial and consists only

of the terms set forth in this Agreement.

6. **Warranty of Voluntary Agreement.** The parties warrant that they have entered this Agreement voluntarily and of their own accord without reliance on any inducement, promise, or representations by any other party.

7. **Warranty of Understanding and Advice of Counsel.** The parties state that they have carefully read this Agreement, know its content, and freely and voluntarily agree to all of its terms and conditions. Each party warrants that it has obtained the advice of counsel with regard to this Agreement.

8. **Governing Law.** It is hereby agreed by the parties that this Agreement shall be governed by the laws of the State of Florida, regardless of any conflicts of law provision requiring reference to the rules of, decisions in, and/or laws of another state or sovereign nation.

9. **Execution in Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be one and the same instrument. Delivery of an executed counterpart of this Agreement by email and/or facsimile shall be equally as effective as delivery of a manually executed counterpart of this Agreement.

10. **Merger, Amendments, and Waiver.** This Agreement constitutes the entire agreement between the Parties regarding the subject matter of this Agreement. It supersedes all prior and contemporaneous agreements, representations, and understandings between the Parties related thereto. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Agreement by a party shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver by a party shall be binding unless executed in writing by the party against whom enforcement of the waiver is sought.

11. **Incorporation of Recitals.** The parties warrant and represent that the above-stated Background Recitals are true and accurate statements in all material respects and reflect the intent of the parties in entering into this Agreement. The Background Recitals are incorporated by reference into the terms of the Agreement.

12. **Warranty Acknowledgement.** In entering into this Agreement, Plaintiff acknowledges and agrees that they will not make any additional warranty claims (or any other claims) to the Defendant, or their respective past and present parent companies, related and affiliated companies, subsidiaries, predecessors, successors, and assigns, and each such entity's present and past directors, officers, partners, attorneys, agents, employees, members, managers, or shareholders and stockholders.

13. **Confidentiality.** Except as required by law, Plaintiff agrees to keep the terms of this Agreement confidential. This covenant does not, however, preclude Plaintiffs from providing testimony or information pursuant to a subpoena or other legal process in connection with any legal proceedings or in connection with any investigations that may be conducted by governmental authorities. Additionally, this covenant does not preclude Plaintiff from disclosing the terms and facts of this Agreement to a tax advisor, or attorney, reinsurers, agents, and all insurance reporting

entities for the sole purpose of obtaining tax and/or legal advice. However, should the Plaintiffs violate this provision; the Plaintiff agrees to payback XL Catlin AXA XL the amount of the settlement as detailed in Paragraph 1.

14. **No Party is Drafter.** Should any provision of the Agreement require interpretation or construction, each party acknowledges participation in the negotiation of this Agreement and agrees that no provision of this Agreement shall be construed against or interpreted to the disadvantage of any party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured, dictated, or drafted such provision.

15. **Successors.** This Agreement is binding upon the parties' successors and assigns.

IN WITNESS WHEREOF, this Agreement has been signed by the parties as shown below.

City of Fernandina Beach

By: _____

Printed Name: _____

Title: _____

DATED: _____

APPROVED AS TO FORM AND LEGALITY:



CITY ATTORNEY



Purchase Order

Fiscal Year 2018

Page: 1 of: 1

B
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City of Fernandina Beach
MAINTENANCE DEPARTMENT
1017 SOUTH 5TH STREET
FERNANDINA BEACH, FL 32034

THIS NUMBER MUST APPEAR ON ALL
INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **18000328**

Delivery must be made within doors of
specified destination.

V
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WEATHERPROOFING TECHNOLOGIES, INC.
3735 GREEN RD
CLEVELAND, OH 44122

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O

MAINTENANCE DEPARTMENT
1017 SOUTH 5TH STREET
FERNANDINA BEACH, FL 32034

Vendor Phone Number		Vendor Fax Number		Requisition Number		Delivery Reference	
				18529			
Date Ordered	Vendor Number	Date Required	Freight Method/Terms			Department/Location	
08/15/2018	411					FACILITIES	
Item#	Description/PartNo			QTY	UOM	Unit Price	Extended Price
	The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading LIBRARY ROOF REPAIR						
1	LIBRARY ROOF REPAIR AS OUTLINED IN PROPOSAL DATED JUNE 14, 2018 FOR THE EXPANSION JOINT AND ALPHAGUARD REPAIR; PRICING PER AEPA CONTRACT IFB #017-F; CITY COMMISSION APPROVED VIA RESOLUTION 2018-107 ON AUGUST 7, 2018.			1.0	EACH	\$32,716.77	\$32,716.77
	***** GL SUMMARY *****						
	0017100 - 54610			\$32,716.77			

By: PAC Clifford
Comptroller

VENDOR COPY

Total Ext. Price	\$32,716.77
PO Total	\$32,716.77

1. **ENTIRE AGREEMENT** - The terms, specifications and drawings included in this order when duly executed constitute the entire agreement between the parties, unless otherwise stated on the face of the order. No modification or waiver of terms of the agreement shall be binding unless in writing, signed by the City Manager and confirmed by a representative of the Contractor/Vendor/Seller. This agreement shall be interpreted in accordance with the laws of the State of Florida.
2. **DELIVERIES** - In the event of failure to deliver material of the quality or within the time specified, City may cancel the order and buy elsewhere. Failure of City to exercise this option with respect to any installment shall not be deemed a waiver with respect to future installments, if any.
3. **INSPECTIONS** - Materials shall be received subject to City's right to inspect and test all materials at destination before acceptance. Contractor/Vendor/Seller shall pay transportation costs and the cost of inspecting and testing of materials which are rejected by City.
4. **ACCEPTANCE** - Payment for the goods or services covered by this order shall not constitute acceptance thereof. Shipment of any part of this order or start of work, if providing services, without written acceptance constitutes Contractor/Vendor/Seller's acceptance of this order and its condition.
5. **CONTINGENCIES** - Neither party shall be liable for delays or defaults due to acts of God, government authority or public enemy, war, fires, floods, epidemics, strikes, labor troubles, freight embargoes or contingencies reasonably beyond its control. The party so affected, upon prompt written notice to the other party, shall be excused from making or taking deliveries or goods and/or services hereunder to the extent of such prevention or restriction. At City's option, deliveries so omitted shall be made on notice thereof to the Contractor/Vendor/Seller, upon cessation of such contingency, even though such might have been operative at the date of this order.
6. **GOVERNMENT REGULATIONS** - Contractor/Vendor/Seller warrants that all applicable laws and regulations of government authority, covering the production, sale and delivery of the materials and performance of services specified herein, have been complied with and shall indemnify and save City harmless from and against any liability or loss resulting from Contractor/Vendor/Seller's failure to do so.
7. **TAXES** - The City is exempt from Federal Taxes on transportation charges and any Federal Excise Tax. If you prepay transportation charges, do not pay tax as the county or city will not reimburse you for the taxes paid. The City also is exempt from State Sales Tax.
8. **WARRANTIES** - In addition to all warranties, established by statute or common law, or set forth elsewhere in this order, Contractor/Vendor/Seller expressly warrants that all material or services covered herein shall conform to all specifications, drawings, samples, and descriptions furnished or adopted by City and shall be of best quality and fit and sufficient for the purpose for which purchased. If specified hereon, merchantable, of good material and workmanship and free from all patent and latent defects. City's failure to give notice to Contractor/Vendor/Seller of any breach of warranty shall not discharge Contractor/Vendor/Seller of any breach of warranty and shall not discharge Contractor/Vendor/Seller's liability therefor. Without limiting the generality of any of the foregoing, Contractor/Vendor/Seller agrees to be responsible for all defects in design, workmanship and materials which may become apparent within twelve months of receipt by City.
9. **PATENTS** - Contractor/Vendor/Seller shall protect and indemnify City against all claims, judgments and expenses arising from infringement or alleged infringement of any third party's patent, copyright or other intellectual property rights by any of the goods delivered hereunder. Contractor/Vendor/Seller shall defend or settle at its own expense any proceeding brought against City for such infringements provided Contractor/Vendor/Seller is notified promptly of the commencement of such proceedings and is given authority, information and assistance by the City for the defense or settlement thereof.
10. **INSTALLATION** - If this order required the services of experts or employees on City's premises, such experts or employees shall not thereby be deemed to be by the agents or employees of City. Such parties shall be subject to City's safety rules and fire regulations. Contractor/Vendor/Seller assumes full responsibility for their acts and omissions and agrees to save Buyer harmless from any claims arising therefrom and to accept exclusive liability for payroll and other taxes imposed upon the employer by law. Contractor/Vendor/Seller will undertake to keep the materials and premises involved free from any lien whatsoever for materials and labor incident to the performance of personality for a lump sum amount. Contractor/Vendor/Seller agrees to furnish an analysis thereof as Buyer may reasonably require for accounting purposes. Contractor/Vendor/Seller agrees to furnish an analysis thereof as City may reasonably require for accounting purposes. Contractor/Vendor/Seller shall be solely responsible for materials furnished by Buyer on other than a charge basis in connection with this order.
11. **NON-DISCLOSURE** - Without prior written consent of the City in each instance, Contractor/Vendor/Seller shall not reveal to a third party the details, characteristics or any information on materials made to the special order of City or use reproductions thereof in any promotional media or reveal that City is purchasing the materials ordered hereunder.
12. **ASSIGNMENT** - Contractor/Vendor/Seller shall not assign this order or any part thereof without written consent of the City. Such consent will not relieve Contractor/Vendor/Seller from its obligations and liabilities hereunder.
13. **CHANGES** - City reserves right to change specifications and delivery dates. Any resultant contract differences shall be equitably adjusted in writing.
14. **OCCUPATION SAFETY AND HEALTH ACT** - Contractor/Vendor/Seller certifies that all material, equipment, etc. supplied under terms of the Purchase Order meets all O.S.H.A. requirements. Contractor/Vendor/Seller further certifies that, if the material, equipment, etc. delivered is subsequently found to be deficient in accordance with any O.S.H.A. requirement in effect on date of delivery, all costs necessary to bring the material, equipment, etc. into compliance with the O.S.H.A. requirements shall be borne by the Contractor/Vendor/Seller.
15. **INDEMNIFICATION** - The parties recognize that Contractor/Vendor/Seller is an independent contractor. Contractor/Vendor/Seller agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, arising directly or indirectly out of or in connection with any negligent and/or deliberate act or omission of Contractor/Vendor/Seller, its officers, employees, subcontractors, agents, and representatives. Contractor/Vendor/Seller's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this indemnification provision. This includes claims made by the employees of Contractor/Vendor/Seller against the City and Contractor/Vendor/Seller hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. The obligations contained in this provision shall not be limited by the amount of any insurance required to be obtained or maintained by Contractor/Vendor/Seller. In addition, Contractor/Vendor/Seller agrees to assume liability for and indemnify, hold harmless and defend the City, its mayor, commissioners, officers, employees, attorneys, agents and representatives of, from, and against all liability and expense, including reasonable attorneys' fees, in connection with any and all claims, including claims for injunctive or equitable relief, and damages whatsoever for personal injuries or property damage, including loss of use, arising out of Contractor/Vendor/Seller's violation or alleged violation of any third party's trade secrets, proprietary information, trademark, copyright, or patent rights in connection with Contractor/Vendor/Seller's licensing of any software, hardware, uploads or downloads delivered to the City pursuant to this Purchase Order and/or arising out of the negligent or deliberate act or omission of Contractor/Vendor/Seller, its officers, employees, volunteers, representatives or agents. Nothing contained in the foregoing indemnification shall be construed to be a waiver of any immunity or limitation of liability the City may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.
16. **INSURANCE** - If required by the City, Contractor/Vendor/Seller shall procure and maintain worker's compensation insurance and commercial general liability insurance satisfactory to the City, with liability limits of not less than One Million Dollars (\$1,000,000) combined single limit per occurrence for bodily injury and property damage liability, with a certificate of insurance to be furnished to the City naming the City as an additional insured and the supporting Endorsement page included. It is understood and agreed that the coverage afforded by Contractor/Vendor/Seller commercial general liability insurance also applies to City as an additional insured. Such policy shall provide that cancellation or changes to such insurance shall not occur without at least thirty (30) days prior written notice to the City. This requirement for proof of insurance may be modified only through approval of the applicable Department Director and the City Attorney.
17. **PURCHASE ORDER NUMBER** - Purchase Order Number must appear on all packages, packing slips, invoices and all correspondence relating to the Order. City will not be responsible for goods delivered without Purchase Order Number.
18. **INVOICING** - Invoice(s) must be submitted in duplicate to billing address indicated on face of Purchase Order. Invoice must state Purchase Order Number, unit price(s), extension(s), total, and SHIP TO ADDRESS.
19. **PRICES** - Prices are F.O.B. destination unless otherwise specified and agreed to by the City.
20. **PAYMENT** - Payment due hereunder shall be made by the City to Contractor/Vendor/Seller in accordance with the Florida Local Government Prompt Payment Act.
21. **DISCOUNTS** - Delay in receiving an invoice, invoicing for materials shipped ahead of specified schedule, or invoices rendered with errors or omissions will be considered just cause for City to withhold payment without losing discount privileges. Discount privilege will apply from date of scheduled delivery, the date of receipt of goods, or the date of approved invoice, whichever is later.
22. **ACCEPTANCE - ENTIRE AGREEMENT** - Acceptance of this Purchase Order will be unqualified, unconditional, and subject to and expressly limited by the Terms and Conditions hereon. City and the Contractor/Vendor/Seller shall not be bound by additional provisions or provisions at variance herewith that may appear in the Contractor/Vendor/Seller's quotation, acknowledgment in force, or any other communication from Contractor/Vendor/Seller to City unless such provision is expressly agreed to and confirmed in writing.
23. **VARIATION IN QUANTITY** - City assumes no liability for material produced, processed or shipped in excess of the amount specified herein.
24. **SEVERABILITY** - If any section, subsection, sentence, clause, phrase, or portion of this contract is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.
25. **CAPTIONS** - Captions have been provided for the benefit of the parties, and for reference only, and are not deemed to be a part of the agreement created.
26. **MATERIAL SAFETY DATA** - In accordance with Florida Statutes, Chapter 442, it is the Contractor/Vendor/Seller's duty to advise if a product is a toxic substance and to provide a Material Safety Data Sheet at time of delivery.
27. **PERMITS** - Contractor/Vendor/Seller is responsible for obtaining any permits necessary to complete the work covered by this order, at its own expense, prior to starting any work under this order.
28. **PUBLIC RECORDS LAW REQUIREMENTS** - Pursuant to Section 119.0701, Florida Statutes, Contractor/Vendor performing services for City shall: (a) keep and maintain all public records as that term is defined in Chapter 119, Florida Statutes ("Public Records"), that ordinarily and necessarily would be required by the City in order to perform the work contemplated by this Agreement; (b) provide the public with access to Public Records, on the same terms and conditions that the City would provide the records and at a cost that does not exceed the costs provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; (d) meet all requirements for retaining Public Records and transfer, at no cost to the City, all public records in possession of Contractor/Vendor within thirty (30) days after termination of this Agreement, however terminated, and destroy any duplicate Public Records that are exempt or confidential and exempt from public records disclosure requirements and provide the City with a letter confirming that this has been done within thirty (30) days of the termination of this Agreement. All Public Records stored electronically must be provided to the City in a format that is compatible with the information technology of the City. If Contractor/Vendor does not comply with a public records request, the City may pursue any and all remedies available in law or equity, including but not limited to specific performance.

INVOICE



TREMCO
3735 GREEN ROAD, BEACHWOOD, OH 44122-5730 (216)292-5000

RECEIPT OF THIS ORDER SHALL BE ACCEPTANCE OF ALL TERMS AND CONDITIONS CONTAINED ON THE FRONT AND BACK HEREOF. (V 6, 2001)

SHIP TO CITY OF FERNANDINA BEACH PUBLIC LIBRARY 25 NORTH 4TH STREET FERNANDINA BEACH FL 32034		ACCOUNT NUMBER 6114635			
		INVOICE NO. 95391595	INVOICE DATE 09/27/2018	DUE DATE 10/27/2018	
CHARGE TO CITY OF FERNANDINA BEACH MAINTENANCE DEPARTMENT 1017 SOUTH 5TH STREET FERNANDINA BEACH FL 32034		CUST. P.O. 18000328			
		ORDER NUMBER 35034903			
		TERMS 2% 10 days, net 30			
		SHIPPED FROM	SHIP DATE		
		ROUTING - IF SPECIFIED	DELIVERY NO.		
(PLEASE MAKE ANY CORRECTIONS TO ABOVE INFORMATION) NO RETURN MERCHANDISE UNLESS AUTHORIZED BY OUR REPRESENTATIVE		FREIGHT (F.O.B.: SHIPPING POINT) PPA PREPAID AND ADD			
REPRESENTATIVES Moore, Jason					
QTY	FORMULA NO. AND DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
1	CON PR CONTRACTING PATCH & REPAIR CITY OF FERNANDINA BEACH-179073 PO 18000328 BILLING 100% 9-27-18 D.KADAS 216-292-5055 Service Order:9532671 DISCOUNT AMT IF PAID BY 10/07/2018 \$654.34		1 EA		32,716.77
If you would prefer to receive your invoices by email or fax, please contact Customer Service.					
		SUBTOTAL		32,716.77	
LOCAL TAX 0.00		COUNTY TAX 0.00		STATE TAX 0.00	
		SALES TAX		0.00	
		SHIPPING		0.00	
		TOTAL DUE		32,716.77	

Tremco/Weatherproofing Technologies, Inc.
P.O. BOX 931111
CLEVELAND, OH 44193-0511

PLEASE RETURN THIS PORTION WITH YOUR REMITTANCE

CITY OF FERNANDINA BEACH
MAINTENANCE DEPARTMENT
1017 SOUTH 5TH STREET
FERNANDINA BEACH FL 32034

ACCOUNT NUMBER: 6114635
CUST. P.O.: 18000328
TERMS: 2% 10 days, net 30

INVOICE NO. 95391595	INVOICE DATE 09/27/2018
-------------------------	----------------------------

SUBTOTAL 32,716.77
SALES TAX 0.00
SHIPPING 0.00
TOTAL DUE 32,716.77 USD

IF THIS ORDER IS SALES TAX
EXEMPT AND WE HAVE
CHARGED SALES TAX,
MARK BOX AND RETURN
A COMPLETED, SIGNED
SALES TAX EXEMPTION
CERTIFICATE WITH YOUR
REMITTANCE. THANK YOU.

COMMENTS:

Mail check to address shown or call to pay
by ACH or wire transfer.
Credit card accepted at time of purchase.

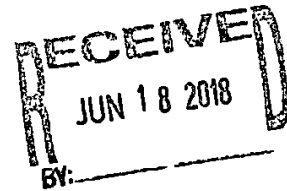
Thank you for your payment. We appreciate your business.



007100 54610

ROOF REPAIR INVOICE

C.O.F.B public library



- locate leak on flat modified rolled roofing
- repair any seems or cracks within the damaged or leaking area
- Remove all waste from job site .
- price includes labor and material .
- Citrus contracting is not responsible for any satellite dishes removed during work and all cost to have them re- install will be paid by the homeowner . (WE DO NOT RECOMMEND ANY SATELLITE DISHES BE INSTALLED ON ANY ROOF) due to future leaking .
- Total cost : \$920.00
- 30% down payment required to start work .

Gillette & Associates, Inc.

20 South 4th Street
Fernandina Beach, FL 32034
904-261-8819

Invoice

Date	Invoice #
7/18/2018	6944

Bill To
City of Fernandina Beach Mr. Jeremiah Glisson 1015 South 5th Street Fernandina Beach, FL 32034

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/18/2018			Library
Quantity	Item Code	Description			Price Each	Amount
3	Structural - Comm Reproduction-Civil	Library Roof Leaks- Inspection & Recommendation Reproductions			130.00 15.89	390.00 15.89



City of Fernadina Beach
Library Expansion Joint Repair
Fernadina Beach, FL
October 19th, 2018



Overview of existing transition.



Overview of existing transition.



Existing roof cut out down to existing steel deck.



Wood nailer fastened to steel deck.



Wood nailer fastened to masonry wall.



Composite ply HT installed over wood nailers.



Composite ply HT installed over wood nailer.



Termination bar fastened into masonry wall 6" on center.



TremSeal PRO applied to transition over rubber seal.



Overview of rubber seal over expansion joint.



Caulk applied over termination bar at corner with 3 course mastic.



3-course mastic with mesh over PowerPly Standard Cap sheet



Sheet metal cleat installed 12" on center.



Overview of sheet metal cleat.



Overview of two-piece metal expansion joint.



Overview of two-piece metal expansion joint.



Overview of two-piece metal expansion joint.



Overview of two-two-piece metal expansion joint.



Overview of split membrane caused by lack of expansion joint.



Overview of split membrane caused by lack of expansion joint.



Application of Alphaguard BIO Base coat with reinforcement.



**Application of Alphaguard BIO Base coat with
reinforcement.**

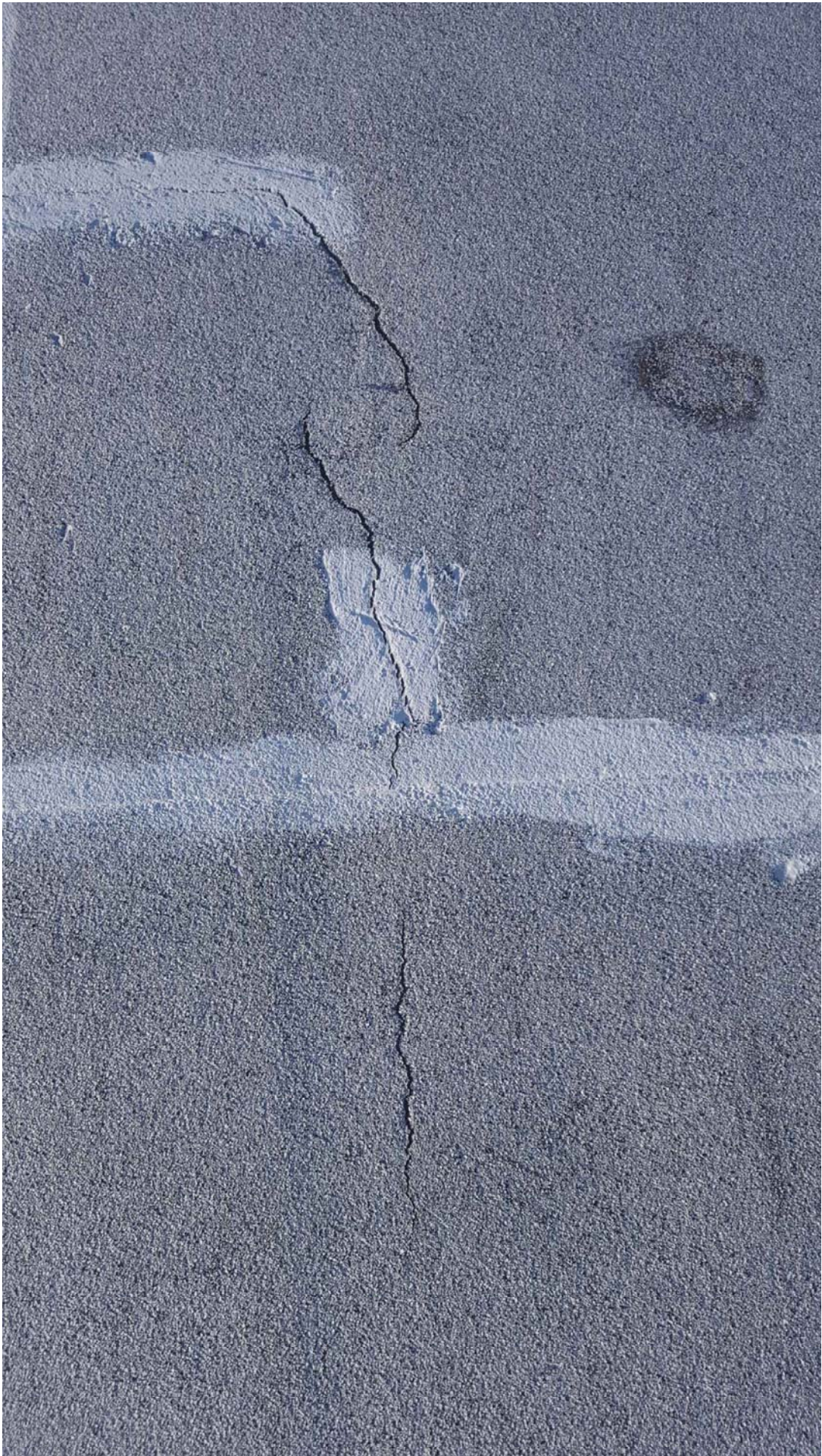


Overview of completed Alphaguard BIO Top Coat.



Overview of completed Alphaguard BIO Top Coat.





RESOLUTION 2018-107

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING WEATHERPROOFING TECHNOLOGIES, INC (A SUBSIDIARY OF TREMCO INC) TO PERFORM ROOF REPAIRS TO THE BUILDING AT 25 NORTH 4TH STREET IN AN AMOUNT NOT TO EXCEED \$34,350; APPROVING AMENDMENTS TO THE LIBRARY BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City building at 25 North 4th Street which houses the Nassau County Public Library has roof leaks; and

WHEREAS, staff recommends hiring Weatherproofing Technologies, Inc. (a subsidiary of Tremco Incorporated) to make the necessary repairs to the roof. Repairs consist of the installation of an expansion joint and the application of a sealant over the damaged portions of the roof; and

WHEREAS, pricing for roof repairs by Weatherproofing Technologies, Inc. is awarded by pre-bid contract through the Association of Education Purchasing Agencies (AEPA) via contract #IFB #017-F; and

WHEREAS, staff recommends budget amendments transferring \$34,350 to the Library Repair/Maintenance Building account, 0017100 54610, from the following accounts: \$10,000 from the Non Departmental Repair/Maintenance Building account, 0011910 54610; \$10,000 from the Building Non Capital Equipment account, 0012400 56401; \$8,000 from the Downtown Repair/Maintenance Building/Grounds account, 0015200 54610; \$5,000 from the Streets Non Capital Equipment account, 0014100 56401; and \$1,350 from the Finance Equipment account, 0011300 56400.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves hiring Weatherproofing Technologies, Inc. for the repairs at the library at 25 North 4th Street in an amount not to exceed \$34,350.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute all documentation pertaining to this proposal, upon review and approval of the City Attorney.

SECTION 3. The City Commission hereby approves budget amendments transferring \$34,350 to the Library Repair/Maintenance Building account, 0017100 54610, from the following accounts: \$10,000 from the Non Departmental Repair/Maintenance Building account, 0011910 54610; \$10,000 from the Building Non Capital Equipment account, 0012400 56401; \$8,000 from the Downtown Repair/Maintenance Building/Grounds account, 0015200 54610; \$5,000 from the Streets Non Capital Equipment account, 0014100 56401; and \$1,350 from the Finance Equipment account, 0011300 56400.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 7th day of August, 2018.

ATTEST:



Caroline Best
City Clerk

CITY OF FERNANDINA BEACH



John A. Miller
Commissioner-Mayor

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in blue ink, appearing to read 'TEB', is positioned above a horizontal line.

Tammi E. Bach
City Attorney

Tremco Incorporated

Jacksonville, Florida



Brian Blaydes

Field Advisor

Mobile: 317-445-1574

Email: bblaydes@tremcoinc.com

Jeremiah,

Regarding the library roof splits, we have yet to determine an official cause of the splits that have populated after the installation of the expansion joint. Splits occur from the bottom up, and the recent ones could have begun to split prior to the performed work. We will closely monitor the situation with monthly inspections, and if any appear, we will make the necessary repairs at no charge to the City of Fernandina Beach.

Respectfully,

Brian Blaydes

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-67
Settlement Agreement - Dario Alderman

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-67

SYNOPSIS: Mr. Alderman filed a workplace discrimination claim in October 2018. It was investigated by Human Resources and the City's insurance company, and all parties have determined this settlement agreement is the best solution to remedy the claim.

FISCAL IMPACT: The settlement amount of \$16,000 will be paid from PGCS; funds are available in the Maintenance Personnel account, 0014100 51200 to cover the pay increase.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-67.

Tammi E. Bach, City Attorney 4/1/2019

Dale Martin, City Manager 4/5/2019

Pauline Testagrose, Comptroller 4/8/2019

Date: March 21, 2019

Submitted By: Katie Newton, Legal Assistant

COMMISSION ACTION: Adopt

RESOLUTION 2019-67

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING AN AGREEMENT OF SETTLEMENT IN THE CASE OF DARIO ALDERMAN V. CITY OF FERNANDINA BEACH IN THE AMOUNT OF \$16,000; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 29, 2018, Mr. Dario Alderman, a City employee, hired an attorney and served the City with a claim of workplace discrimination; and

WHEREAS, the City Attorney, Human Resources Director, and Preferred Governmental Claim Solutions (PGCS) investigated the claim; and

WHEREAS, the parties recognize the tremendous time and expense that would be incurred by litigation of the matter, any appeals and the uncertainties inherent in any such litigation, and the parties have concluded that their interests would be best served by this pre-suit settlement in the amount of \$16,000 and a pay increase to \$15.00 per hour; and

WHEREAS, the General Release provides that the City and Mr. Alderman agree that the City admits no liability or wrongdoing, and Mr. Alderman does not admit that his claims lack merit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the General Release in the *pre-suit* case of Dario Alderman v. City of Fernandina Beach, attached hereto as Exhibit "A", and authorizes the City Manager and City Clerk to execute all documents pertaining to such settlement after review and approval by the City Attorney.

SECTION 2. This Resolution shall be effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

John A. Miller
Commissioner-Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



Caroline Best
City Clerk

Tammi E. Bach
City Attorney

**Resolution 2019-67
Exhibit "A"****GENERAL RELEASE OF ALL CLAIMS
(STANDARD)****Recitals**

A. As used in this General Release, the term "Releasor(s)" shall mean Dario Alderman as well as his/her/their heirs, executors, administrators, personal representatives, successors and assigns, jointly or severally, singular or plural, and any person in privity with them, wherever the context so admits or requires.

B. As used in this General Release, the terms "Releasee(s)" shall mean the Fernandina Beach as well as his/her/its past, present and future agents, agencies, officials, commissioners, employees, boards, representatives, attorneys, successors and assigns, in both their individual and official capacities, and any entity or person in privity with them, jointly or severally, singular or plural, wherever the context so admits or requires.

C. Whenever used in this General Release the term "Insurer" shall mean Preferred Governmental Insurance Trust, and Preferred Governmental Claims Solutions as well as its/their agents, employees, servants, officials, representatives, attorneys, successors and assigns, and any entity or person in privity with them, jointly or severally, singular or plural, wherever the context so admits or requires.

WHEREAS, Releasor(s) allege(s) that he/she/they sustained injury and damages including personal injury, bodily injuries, and/or property damage, as a result of an incident or event which occurred on 10/29/2018 at Fernandina Beach, FL; and

WHEREAS, as a result of the aforesaid incident (hereinafter referred to as "Subject Incident"), Releasor(s) claim(s) to have sustained damages, including but not limited to certain bodily injury and resulting pain and suffering, disability, disfigurement, mental anguish, loss of the capacity for the enjoyment of life, expense of hospitalization, medical and nursing care and treatment, loss of earnings, loss of ability to earn money and aggravation of a previously existing condition, loss of property or loss of use of property, loss of enjoyment of life, pain and suffering and emotional distress, which losses are claimed to be permanent and continuing and which losses are expected to be suffered in the future; and

WHEREAS, at the time of the aforesaid incident, there was in force and effect an insuring Agreement between Releasee(s) and Insurer providing coverage for this incident, pursuant to the terms and conditions of that Agreement; and

WHEREAS, Releasee(s) and Insurer have denied and continue to deny any wrongdoing and have denied and continue to deny any liability for the allegations which were the subject matter of the above-referenced claim, but are desirous of entering into a compromise settlement of this claim in good faith, to avoid litigation and attendant costs; and

WHEREAS, Releasor(s) has/have agreed to accept an hourly pay raise to \$15.00 per hour (scheduled to begin upon Releasee's receipt of this agreement executed by Releasor) the total sum of SIXTEEN THOUSAND AND NO/100 Dollars (\$16,000.00),¹ in full and final

¹ The sum shall be paid via two checks mailed via overnight delivery to Spielberger Law Group at 202 S. Hoover Blvd., Tampa, FL 33609 within 10 calendar days of the city's receipt of this agreement executed by Releasor and apportioned as follows: 1) one check payable to Dario Alderman in the amount of nine thousand six hundred dollars and no cents (\$9,600.00) classified as 1099 income, for which an IRS Form 1099 shall be submitted to the City; and 2) one check payment to Spielberger Law Group in the amount of six thousand four hundred dollars and no cents (\$6,400.00) for which an IRS Form 1099 shall be submitted to the City.



compromise and settlement of any and all claims he/she/they may have, whether now not known or contemplated, against Releasee(s) and Insurer;

NOW, THEREFORE, KNOW ALL MEN by these presents: That the said and undersigned Releasor(s) for and in consideration of the payment to him/her/them of the total sum of SIXTEEN THOUSAND AND NO/100 Dollars (\$16,000.00), to him/her/them in hand paid, the receipt and sufficiency of which is hereby acknowledged, does/do hereby remise, release and forever discharge Releasee(s) and Insurer, of and from all manner of action and actions, cause and causes or actions, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which Releasor(s) ever had, now has/have, or which any personal representative, successor, heir or assign of Releasor(s), hereafter can, shall or may have against said Releasee(s) and Insurer, by reason of any matter, cause or thing, from the beginning of the world to the date of these presents, arising out of or related to the above-described Subject Incident, and including but not limited to any and all claims for compensatory damages, injunctive relief, declaratory relief, punitive damages, interest, costs, medical and hospital expenses, attorney's fees, civil rights violations, federal claims, statutory or common law claims, lost wages, impairment of earning capacity, physical, emotional or psychological injury, companionship and support, mental anguish, pain and suffering, bodily injury, past and future medical expenses, property damage or loss of use of property..

Releasor(s) state(s) that at the time of the execution of this General Release there are no outstanding claims or liens by way of reimbursement or subrogation by insurance carriers, attorneys, hospitals, medical providers or other entities including Medicare or Medicaid, for amounts paid or owed on behalf of Releasor(s) by reason of the incident which is described above, or, in the alternative, if there are any such outstanding claims or liens, Releasor(s) will indemnify and hold Releasee(s) and Insurer harmless from said amounts and will fully satisfy and resolve those claims including but not limited to any hospital liens, medical liens, attorneys liens, insurance liens and/or liens held by Medicaid or Medicare, any other governmental agency, or any other entity.

This General Release shall not be construed as an admission of liability or responsibility by Releasee(s) or Insurer, but is rather a compromise settlement designed to avoid litigation. Releasee(s) and Insurer specifically deny liability for the claims brought by Releasor(s), deny all allegations of Releasor(s) and deny any wrongdoing whatsoever.

Releasor(s) acknowledge(s) and agree(s) that this is a General Release of all claims. Releasor(s) expressly waive(s) and assume(s) the risk of any and all claims for damages, and any nature whatsoever, which exist as of this date, of which Releasor(s) does/do not know or suspect to exist, whether through ignorance, oversight, error, negligence, or otherwise and which, if known, would materially affect Releasor(s) decision to enter into this settlement and provide this General Release. Releasor(s) further agree(s) that he/she/they has/have accepted the sum specified herein as a complete compromise of all matters involving disputed issues of law and fact, and assume(s) the risk that the facts or law may be different than he/she/they believe them to be.

Notwithstanding anything herein to the contrary, this release shall not release any health, disability or other insurance carrier or self-insureds from its obligation to provide any personal injury protection coverage, medical payment coverage, uninsured/underinsured motorist coverage, health insurance coverage, major medical insurance coverage, Workers' Compensation benefits/insurance, and/or disability insurance coverage from all claims and demands, rights and causes of action of any kind the undersigned now has or hereafter may



have, on account of personal injuries known or unknown to the undersigned arising from the subject incident; but such reservation does not include Releasee(s) or Insurer, who are given a full and final release of all claims. It is the intention of the parties to this agreement to release and discharge Releasee(s) and Insurer only, and to reserve all rights of Releasor to obtain any other claims to which Releasor(s) may be entitled.

Releasor(s) further warrant(s) that no promise or inducement not herein expressed has been made; that this General Release is given in good faith and discharges Releasee(s) and Insurer from all liability; that the undersigned is over the age of twenty-one (21) years and legally competent and fully authorized to execute this General Release; that the undersigned has read the contents of this General Release, has been adequately represented by counsel of his own choice or has elected to retain counsel, and signs this General Release with full knowledge and appreciation of its meaning.

Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree which carries a maximum prison sentence of five years. Such actions may lead to criminal prosecution, the invalidation of this agreement and the full refund of any and all payments received through this settlement

THIS IS A GENERAL RELEASE - READ CAREFULLY BEFORE SIGNING

IN WITNESS WHEREOF, the undersigned hereby set his/her hand and seal this 19th day of March, 2019.

Signed and sealed in the presence of:

Witness

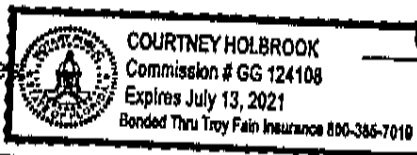
Witness

Releasor - DARIO ALDERMAN

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 19th day of March, 2019 by Dario Alderman, who is personally known to me or who produced FLD as identification and who did/did not take an oath.

My Commission Expires



Notary Public

Event #/Claim #: EV2019332489 347695
Adjuster: Christine Barnett

DA

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-68
Deed of Dedication - Shell Cove

ITEM TYPE: Resolution (w/o fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-68

SYNOPSIS: Ordinance 2015-23 approved a Planned Unit Development (PUD) overlay for the Shell Cove subdivision. The PUD provides that the City will accept the roads in the subdivision as public rights-of-way. The approved Shell Cove Plat did not clearly provide for dedication of the roads at the time of platting, so this Deed of Dedication serves to formalize the dedication of these roads from the developer, Robinson Creek 34, LLC to the City.

FISCAL IMPACT: If approved, costs associated with street maintenance (lighting, signage, paving, sidewalks, street sweeping, etc.) will be included in future year budgets.

CITY ATTORNEY COMMENTS: City Attorney and City Manager have asked the Shell Cove developer to satisfy the TRC-approved plans, nothing more.

CITY MANAGER RECOMMENDATION(S): Due to incomplete components of the originally approved development plan, I do not recommend approval of this Resolution.

Tammi E. Bach, City Attorney 3/1/2019

Dale Martin, City Manager 4/8/2019

Tammi E. Bach, City Attorney 4/9/2019

Date: March 01, 2019

Submitted By: Katie Newton, Legal Assistant

COMMISSION ACTION: Adopt

RESOLUTION 2019-68

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM ROBINSON CREEK 34, LLC FOR SHELL COVE SUBDIVISION ROADS; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby accepts the Deed of Dedication, attached hereto as Exhibit "A," for roads inside the Shell Cove subdivision to be dedicated as public rights-of-way in accordance with City of Fernandina Beach Ordinance 2015-23 approving a PUD overlay and creating the Shell Cove PUD.

SECTION 2. The City Clerk shall record this Deed of Dedication in the public records of Nassau County, Florida.

SECTION 3. This Resolution shall be effective immediately upon passage.

ADOPTED this 16th day of April, 2019.

ATTEST:

CITY OF FERNANDINA BEACH

Caroline Best
City Clerk

John A. Miller
Commissioner-Mayor

APPROVED AS TO FORM AND LEGALITY:



Tammi E. Bach
City Attorney

Prepared by and Return to:
Tomassetti & Prince
406 Ash Street
Fernandina Beach, FL 32034

DEED OF DEDICATION
(Right-of-Way)

THIS INDENTURE, made this _____ day of _____, A.D., 2019 between **ROBINSON CREEK 34, LLC**, a Florida limited liability company, whose address is P.O. Box 706, Fernandina Beach, FL 32035 ("Grantor"), and **CITY OF FERNANDINA BEACH**, a municipal corporation in Nassau County, State of Florida whose mailing address is 204 Ash Street, Fernandina Beach, Florida 32034 ("Grantee").

WITNESSETH, that for and in consideration of the acceptance of this Dedication by the Grantee, Grantor does hereby grant, dedicate, give, and convey to the Grantee, its successors and assigns, forever the following described land situate in Fernandina Beach, Nassau County, Florida, to wit:

All road Right-of-Ways shown on the Shell Cove Plat as Shell Cove Circle as recorded in Plat Book 8, Pages 150 – 151, of the public records of Nassau County, Florida (the "Shell Cove Plat") and as further described as "Shell Cove Circle North", "Shell Cove Circle East" and "Shell Cove Circle South".

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public right-of-way including therein the right to construct, maintain and operate, either above or below the surface of the ground, electric light and power, water, sewer and drainage lines and any other public utilities deemed necessary by the Grantee.

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 dedicate and convey said land pursuant to the Adoption and Dedication language regarding the Road Right-of-Way retained to the property owner as recorded in the Shell Cove Plat and pursuant to requirements of Ordinance 2015-23 of the City of Fernandina Beach, Florida adopted on October 6, 2015 which requires the Right-of-Ways for Shell Cove to be dedicated to the Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand this _____ day of _____, A.D., 2019.

Signed, sealed and delivered in the presence of:

Witness: _____ **Grantor:**
ROBINSON CREEK 34, LLC

Print Name: _____

Witness: _____

Print Name: _____

By: William J. Mock, Jr.
Its: Managing Member

This instrument prepared by: Law Office of Tomassetti & Prince 406 Ash Street, Fernandina Beach, FL 32034. Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries or the existence of liens, unpaid taxes, or encumbrances.

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this _____ day of _____, A.D., 2019, before me personally appeared William J. Mock, Jr., Managing Member of Robinson Creek 34, LLC to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his free act and deed is personally known to me or has provided _____ as identification and has/has not taken an oath.

WITNESS my hand and official seal in the County and State last aforesaid, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires: _____

ORDINANCE 2015-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN A ZONING CATEGORY OF MEDIUM DENSITY RESIDENTIAL (R-2) WITH A PLANNED UNIT DEVELOPMENT OVERLAY FOR A PARCEL TOTALING 7.41 ACRES OF LAND LOCATED ON CITRONA DRIVE BETWEEN UNIMPROVED HICKORY AND INDIGO STREETS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Zoning Map Amendment application numbered PAB 2015-10 at its August 12, 2015 meeting and by a 5-2 vote recommended the change to Medium Density Residential (R-2) with a Planned Unit Development (PUD) Overlay; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on July 24, 2015.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for this change of the Zoning Map is located on Citrona Drive between unimproved Hickory and Indigo Streets and identified as Parcel ID 00-00-31-1180-0020-0000, totaling approximately 7.41 acres, and is shown on the map attached hereto as Exhibit "A".

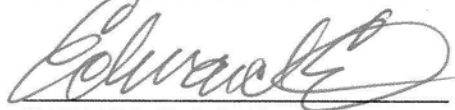
SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed to Medium Density Residential (R-2) with a Planned Unit Development Overlay.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 6th day of October, 2015.

CITY OF FERNANDINA BEACH



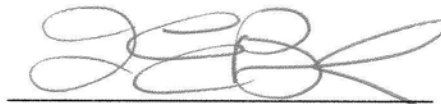
EDWARD E. BONER
Mayor - Commissioner

ATTEST:



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TAMMI E. BACH
City Attorney

ORDINANCE 2015-23
EXHIBIT A

ZONING MAP CHANGE WITH PLANNED UNIT DEVELOPMENT OVERLAY FOR A 7.41 ACRE PARCEL IDENTIFIED AS 00-00-31-1180-0020-0000 AND LOCATED ON CITRONA DRIVE BETWEEN UNIMPROVED HICKORY AND INDIGO STREETS.

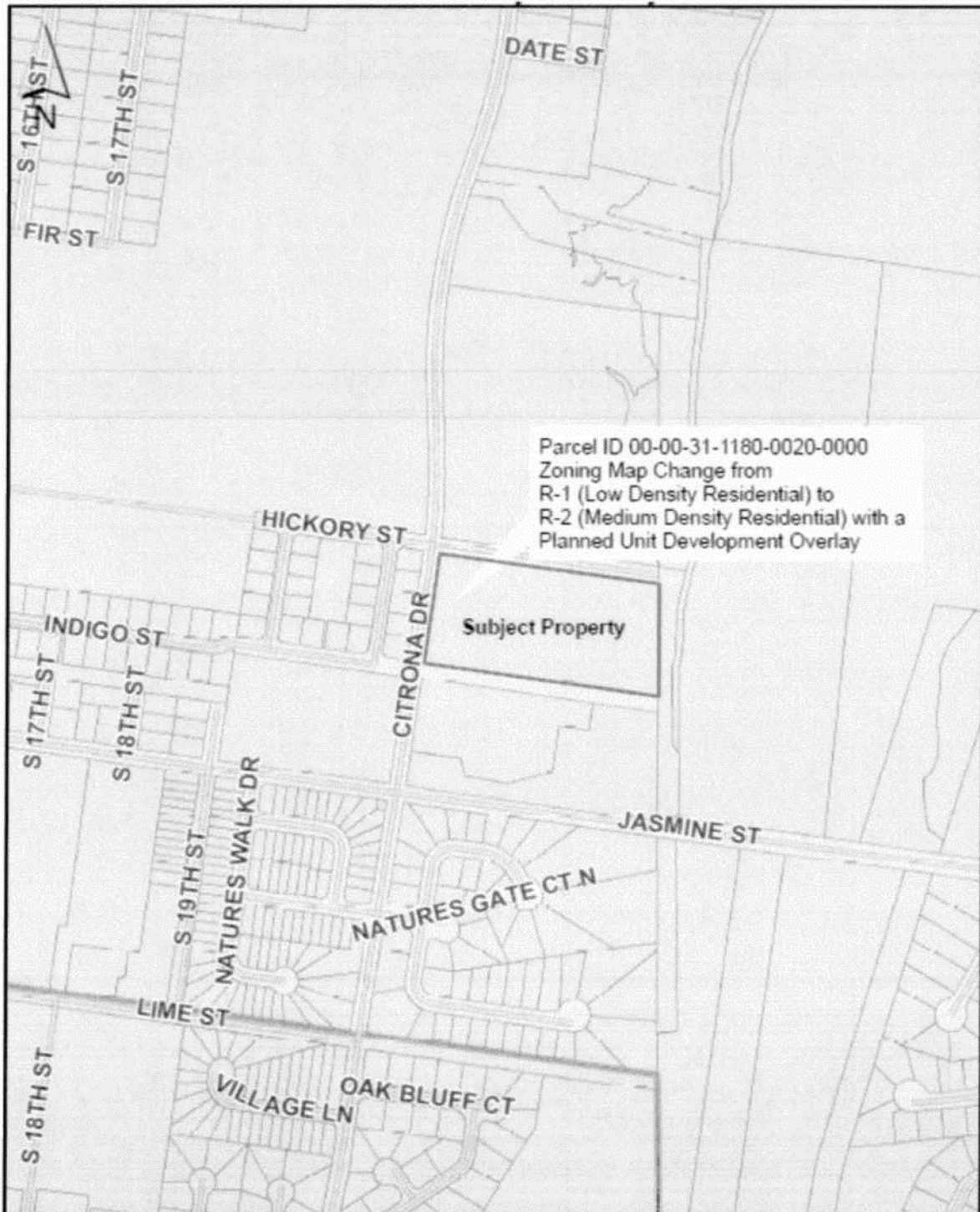


EXHIBIT B DEVELOPMENT NARRATIVE

("SHELL COVE")

I. General Conditions:

The SHELL COVE PUD consists of approximately 7.41 acres of land that is located on the eastern side of Citrona Drive and northern side of Jasmine Street in Fernandina Beach, Florida. The Shell Cove PUD will consist of forty eight (48) single family homes and open space.

- A. The Shell Cove PUD will be developed as delineated on the preliminary development plan (attached hereto as Exhibit "B"). The Shell Cove PUD Preliminary Development Plan incorporates by reference the terms of these PUD Conditions and the Developer's statements made in the related rezoning application, which collectively set forth the Developer's written plan of development for the Shell Cove PUD, and which are intended to clearly demonstrate that approval of the Shell Cove PUD will benefit the community as a whole and fulfill the applicable policies of the Fernandina Beach Comprehensive Plan, and Ordinance 2006-14, as amended, the Fernandina Beach Zoning Code (the "Zoning Code").
- B. The Developer may, at their discretion, develop the Shell Cove PUD in phases, but the proposed Preliminary Development Plan contemplates one phase.
- C. All commons areas in the Shell Cove Subdivision will be constructed to serve the entire Shell Cove Subdivision and will be owned and controlled by one Homeowner's Association (HOA).
- D. Within one (1) year after approval by the Fernandina Beach City Commission of the Shell Cove PUD Preliminary Development Plan, the Developer shall submit a final development plan for the Project to the Technical Review Committee for review.
- E. The Developer may, at their discretion, simultaneously submit engineering plans for the Project as a whole for approval by the Technical Review Committee. The City Commission, upon request from the Developer and for good cause shown, may extend the one (1) year time period for submitting the final development plan. Such extension shall not exceed one (1) year.
- F. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Shell Cove PUD Preliminary Development Plan is conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans so long as the changes do not constitute a Major Amendment to the PUD. However, a significant change to the location/size of the proposed open space or significant change to the location of roadways or transportation improvements will be considered a substantial deviation and will require approval from the Planning Advisory Board.

II. Specific Conditions:

A. Open Space and Common Areas.

- 1. Open space and common areas shall be provided for the project. The location of these areas is indicated on the Shell Cove Preliminary Development Plan. All common area open space for the applicable phase of the project shall be included in the final development plan of the Project.

2. Any active recreational facilities and accessory structures in the Project shall be subject to site plan approval by the Technical Review Committee and shall be constructed within the upland portion of the open space provided in the Preliminary Development Plan.
3. The Developer, or the HOA after acquiring title to the common areas and recreational amenities within the Shell Cove Subdivision, may adopt rules and regulations governing the use of the same by the residents of the Shell Cove Subdivision. The Developer will have no obligations to maintain or improve the open space or common areas after conveyance to the homeowners association or property owners association, subject to fulfillment of the recreation and open space requirements set forth herein. However, the developer shall not convey any common areas to any homeowners' association until all improvements are constructed and approved by the City of Fernandina Beach.
4. The open space areas and related maintenance and use restrictions shall be evidenced by recorded deed restrictions or recorded Declaration(s) of Covenants and Restrictions (collectively, the "Covenants and Restrictions"). All privately owned open space shall continue to conform to its intended use as shown in the final development plan and final engineering plans for the project.
5. As shown on the Site Data Table in the Shell Cove Preliminary Development Plan, the Developer has committed approximately 2.5 acres of the Shell Cove PUD for use as active recreation and/or open space, and such calculation has been made in accordance with the requirements of the Zoning Code.
6. The Shell Cove PUD shall be subject to the Recreation Impact Fees for Regional Parks unless cash and land or a combination thereof contributions are given to Fernandina Beach to satisfy concurrency requirements. The construction of onsite amenities and active recreation areas within the Shell Cove Subdivision will qualify for local park impact fee credits due to the provision local parks for the use by the residents.

B. Administration of Community Space and Facilities:

1. The Developer will administer common open space through the Shell Cove HOA and shall conform to the following requirements:
 - a. The Developer shall establish the applicable association or nonprofit corporation prior to the sale of any lots or units by the Developer to any third party within the Shell Cove PUD.
 - b. Membership in the association or nonprofit corporation shall be mandatory for all property owners within the Shell Cove PUD and the Shell Cove Subdivision governed by such entity.
 - c. The Developer may elect to form separate and/or multiple property owners and/or homeowners association within the Shell Cove PUD and Subdivision. If so, the Developer shall establish a master property owners and/or homeowners association for the Shell Cove Subdivision that shall be responsible for the maintenance of master drainage and open space areas, subject to the conditions set forth herein. All improvements including roads, master drainage facilities, storm sewers, etc. shall be completed and approved by Fernandina Beach before being transferred to any homeowners' organization or dedicated to the City of

Fernandina Beach, as applicable.

- d. The applicable association or nonprofit corporation shall manage all common areas, recreational and open space and recreational facilities that are not otherwise dedicated to the public and that are within the lands that are subject to the jurisdiction of such association or nonprofit corporation; shall provide for the maintenance, administration and operation of such portions of the Shell Cove PUD and any other lands located within the Shell Cove PUD that is not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such association or nonprofit corporation.

C. Stormwater Facilities:

1. The Shell Cove PUD shall be served by a stormwater system, which shall adhere to the applicable standards of the St. Johns River Water Management District and City of Fernandina Beach for residential stormwater systems, and said system shall be conveyed to the homeowners association and/or property owners association by deed and/or easement for maintenance and operation by the homeowners association and/or property owners association.
2. All St. Johns River Water Management and Fernandina Beach permits for stormwater facilities shall be obtained by the Developer. The developer shall obtain an operating permit for these facilities before transferring them to any HOA.

D. Residential Development Standards:

1. The Shell Cove PUD shall include not more than forty eight (48) single family dwelling units. Below are the site development standards:
 - a. Single Family Standards: Single-family lots shall adhere to the requirements as set forth below:
 - (1) Minimum Lot Requirements:
 - (a) Minimum lot width: Forty two (42) feet
 - (b) Maximum height: Thirty-five (35) feet
 - (c) Maximum impervious area: Seventy-five percent (75%)
 - (2) Minimum Required Yard Setbacks:
 - (a) Front: Zero (0) feet; Maximum ten (10) feet
 - (b) Side yard: Zero (0) feet; no maximum
 - (c) Rear yard: Zero (0) feet; no maximum

The intent of the reduced yard requirements is to provide flexibility in locating structures. Under no circumstance can setbacks for any individual lot be 0 feet for all yards. The maximum front yard setback is provided to ensure that primary structures are located in close proximity to the abutting street in order to provide for community continuity.

2. All screened pool enclosures, whether attached, semi-attached or detached from the principal building, shall adhere to a minimum yard setback requirement of three (3) feet and shall not be located in the front yard.
 3. Accessory uses shall be permitted and shall not exceed 625 square feet of enclosed ground floor area. Permitted accessory uses include those identified in Table 2.02.03 of the Land Development Code, as amended, for the R-1 zoning classification, with the exception of Home Occupation. The building setbacks for all accessory uses shall match the principal structure setbacks described in Section II(D)(1)(a)(2) of this document, with the exception that there shall be no maximum yard setback. Maximum building height for accessory structures shall be 25 feet.
- E. Home Occupations: Home occupations shall be permitted with special exception (subject to supplemental standards), as granted individually by the City of Fernandina Beach.
- F. Off-Street Parking & Loading: Residential development within the Shell Cove PUD shall be subject to the applicable off-street parking and loading required for such use, pursuant to Section 7.01.04 of the Land Development Code.
- G. Signage:
1. The Shell Cove PUD may have project identification signage at all external entrances to the Shell Cove PUD. External entrance project identification signs shall not exceed fifty (50) square feet on each face. All project signs will be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs will be sign mounted or ground mounted units projecting onto the sign. The signs at each external project entrance or recreational area will be single faced or double faced and the external entrance signage may include one (1) separate sign, one (1) on each side of the entrance, not to exceed a total number of two (2) signs for the entire development.
 2. Each open area within the Shell Cove PUD shall also be entitled to identification signage.
- Open space area identification signage shall not exceed ten (10) square feet on each sign face.
3. The location of signage shall be delineated on the site plan submitted to the Development Review Committee for approval.
 4. Traffic and street name signage may include aesthetic framing. However, any applicable FDOT/Fernandina Beach standards for sign face, elevations, etc. shall be maintained by the Developer and/or homeowners' association as appropriate.
 5. There is no other specific reserved signage approvals requested for the Shell Cove PUD. Home occupations, which are approved as a supplemental use as detailed herein, shall not be allowed any signage rights.

H. Sidewalks, Street Lights and Walking Path:

1. Four (4) foot wide sidewalks with a minimum accessible passing zone every two hundred (200) feet shall be provided on one side of the roadway in compliance with the Fernandina Beach Land Development Code. Driveways may act as passing zones if they do not exceed a two percent (2%) cross slope.
2. Streetlights shall be provided along all streets. The Developer shall submit a lighting plan, demonstrating the location of streetlights, with final engineering plans for approval by the Technical Review Committee.
3. If acceptable to City Staff and the City Commission, the Developer will install a 5-foot wide sidewalk along the eastern side of Citrona Drive in front of the project. This sidewalk will connect the southern internal sidewalk stub within the Shell Cove Community to the Hickory Street/Citrona Drive intersection. This connection will occur within the Citrona Drive right of way and will be dedicated for public use. The Developer will also install a pedestrian crosswalk on Citrona Drive at the Hickory Street intersection. If the City Commission determines that upgrades to other offsite sidewalks within the Citrona Drive right of way are more critical, the Developer monies that would have been spent to fund the afore-mentioned sidewalk improvements can be paid in cash to the City for use elsewhere, as determined by the Commission. The Developer is not obligated to fund any more in offsite sidewalk improvements than the cost that would have been incurred to construct the improvements described within this section.

I. Amenities:

1. Developer will dedicate and/or construct the following amenities within the Shell Cove Subdivision:
 - a. Buffers shown on the Preliminary Development Plan
 - b. Wetland and wetland buffer areas shown on the Preliminary Development Plan
 - c. Pedestrian Access to Hickory Street for access to the Egan's Creek Greenway property

Developer may, at its option, construct additional amenities. All amenities constructed within the Shell Cove Subdivision, when operational, are intended to serve all homeowners within the Shell Cove Subdivision.

J. Visual Screen/Buffer:

1. A visual screen/buffer shall be provided along the western boundary line of the property as depicted on the Preliminary Development Plan (Exhibit "B") which screen/buffer shall be at least ten (10) feet in depth. The buffer/screen may include a wood, wood composite, masonry wall, or vinyl fence, existing or planted landscaping, earth mounds or combination thereof so long as such measures shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and eight (8) feet above such level and horizontally along the length of all common boundaries.

K. Construction Standards:

1. Except as specifically provided herein, all development in the Shell Cove PUD shall be in accordance with Fernandina Beach's subdivision and land development standards, and any

applicable State standards, in effect at the time of submittal of the Final Development Plans and Plat of record and any applicable utility providers standards with respect to any water, sewer, or electrical utilities for the Shell Cove PUD served by the City of Fernandina Beach or any other utility provider.

2. All utilities shall be located underground.

L. Wetland Buffers:

1. All wetlands within the Shell Cove PUD shall be protected with buffers in accordance with applicable St. John's River Water Management District criteria and City of Fernandina Beach Land Development Code.
2. The exact boundaries of wetlands and wetland buffers indicated on the Shell Cove PUD Preliminary Development Plan will be subject to a final determination on the final engineering plans consistent with the above requirement.

M. Temporary Uses:

1. Temporary sales offices, including modular units, not to exceed two (2) units, for the sale of the lots and/or completed residences, shall be permitted within the Shell Cove PUD until all of the residential lots and completed residences are sold. The developer shall indicate with a note on any site plan submitted to the Technical Review Committee for approval of the location of said units.
2. The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved Planned Unit Development Ordinance, including the Final Development Plan and PUD Conditions in any sales office located upon the Shell Cove PUD, which is available for inspection by project residents and landowners, including the posting for public viewing of the Final Development Plan in any sales office, and this obligation shall be contained in the Covenants and Restrictions that are placed on the residential lands within the project.
3. The siting of temporary construction trailers shall be allowed on the Shell Cove PUD during construction. The temporary construction trailers must be removed within thirty (30) days of completion of the improvements, for which the temporary construction trailers are being utilized, provided the right to temporary construction trailers shall continue until build-out of the project.

- N. Alterations: Changes in the location of the road(s), project entrances, stormwater system improvements, and to the boundaries, size and configuration of lots and Recreation/Open Space areas, as depicted on the Shell Cove PUD Preliminary Development Plan to accommodate environmental, permitting and design factors, conditions and requirements of the Developer is allowed, so long as the change does not constitute a Major Amendment to the PUD, provided the integrity of the original application is maintained and provided the same shall be finalized by the Developer during final engineering plan approval for the applicable phase of development. The Fernandina Beach Land Development Code will govern all applicable procedures for changes to the PUD.

O. Ownership and Maintenance:

1. The Shell Cove PUD and related uses/facilities associated therewith (other than individual lots), will be owned, maintained and or operated as follows:
 - a. Any areas associated with the development (i.e., recreation/open space areas, signage, landscape, stormwater systems, etc.) will be managed through a homeowners association(s) and/or a property owners association(s).
 - b. To ensure that all of the recreation and open space areas described in these PUD Conditions and depicted in the approved Shell Cove Preliminary Development Plan for any phase of the project will be used as intended, the Covenants and Restrictions described above will contain provisions consistent with terms of these PUD Conditions and any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed.
 - c. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Shell Cove PUD. The deed restrictions created by the Covenants and Restrictions shall prohibit the partition of any open space areas. The water/sanitary sewer improvements will be the responsibility of the private utility company, which provides service for this area, which is currently the City of Fernandina Beach.

P. Access:

1. Access to and from the Shell Cove PUD will be provided as shown on the Shell Cove PUD Preliminary Development Plan.
2. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer, so long as the changes do not constitute a Major Amendment to the PUD. The Developer will finalize the location of all external project entrances, accesses and roadways during the final engineering approval for the applicable phase of development. The Fernandina Beach Land Development Code will govern all applicable procedures for changes to the PUD.
3. Model home building permits will be issued upon installation of all necessary water mains and fire hydrants, and stabilization of all roadways internal to the development, and plat recording. Up to 10% of the total lots for each phase of the development may be issued as model lots; however, Certificates of Occupancy will not be issued for these models until all improvements for that phase are complete.
4. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly owned easement.
5. City owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic City services such as fire and

police protection, emergency service needs of PUD residents, and site inspection by Fire-Rescue, Community Development, Engineering and Code Enforcement departments to monitor adherence to City regulations and the conditions contained herein. If any road is gated, the gate shall automatically open in response to a “yelp” electronic siren.

6. The proposed rights of ways are to be a minimum of 30 feet in width and shall be dedicated to the City of Fernandina Beach for use and maintenance upon completion and acceptance by the City. The right of way reduction beyond typical City standards is proposed to accomplish the following:
 - a. One way traffic flow resulting in less impervious area;
 - b. Introduction of more open space into the development; and
 - c. Greater tree retention due to less impacted area

All roads will be constructed to City standards and will be subject to traditional testing and inspections methods commonly performed by the City and described within the City Land Development Code.

- Q. Notification: The Applicant shall incorporate into the covenants and restrictions notification to all property owners that they are living in a Planned Unit Development (PUD).

III. Justification for Planned Unit Development Classification for this Project and Approval of the Preliminary Development Plan:

The proposed project allows for development of the Shell Cove PUD for single-family residential uses in a manner that warrants flexibility in the application of land use controls for Fernandina Beach, Florida consistent with the intent of Section 2.02.02 of the Fernandina Beach Land Development Code. The project design is also in harmony with the general purpose and intent of the Fernandina Beach Comprehensive Plan. The design and layout of the Shell Cove Planned Unit Development (PUD) requirements:

1. Is of less intensity than the requested Future Land Use Map designation accompanying this application;
2. Accomplishes a more desirable environment with minimal impact to environmentally sensitive lands;
3. Provides for an efficient use of the Shell Cove PUD, resulting in small well designed networks of utilities and streets and thereby lowers development costs;
4. Enhances the appearance of the area through preservation of natural features, the provision of underground utilities, where possible, and the provision of open space areas in excess of existing Zoning Code and subdivision requirements;
5. Provides an opportunity for home ownership by a broad range of individuals;
6. Provides an environment of stable character compatible with the surrounding areas;
7. Retains property values over the years and makes a substantial improvement of the quality of development of the Shell Cove PUD after the date hereof; and

8. The Shell Cove PUD Preliminary Development Plan which incorporates by reference the terms of these PUD Conditions and the statements made by the Developer in the related rezoning application includes the criteria required for the Fernandina Beach Planning Advisory Board and the Fernandina Beach City Commission to review and approve the Shell Cove PUD Preliminary Development Plan.

Accepted by: _____ Time: _____ Date: _____

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

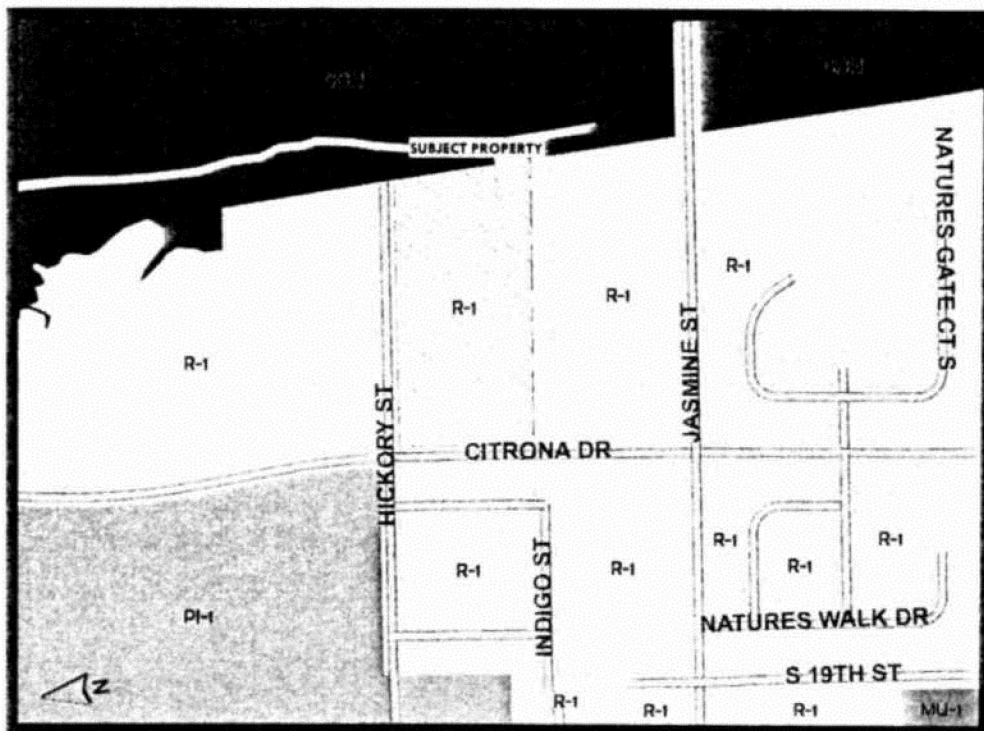
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, October 6, 2015, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2015-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSERVATION (CON) FOR A PARCEL TOTALING 7.41 ACRES OF LAND LOCATED ON CITRONA DRIVE BETWEEN UNIMPROVED HICKORY AND INDIGO STREETS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN A ZONING CATEGORY OF MEDIUM DENSITY RESIDENTIAL (R-2) WITH A PLANNED UNIT DEVELOPMENT OVERLAY FOR A PARCEL TOTALING 7.41 ACRES OF LAND LOCATED ON CITRONA DRIVE BETWEEN UNIMPROVED HICKORY AND INDIGO STREETS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications with description by metes and bounds and the ordinance can be obtained in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 310-3115.

Note:

Please run as a DISPLAY in the September 23, 2015 edition of the News Leader.

Please send proof of publication to:

City Clerk's Office

City Hall, 204 Ash Street

Fernandina Beach, FL 32034

904-310-3115

September 23, 2015
Newsleader Edition

SCANNED
KB

**NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH**

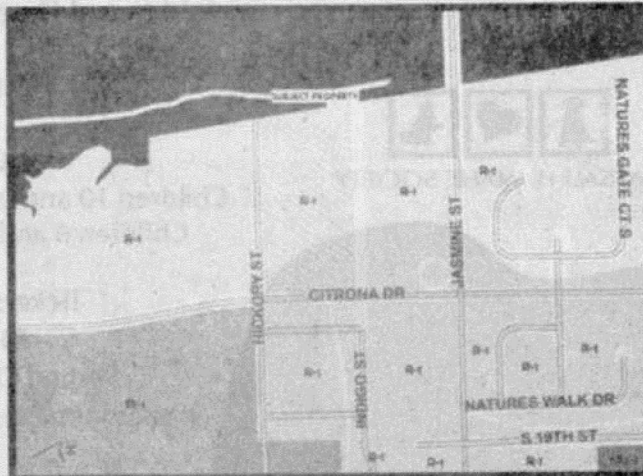
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ORDINANCE 2015-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) and Conservation (CON) FOR A PARCEL TOTALING 7.41 ACRES OF LAND LOCATED ON CITRONA DRIVE BETWEEN UNIMPROVED HICKORY AND INDIGO STREETS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2015-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN a ZONING CATEGORY of MEDIUM DENSITY RESIDENTIAL (R-2) with a planned unit development overlay FOR A PARCEL TOTALING 7.41 ACRES OF LAND LOCATED ON citrona drive between unimproved hickory and indigo streets; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/ HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications with description by metes and bounds and the ordinance can be obtained in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 310-3115.

Shel: Adrienne

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Ordinance 2015-23
Zoning Map Amendment with Planned Unit Development Overlay – 7.41 Acres on Citrona Drive between unimproved Hickory and Indigo Streets

DEPARTMENT: Community Development Department

ATTACHMENTS: X Ordinance Resolution
 Support Documents Other

RECOMMENDED ACTION: Approve Ordinance 2015-23 at 2nd Reading, Zoning Map Change with Planned Unit Development (PUD) Overlay for 7.41 acres on Citrona Drive between unimproved Hickory and Indigo Streets.

SUMMARY: The applicant, Robinson Creek 34, LLC has applied for a small-scale future land use map change and zoning map change with a Planned Unit Development (PUD) overlay for the subject property. The property is currently vacant land with the intent to develop a single-family detached subdivision. Planned Unit Developments are intended to provide flexible land use and design and to allow planned diversification per Section 4.03.00 of the Land Development Code. The applicant has requested a PUD overlay specifically in order to deviate from lot width requirements to accommodate smaller building sizes and have flexible setbacks in order to accomplish more tree preservation. This project will have approximately 48 single-family homes and also incorporate open space. The project will not encroach into the wetlands and will comply with wetland buffering requirements.

The requested land use and zoning changes are sufficiently compliant with the Comprehensive Plan, Land Development Code, and Municipal Code. Therefore, staff recommends approval of the applications. The Planning Advisory Board recommended approval of the request in a 5-2 vote at their August 12, 2015 meeting. It is anticipated second reading will be at the first meeting in October.

This Ordinance was approved at 1st reading by the City Commission on September 1, 2015.

FISCAL IMPACT: None

CITY ATTORNEY COMMENTS: No Additional Comments

DEPARTMENT HEAD	Submitted by: Adrienne Burke <u>AB</u> Community Development Director	Date: 9/11/15
	Requested Agenda	Date: 10/6/15
FINANCE DEPARTMENT	Approved as to Budget Requirements <u> </u>	Date: <u> </u>
CITY ATTORNEY	Approved as to Form and Legality <u>TEB</u>	Date: <u>9/14/15</u>
CITY MANAGER	Approved Agenda Item for 10/6/15 <u>JW</u>	Date: 9/11/15

COMMISSION ACTION: ☒ Approved As Recommended ☐ Disapproved
☐ Approved With Modification ☐ Postponed to Time Certain
☐ Other ☐ Tabled

Approved at the City Commission Meeting
Held on 9/10/15
Voted: 5-0 Initial: AB



CITY OF FERNANDINA BEACH

Planning Department

April 22, 2018

CBC National Bank
1891 S. 14th Street
Fernandina Beach, Florida 32034

Re: Release of Maintenance Bond Letter of Credit No. 165/ Shell Cove Subdivision

Dear Mr. Powell,

The Standard Maintenance Bond issued to Shell Cove in the amount of one hundred fifty-five thousand dollars (\$155,000) expired on April 21, 2018. This bond was required by the City under the terms of Section 11.05.05 of the Land Development Code which directs that a two (2) year maintenance guarantee be provided for infrastructure improvements within new subdivisions.

The requirement to maintain this bond expired on April 21, 2018 and the City is in agreement with the release of the bond as of this date.

If you have any questions concerning this information, please contact this office at 904.310-3135.

Sincerely,

A handwritten signature in blue ink that reads "Kelly N. Gibson". The signature is written in a cursive style and is enclosed in a light blue rectangular box.

Kelly N. Gibson, AICP
Planning Manager

cc: Robinson Creek 34, LLC – Jay Mock



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

March 25, 2019

Ms. Tammi Bach
City Attorney
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Re: Shell Cove Circle right of way dedication

Ms. Bach:

Through our legal counsel, we received several stipulations concerning the City's willingness to accept the Shell Cove rights of ways. These stipulations are generally described below as they were conveyed to us:

1. *The curb cuts in the neighborhood which are not to code or according to the Plans and must be fixed.*
2. *Written proof from the County that the County will not allow the sidewalk on the East Side of Citrona Drive.*
3. *Install the 6' PVC fence on the northern boundary adjacent to Hickory Street Right of Way, which was shown on the plans.*
4. *Install the 6' PVC fence on the eastern boundary of the project as shown on the plans.*
5. *The City is going to restrict and not allow on street parking. They want proof it is in the Declaration as required by the PUD documents or an amendment to the governing documents if not already in the docs.*
6. *Landscaping in the common areas is dead and they want it restored.*

Below are our responses to the requested conditions:

1. We have identified numerous curb cuts that were not removed and re-installed correctly during the housing construction. We estimate this number to be approximately half of the cuts installed within the development. These will be torn out and replaced by the Builder and overseen by the Developer. We welcome the City Streets Department to participate in the reconstruction.
2. Attached is the correspondence from Nassau County dated November 9, 2015, March 10, 2016 and March 11, 2016 and correspondence from the City of Fernandina Beach TRC Chairman dated March 1, 2016, discussing the sidewalk construction. The directive from the TRC Chairman was to remove and replace approximately 310 linear feet of sidewalk that was in disrepair in front of the Fernandina Beach High School in lieu of the sidewalk in front of the development. Based on this direction from the City and County, the Developer performed this work. Please note that the "Streets" department is copied on this correspondence.

The correspondence references a Comprehensive Plan mandating intergovernmental coordination.

Even though the County has made their position known and the TRC Chairman acknowledged this, the Developer is willing to extend a sidewalk from the northern driveway of Shell Cove Circle to the Hickory Street right of way. Additionally, the Developer will install a crosswalk across Citrona Drive to the western side of the road. This is all conditioned upon Nassau County approving and accepting for ownership and maintenance these improvements in their right of way. We cannot force the County to accept an improvement that they do not approve.

3. This submittal is being prepared for a right of way dedication internal to the development. A letter dated May 3, 2016 states that the improvements for the development have been completed in general compliance of the approved plans. This compliance letter was issued by the TRC Chairman who oversees this committee, as well as the department that regulates fences.

The houses are set back and landscaped in such a manner that going back and installing a fence is an unreasonable request.

Please note that there were 12 building permits issued for these lots that did not show fences. There have also been numerous Certificates of Occupancies issued for these lots that abut the Hickory Street right of way and this concern was never raised.

4. The response to this comment mirrors the response to comment number 3.
5. Please find attached on page 24 of the Declaration of Covenants Conditions, Article IX, Section 7, the condition that restricts parking in the City right of way.
6. Even though this has nothing to do with the right of way dedication, the Builder/Developer have agreed to restore some dead vegetation, as discussed with the HOA.

Please also find attached pages 11 and 12 from the PUD stating the following: "The proposed rights of ways are to be a minimum of 30 feet in width and shall be dedicated for use and maintenance upon completion and acceptance by the City of Fernandina Beach."

Finally, attached is a letter from the City dated April 22, 2018, that releases the Maintenance Bond in accordance with Section 11.05.05 of the Land Development Code in the amount of \$155,000. Please note that the dollar amount was determined based on costs for roadway, curbing, sidewalk, stormwater, water, and sewer (cost estimate attached).

In summary, we have provided PUD language that was approved by the City Commission that binds the City to accept the rights of ways upon completion and acceptance. We have also provided an Acceptance Letter from the City that states that the project has been constructed in accordance with the approved plans and that the work has been accepted by applicable City

Departments, which would include the "Streets" Department. Finally, the City returned the Maintenance Bond which designates the expiration of the maintenance period. Based on the City's own correspondence, the project is complete and accepted.

We trust that these responses adequately address the concerns on this right of way dedication request and trust the deed that our legal counsel has prepared is adequate. Upon acceptance, the curbs described herein will be replaced, the sidewalk described herein will be constructed (if approved by Nassau County), and dead vegetation as described herein will be replaced.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Gillette", written in a cursive style.

Nick E. Gillette, P.E.
Principal/Engineer

Nick Gillette

From: Scott Herring <sherring@nassaucountyfl.com>
Sent: Monday, November 09, 2015 1:14 PM
To: Nick Gillette
Cc: Shelley Caldwell; Jonathan Page; Josephine Craver
Subject: RE: Shell Cove - Citrona

Nick,

The County has no objection to the sidewalk being constructed on the east side of Citrona. However as part of the permit, the County would require the Developer/HOA to maintain the sidewalk as it will be only a section of sidewalk and not connecting.

The County has no objection to the relocation of the school zone flasher. However this flasher is currently the maintenance responsibility of the City and the City would have to agree to continue maintenance as part of the relocation.

The County does object to the crosswalk installation as the crosswalk is not “connecting anything”.

Hope this helps and let me know if you have any questions or if we misunderstood anything.

Thanks!
Scott

Our New Phone Number is 904-530-6225

Scott Herring

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: Nick Gillette [mailto:nick@GILLETTEASSOCIATES.COM]
Sent: Monday, October 26, 2015 11:30 AM
To: Scott Herring <sherring@nassaucountyfl.com>
Subject: Shell Cove - Citrona

Scott,

Thanks for meeting on the proposed Shell Cove project that will require a driveway connection and utility permit from Nassau County. The contractor will be submitting the requisite application and supporting material shortly.

The City of Fernandina Beach, as part of their local review, has requested that a sidewalk be constructed on the eastern side of Citrona Drive along our project frontage. They also requested a crosswalk be installed on Citrona Drive at the Hickory Street intersection. Our thoughts were that it may be more beneficial to estimate the cost of these improvements and place those dollars for sidewalk upgrades on the other side of Citrona Drive where a sidewalk exists and is in disrepair. Since this is a County right of way, it requires your approval on this subject. The City of FB entertained both of these options, but ultimately requested the new sidewalk installation.

We also request your input on whether the County would allow the relocation of the existing school zone flashing light and power supply equipment about 150 feet south of where they exist today. They currently exist along the project frontage, where the Developer was hoping he could install some landscaping and enhance the right of way. This would place the equipment just north of the existing access connection to the adjacent apartment complex to the south. It would lengthen the school zone by about 150 feet for this area. We have received notification from the School Board that they do not oppose this relocation. If acceptable, we will submit a plan outlining all proposed relocations as part of the permit application.

Thanks.

Nick E. Gillette, P.E.
Principal/Engineer
Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
904-261-8819 – P

Nick Gillette

From: Scott Herring <sherring@nassaucountyfl.com>
Sent: Friday, March 11, 2016 8:52 AM
To: Nick Gillette
Cc: Pat Gilroy; Shelley Caldwell; Becky Liddell
Subject: RE: sidewalk - Shell Cove

I have no problem with this.
Thanks!
Scott

Our New Phone Number is 904-530-6225

Scott Herring

From: Nick Gillette [mailto:nick@gILLETTEASSOCIATES.COM]
Sent: Thursday, March 10, 2016 3:20 PM
To: Scott Herring <sherring@nassaucountyfl.com>
Cc: Pat Gilroy <pgilroy@nassaucountyfl.com>; Shelley Caldwell <scaldwell@nassaucountyfl.com>; Becky Liddell <bliddell@nassaucountyfl.com>
Subject: RE: sidewalk - Shell Cove

Scott,

Thanks for the quick response. Aerial attached.

Nick E. Gillette, P.E.
Principal/Engineer
Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
904-261-8819 – P

From: Scott Herring [<mailto:sherring@nassaucountyfl.com>]
Sent: Thursday, March 10, 2016 3:17 PM
To: Nick Gillette <nick@GILLETTEASSOCIATES.COM>
Cc: Pat Gilroy <pgilroy@nassaucountyfl.com>; Shelley Caldwell <scaldwell@nassaucountyfl.com>; Becky Liddell <bliddell@nassaucountyfl.com>
Subject: RE: sidewalk - Shell Cove

Nick,

Sounds reasonable to me. However, I still need to see the "screenshot" referenced in your email. Didn't come through over here.

Thanks!

Scott

Our New Phone Number is 904-530-6225

Scott Herring

From: Nick Gillette [<mailto:nick@GILLETTEASSOCIATES.COM>]
Sent: Thursday, March 10, 2016 12:42 PM
To: Scott Herring <sherring@nassaucountyfl.com>
Cc: Pat Gilroy <pgilroy@nassaucountyfl.com>; Shelley Caldwell <scaldwell@nassaucountyfl.com>
Subject: sidewalk - Shell Cove

Scott,

The City has taken the position that if there cannot be a crosswalk installed on Citrona at the Shell Cove project, then the requirement for a sidewalk is being removed (email attached). They have recommended that we replace the approximate same length of sidewalk on the western side of Citrona just north of Hickory Street (see screenshot below-sidewalk in blue). The sidewalk is in disrepair and doesn't meet ADA so we feel like this is a win-win for everyone.

Pat mentioned that this part of Citrona may be in the City's jurisdiction, but the City tells me they own from Date Street north and the County owns from Date Street south. I'm not sure who's right, but I'd like to modify our permit at a minimum to remove the sidewalk in front of Shell Cove since the City believes it is a safety hazard. Additionally, if the County owns the area in question where the sidewalk replacement is proposed in front of the high school, we would like to add this installation to the permit. The replacement is 310 linear feet of 5-foot wide sidewalk. We are hoping to install this over spring break (which is the week after next) so kids using the sidewalk don't compromise the installation or have to be diverted into the roadway. We will construct the replacement sidewalk with the same specifications as the one that was originally permitted.

Thanks for your patience on this matter.

Nick Gillette

From: Marshall, D. McCrary <dmccrary@fbfl.org>
Sent: Tuesday, March 01, 2016 11:39 AM
To: Nick Gillette
Cc: Rex Lester; Kelly Gibson; Jay Mock
Subject: RE: Sidewalk - Citrona Shell Cove

I continue to disagree with Scott's impression that this crosswalk will not connect anything! It will connect a sidewalk to a sidewalk!

However, we have to honor their decision making authority here (there's an entire Element in the Comprehensive Plan about Intergovernmental Coordination!). And, yes, it would be a safety issue to install this easterly sidewalk segment without a connecting crosswalk.

I say move forward with permit revisions to replace the crappy segment of sidewalk on the west side of Citrona. Your future residents will just have to take their chances running across Citrona without benefit of a crosswalk. (And, you know, that crosswalk would've serve folks entering the Hickory Street entrance to the greenway.)

Marshall McCrary, Deputy City Manager
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3102
(904) 310-3452 (FAX)

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Nick Gillette [mailto:nick@GILLETTEASSOCIATES.COM]
Sent: Tuesday, March 01, 2016 8:07 AM
To: Marshall, D. McCrary
Cc: Rex Lester; Kelly Gibson; Jay Mock
Subject: Sidewalk - Citrona Shell Cove

Marshall,

I reached back out to Scott Herring at the County to see if his opinion had changed on the subject of the sidewalk installation in front of Shell Cove. As you may remember, the TRC approval requested the installation of a sidewalk in front of Shell Cove (eastern side of Citrona) and a crosswalk at the Hickory Street intersection.



City of Fernandina Beach

Community Development Department

May 3, 2016

Mr. Nick E. Gillette, P.E.
Gillette & Associates, Inc.
22 S. 4th Street
Fernandina Beach, FL 32034

RE: Acceptance Letter for Shell Cove Construction Improvements
City of Fernandina Beach, FL (SPR 2015-01)

Dear Nick:

This is to certify satisfactory completion of the construction improvements for the above-referenced project. All work has been completed in accordance with the approved plans on file with the City of Fernandina Beach; construction work has been inspected and accepted by applicable City Departments.

The required Maintenance Agreement has been delivered to the City and remains effective until April 21, 2018.

Thank you.

Sincerely,

Marshall McCrary
Community Development Department Director

cc: File

underground, or placed within an enclosure or concealed by means of a screening wall, structure or landscaping approved by the ARB.

Section 6. Storage Receptacles. No fuel tanks or similar storage receptacles may be exposed to view, and same may be installed only within an approved accessory building, within a screened area, or buried underground, and shall otherwise comply with standards established from time to time by the ARB or applicable law.

Section 7. Vehicles. No vehicle may be parked on the Property except in garages or on paved driveways. For Lots with ribbon driveways, vehicles must be parked so that the wheels are parked on the paved ribbons. No vehicles may be parked on the streets, within the City right-of-way or within the development, except temporarily (less than 6 hours). Notwithstanding the foregoing, no vehicles may be parked on the streets, within the City right-of-way or within the development, overnight. No inoperative vehicles shall be allowed to remain on the Property in excess of forty-eight (48) hours unless kept in a garage and not visible from the street or any other Lot. No commercial vehicles of any kind shall be parked on the Property except for construction or service vehicles temporarily present on business. A commercial vehicle for the purposes of this section shall mean any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, For-Hire or Not-For-Hire. No trailers, boats, campers, motorized or non-motorized recreational vehicles may be parked in the Property unless parked inside a garage. Notwithstanding the foregoing, non-commercial trucks and vans, will be permitted provided that they comply with the following:

1. they may not exceed one (1) ton carrying capacity;
2. they may not have camper shells extending more than twelve inches (12”) over the cab roof;
3. they may not have commercial applications, as indicated by, including, but not limited to, a logo or insignia on the exterior of the vehicle;
4. the frame to ground clearance may not exceed twenty four inches (24”);
5. they may not have added frames, racks, wooden shells or boxes; and
6. they may not have an attached trailer, or any other commercial characteristic.

Section 8. Visibility of Intersections. No obstruction to visibility at street intersections shall be permitted; provided that the Association shall not be liable in any manner to any person or entity, including Owners, their guests, tenants and invitees, for any damages, injuries or deaths arising from any violation of this Section.

Section 9. Temporary Structures. No building or structure of a temporary or portable character such as trailers, tents or shacks shall be permitted in the Property, except as approved by the ARB, and except for temporary improvements used solely in connection with the construction of approved permanent improvements and removed immediately upon completion of such construction. Neither Declarant nor any residential builder doing business in the Property shall be prohibited from erecting or maintaining temporary dwellings, model homes and other structures for development and marketing purposes, provided such are in compliance with

P. Access:

1. Access to and from the Shell Cove PUD will be provided as shown on the Shell Cove PUD Preliminary Development Plan.
2. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer, so long as the changes do not constitute a Major Amendment to the PUD. The Developer will finalize the location of all external project entrances, accesses and roadways during the final engineering approval for the applicable phase of development. The Fernandina Beach Land Development Code will govern all applicable procedures for changes to the PUD.
3. Model home building permits will be issued upon installation of all necessary water mains and fire hydrants, and stabilization of all roadways internal to the development, and plat recording. Up to 10% of the total lots for each phase of the development may be issued as model lots; however, Certificates of Occupancy will not be issued for these models until all improvements for that phase are complete.
4. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly owned easement.
5. City owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic City services such as fire and police protection, emergency service needs of PUD residents, and site inspection by Fire-Rescue, Community Development, Engineering and Code Enforcement departments to monitor adherence to City regulations and the conditions contained herein. If any road is gated, the gate shall automatically open in response to a “yelp” electronic siren.
6. The proposed rights of ways are to be a minimum of 30 feet in width and shall be dedicated to the City of Fernandina Beach for use and maintenance upon completion and acceptance by

the City. The right of way reduction beyond typical City standards is proposed to accomplish the following:

- a. One way traffic flow resulting in less impervious area;
- b. Introduction of more open space into the development; and
- c. Greater tree retention due to less impacted area

All roads will be constructed to City standards and will be subject to traditional testing and inspections methods commonly performed by the City and described within the City Land Development Code.

- Q. Notification: The Applicant shall incorporate into the covenants and restrictions notification to all property owners that they are living in a Planned Unit Development (PUD).

III. Justification for Planned Unit Development Classification for this Project and Approval of the Preliminary Development Plan:

The proposed project allows for development of the Shell Cove PUD for single-family residential uses in a manner that warrants flexibility in the application of land use controls for Fernandina Beach, Florida consistent with the intent of Section 2.02.02 of the Fernandina Beach Land Development Code. The project design is also in harmony with the general purpose and intent of the Fernandina Beach Comprehensive Plan. The design and layout of the Shell Cove Planned Unit Development (PUD) requirements:

1. Is of less intensity than the requested Future Land Use Map designation accompanying this application;
2. Accomplishes a more desirable environment with minimal impact to environmentally sensitive lands;



CITY OF FERNANDINA BEACH

Planning Department

April 22, 2018

CBC National Bank
1891 S. 14th Street
Fernandina Beach, Florida 32034

Re: Release of Maintenance Bond Letter of Credit No. 165/ Shell Cove Subdivision

Dear Mr. Powell,

The Standard Maintenance Bond issued to Shell Cove in the amount of one hundred fifty-five thousand dollars (\$155,000) expired on April 21, 2018. This bond was required by the City under the terms of Section 11.05.05 of the Land Development Code which directs that a two (2) year maintenance guarantee be provided for infrastructure improvements within new subdivisions.

The requirement to maintain this bond expired on April 21, 2018 and the City is in agreement with the release of the bond as of this date.

If you have any questions concerning this information, please contact this office at 904.310-3135.

Sincerely,

A handwritten signature in blue ink that reads "Kelly N. Gibson". The signature is written in a cursive style and is enclosed in a light blue rectangular box.

Kelly N. Gibson, AICP
Planning Manager

cc: Robinson Creek 34, LLC – Jay Mock



City of Fernandina Beach

Community Development Department

May 3, 2016

Mr. Nick E. Gillette, P.E.
Gillette & Associates, Inc.
22 S. 4th Street
Fernandina Beach, FL 32034

RE: Acceptance Letter for Shell Cove Construction Improvements
City of Fernandina Beach, FL (SPR 2015-01)

Dear Nick:

This is to certify satisfactory completion of the construction improvements for the above-referenced project. All work has been completed in accordance with the approved plans on file with the City of Fernandina Beach; construction work has been inspected and accepted by applicable City Departments.

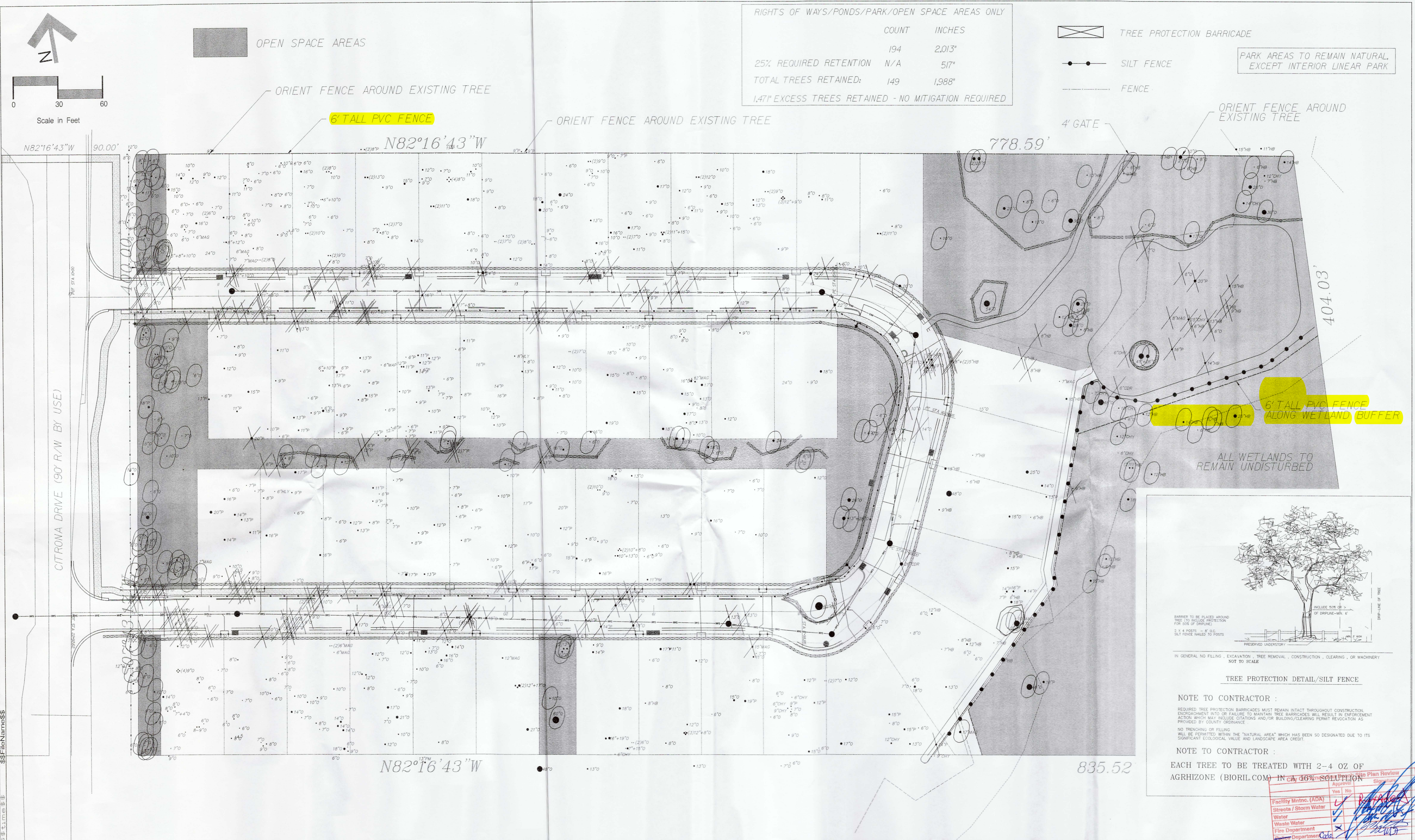
The required Maintenance Agreement has been delivered to the City and remains effective until April 21, 2018.

Thank you.

Sincerely,

Marshall McCrary
Community Development Department Director

cc: File



RIGHTS OF WAYS/PONDS/PARK/OPEN SPACE AREAS ONLY		
	COUNT	INCHES
25% REQUIRED RETENTION	194	2,013"
TOTAL TREES RETAINED:	N/A	517"
1.47" EXCESS TREES RETAINED - NO MITIGATION REQUIRED	149	1,988"

- TREE PROTECTION BARRICADE
- SILT FENCE
- FENCE
- PARK AREAS TO REMAIN NATURAL, EXCEPT INTERIOR LINEAR PARK

TREE PROTECTION DETAIL/SILT FENCE

NOTE TO CONTRACTOR:

REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

NO TRENCHING OR FILLING WILL BE PERMITTED WITHIN THE "NATURAL AREA" WHICH HAS BEEN SO DESIGNATED DUE TO ITS SIGNIFICANT ECOLOGICAL VALUE AND LANDSCAPE AREA CREDIT.

NOTE TO CONTRACTOR:

EACH TREE TO BE TREATED WITH 2-4 OZ OF AGRHIZONE (BIORIL.COM) IN 40% SOLUTION

IN GENERAL NO FILLING, EXCAVATION, TREE REMOVAL, CONSTRUCTION, CLEARING, OR MACHINERY NOT TO SCALE

Scale: Project Mgr: NG Designed by: NG Drawn by: AD QA/QC: AG		Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SHELL COVE	ROBINSON CREEK 34	TREE RETENTION/ PROTECTION PLAN	Facility Mntnc. (ADA) Streets / Storm Water Water Waste Water Fire Department Police Department Parks and Recreation Engineering Approval: [Signature] Signature: [Signature] Date: [Signature] Issue Date: SEPTEMBER 2015 Project No.: 15-10-18
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PERMIT SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

SHELL COVE

FOR

ROBINSON CREEK 34

SHELL COVE

FOR

ROBINSON CREEK 34

RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH: 904-310-3421
SJRWMD: 904-730-6270

UTILITY PROVIDERS

WATER/SEWER: CITY OF FERNANDINA BEACH
ELECTRIC: FLORIDA PUBLIC UTILITIES
CABLE: COMCAST
TELEPHONE: AT&T

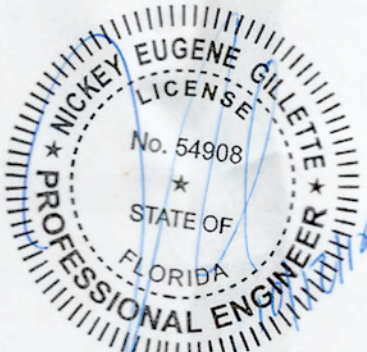
G&A Project
No.:15-10.18

G & A

Issue Date: September 3, 2015
Revision Date: September 25, 2015

City Of Fernandina Beach Site Plan Review			Approval	Signature
	Yes	No		
Facility Mntnc. (ADA)				
Streets / Storm Water				
Water				
Waste Water				
Fire Department				
Police Department				
Parks and Recreation				
Engineering				
Planning				
Building				

SITE LOCATION MAP



GENERAL NOTES

INDEX

SITE / GEOMETRY

WATER NOTES

SHEET

DESCRIPTION

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

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

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

4. ELEVATIONS ARE BASED ON NAVD 1988.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23. BLANK

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

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

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

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

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

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

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

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

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

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

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

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (1.22) PER NASSAU COUNTY REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEWER NOTES

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

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

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

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

5. A SEPARATE SEWER SERVICE 18" MIN SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED. AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6. GRAVITY SEWER TO BE GREEN IN COLOR.

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

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

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

10. ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-36 PVC PIPE (MINIMUM). GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

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

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

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

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

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

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

17. RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN.

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

LEGEND

EXISTING VALVE

WM

SAN

SAN

WM

EXISTING EDGE OF PAVEMENT

EXISTING PROPERTY LINE

EXISTING WATER LINE

EXISTING SANITARY SEWER

EXISTING FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT

PROPOSED EDGE OF PAVEMENT

EXISTING PROPERTY LINE

PROPOSED SPOT ELEVATION

DRAINAGE STRUCTURE

PIPE

PROPOSED CONTOUR

PROPOSED EDGE OF PAVEMENT

PROPOSED PROPERTY LINE

PROPOSED R.O.W. LINE

EXISTING CONTOUR

Scale:

Project Mgr: NG

Designed by: NG

Drawn by: AD

QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A⁺

GILLETTE & ASSOCIATES, INC.

20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

SHELL COVE

ROBINSON CREEK 34

INDEX SHEET

City Of Fernandina Beach Site Plan Review

Approval

Yes

No

Signature

Facility Mntnc. (ADA)

Streets / Storm Water

Water

Waste Water

Fire Department

Police Department

Parks and Recreation

Engineering

Planning

Building

1

2

3

4

5

6-10

11

12

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Scale:

Project Mgr: NG

Designed by: NG

Drawn by: AD

QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

SHELL COVE

ROBINSON CREEK 34

INDEX SHEET

City Of Fernandina Beach Site Plan Review

Approval

Yes

No

Signature

Facility Mntnc. (ADA)

Streets / Storm Water

Water

Waste Water

Fire Department

Police Department

Parks and Recreation

Engineering

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SHELL COVE

ROBINSON CREEK 34

INDEX SHEET

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Approval

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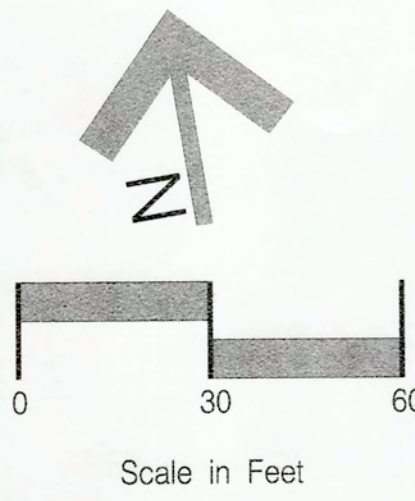
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NO.	BY	DATE	REVISION
1	NG	9-25-15	Revised to address COFBSJRWM comments
2	AD		
3	AG		

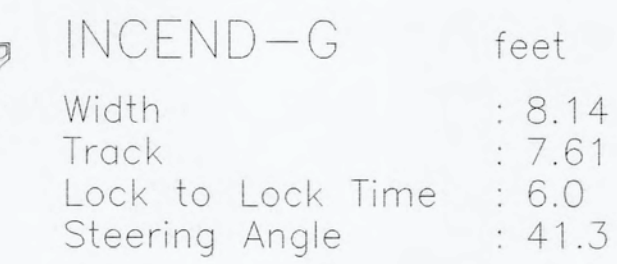
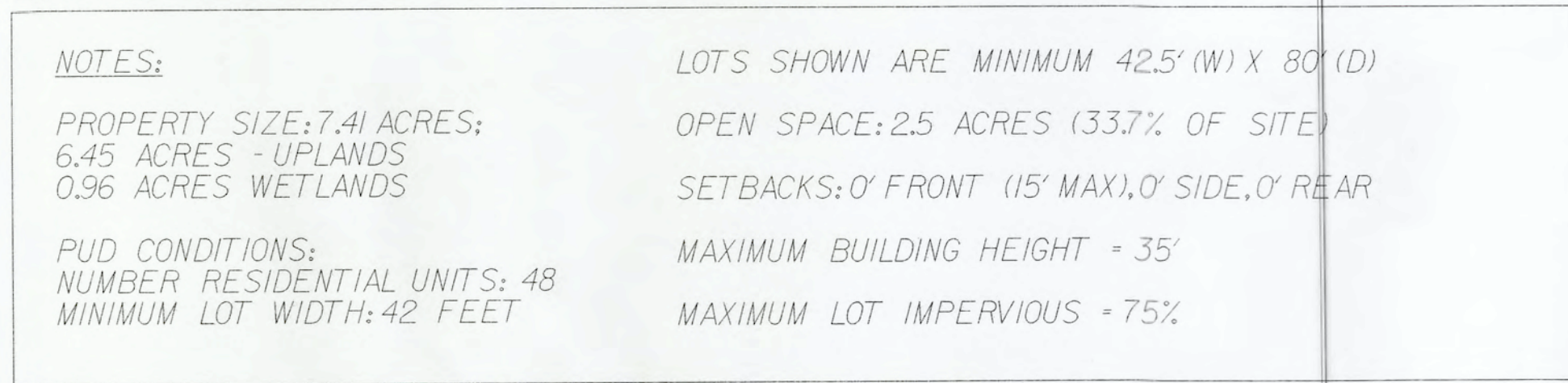
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Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG
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FERNANDINA BEACH, FL 32034
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SHELL COVE	ROBINSON CREEK 34	PRE-DEVELOPMENT DRAINAGE PLAN	SHEET NO. PRE-1 3 of 15 Issue Date SEPTEMBER 2015 Project No. 15-10.18
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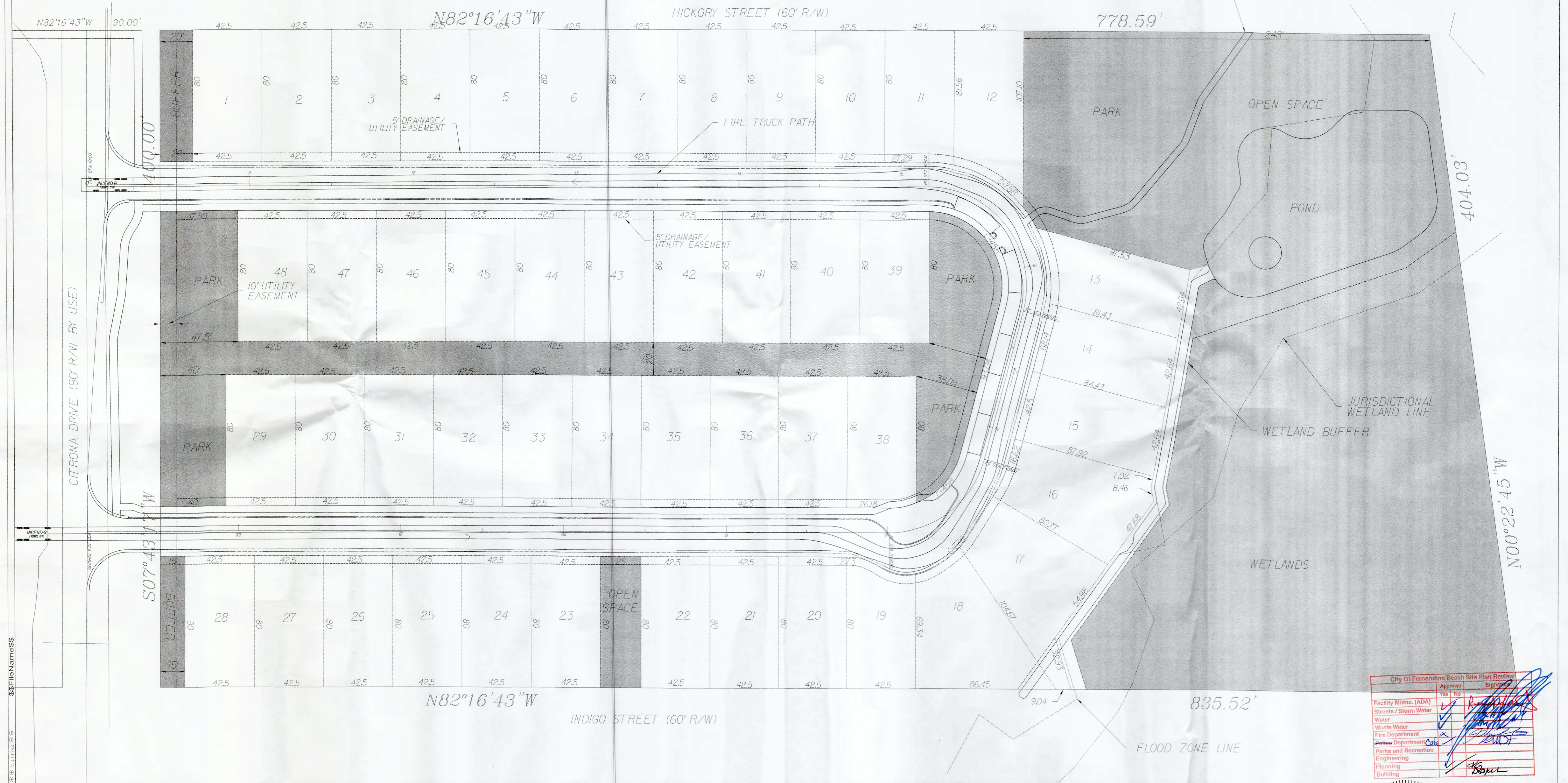
City Of Fernandina Beach Site Plan Review	
Approval	Signature
Yes No	
Facility Mntnc. (ADA)	
Streets / Storm Water	
Water	
Waste Water	
Fire Department	
Police Department	
Parks and Recreation	
Engineering	
Planning	
Building	





3 PEDESTRIAN CONNECTION TO GREENWAY

EGANS CREEK GREENWAY



City of Ferndale Beach Site Plan Review		
	Approval	Signature
	Yes / No	
Facility Mntnc. (ADA)	✓	<i>[Signature]</i>
Streets / Storm Water	✓	<i>[Signature]</i>
Water	✓	<i>[Signature]</i>
Waste Water	✓	<i>[Signature]</i>
Fire Department	✓	<i>[Signature]</i>
Police Department <i>City</i>	✓	<i>[Signature]</i>
Parks and Recreation	✓	<i>[Signature]</i>
Engineering	✓	<i>[Signature]</i>
Planning	✓	<i>[Signature]</i>
Building	✓	<i>[Signature]</i>



SHEET NO.	
LLP-1	
4 of 15	
Issue Date	SEPTEMBER 2015
Project No.	15-10.18

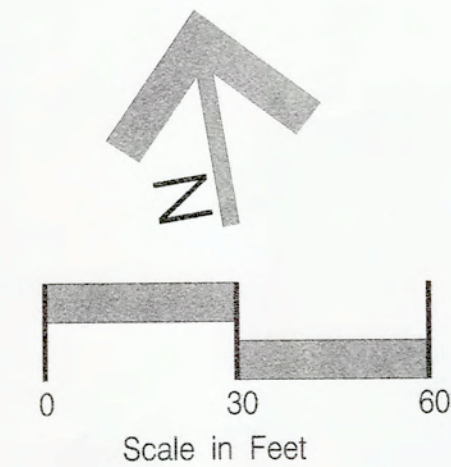
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20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SHELL COVE

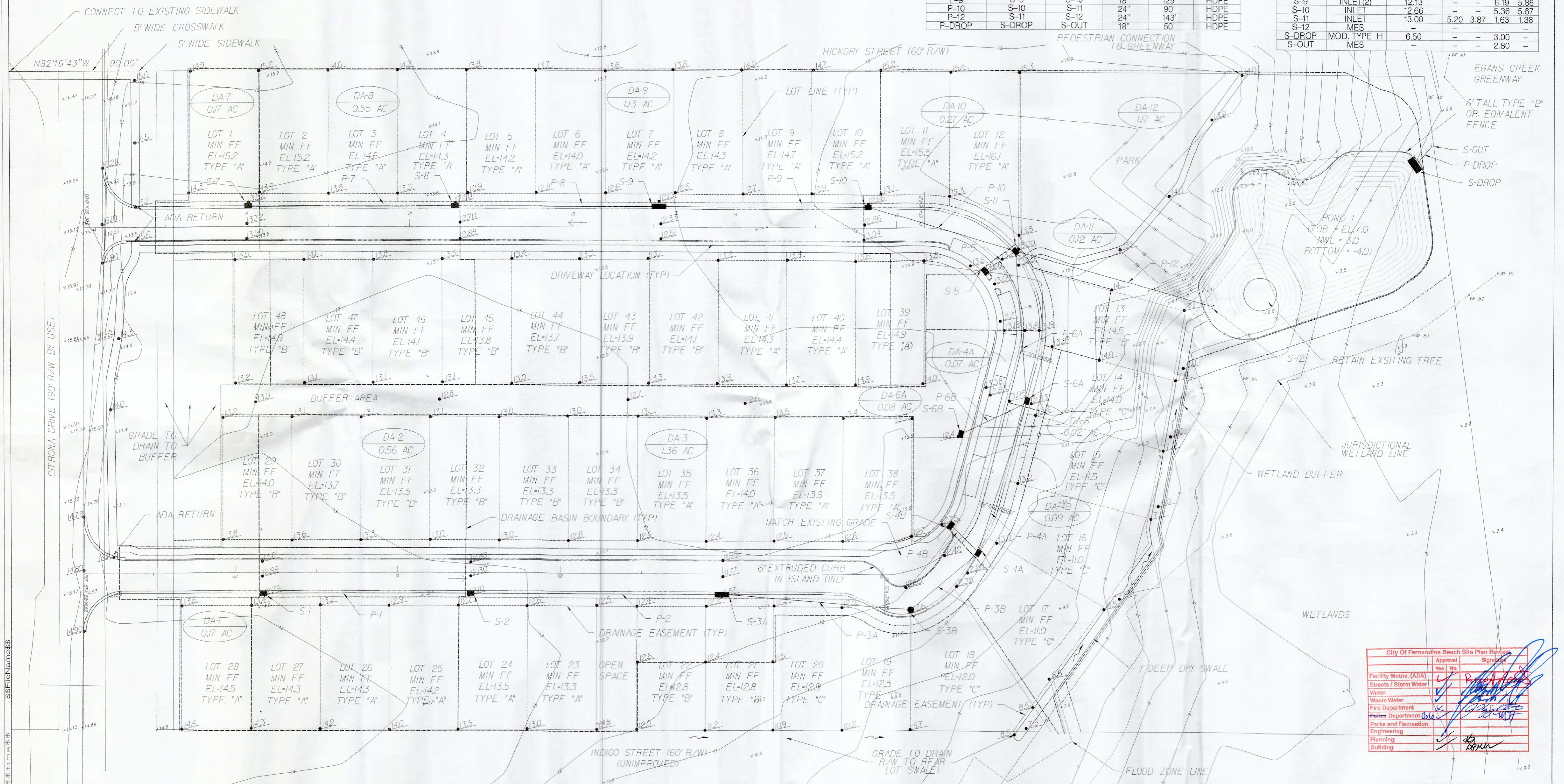
ROBINSON CREEK 34

LOT LAYOUT PLAN



PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	15"	128'	HDPE
P-2	S-2	S-3	15"	152'	HDPE
P-3A	S-3A	S-3B	18"	116'	HDPE
P-3B	S-3B	S-4B	18"	42'	HDPE
P-4A	S-4A	S-6	15"	32'	HDPE
P-4B	S-4B	S-4A	24"	110'	HDPE
P-5	S-5	S-11	15"	29'	HDPE
P-6A	S-6A	S-11	24"	100'	HDPE
P-6B	S-6B	S-6A	15"	42'	HDPE
P-7	S-7	S-8	15"	127'	HDPE
P-8	S-8	S-9	15"	129'	HDPE
P-9	S-9	S-10	18"	129'	HDPE
P-10	S-10	S-11	24"	90'	HDPE
P-12	S-11	S-12	24"	143'	HDPE
P-DROP	S-DROP	S-OUT	18"	50'	HDPE

STRUCTURE TABLE					
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION		
			N	S	E W
S-1	INLET	12.79	-	-	9.29 -
S-2	INLET	12.10	-	-	5.87 8.87
S-3A	INLET(2)	11.57	-	-	5.13 5.38
S-3B	MH	12.60	-	-	4.94 4.94
S-4A	INLET	12.20	-	-	5.38 4.24 4.74
S-4B	INLET	12.20	5.46	-	-
S-5	INLET	13.00	-	-	5.75 -
S-6A	INLET	12.83	4.05	4.05	- 4.05
S-6B	INLET	12.40	-	-	4.08 -
S-7	INLET	13.52	-	-	6.92 6.86
S-8	INLET	12.50	-	-	6.86 6.44
S-9	INLET(2)	12.13	-	-	6.19 5.86
S-10	INLET	12.66	-	-	5.36 5.67
S-11	INLET	13.00	5.20	3.87	1.63 1.38
S-12	MES	-	-	-	-
S-DROP	MOD. TYPE H	6.50	-	-	3.00 -
S-OUT	MES	-	-	-	2.80 -



City Of Fernandina Beach Site Plan Review		
Approval	Yes	No
Facility Mntnc. (ADA)	☒	☐
Streets / Storm Water	☒	☐
Water	☒	☐
Waste Water	☒	☐
Fire Department	☒	☐
Police Department	☒	☐
Parks and Recreation	☒	☐
Engineering	☒	☐
Planning	☒	☐
Building	☒	☐

No.	By	Date	Revised to address COFB/SJRWMD comments
1	NG	9-25-15	Revised to address COFB/SJRWMD comments

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Designed by: NG
Drawn by: AD
QAQC: AG

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SHELL COVE

ROBINSON CREEK 34

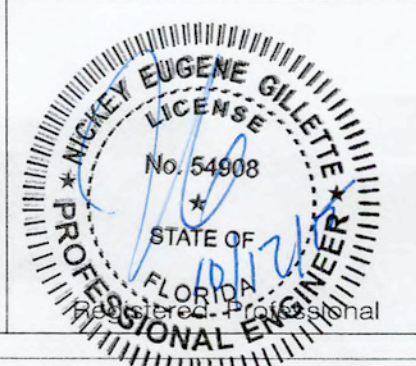
POST DEVELOPMENT
DRAINAGE PLAN



SHEET NO.
DR-1
5 of 15
Issue Date
SEPTEMBER 2015
Project No.
15-10.18



City Of Fernandina Beach Site Plan Review			Approval	Signature
Yes	No			
		Facility Mntnc. (ADA)		
		Streets / Storm Water		
		Water		
		Waste Water		
		Fire Department		
		Police Department		
		Parks and Recreation		
		Engineering		
		Planning		
		Building		



SHEET NO.
PP-1
6 of 15
Issue Date
SEPTEMBER 2015
Project No.
15-10.18

NG	9-25-15	Revised to address COFB/SJR/WMD comments
No.	By	Date

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Project Mgr:	NG
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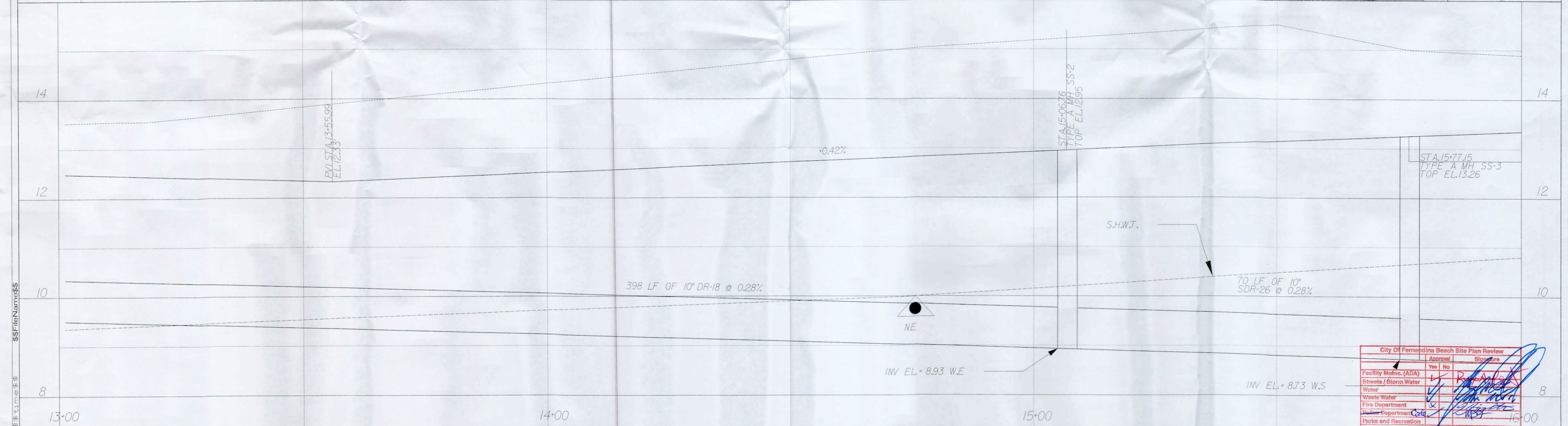
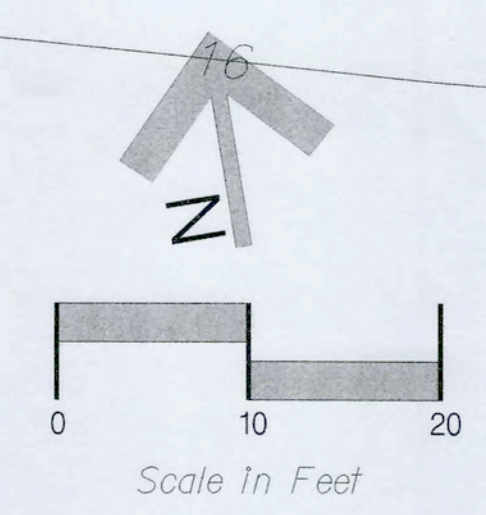
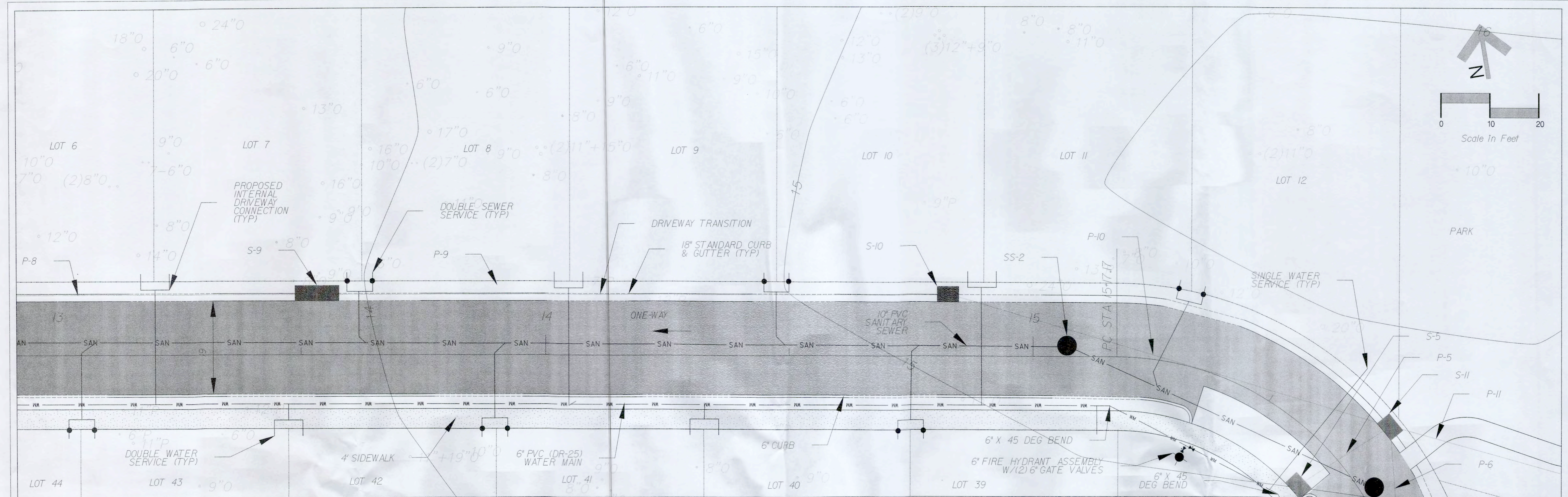
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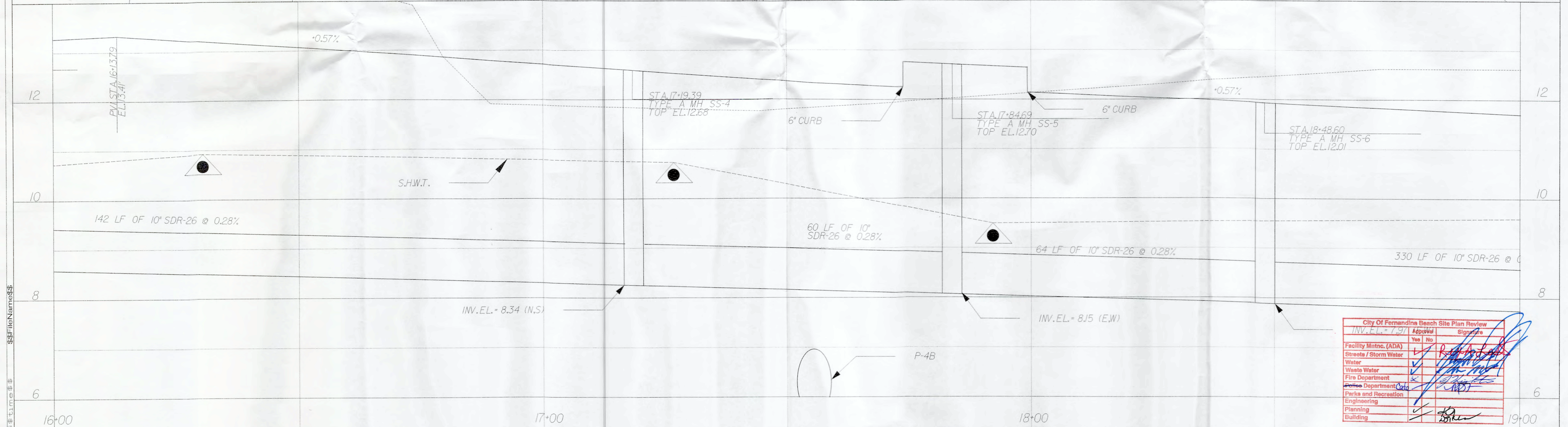
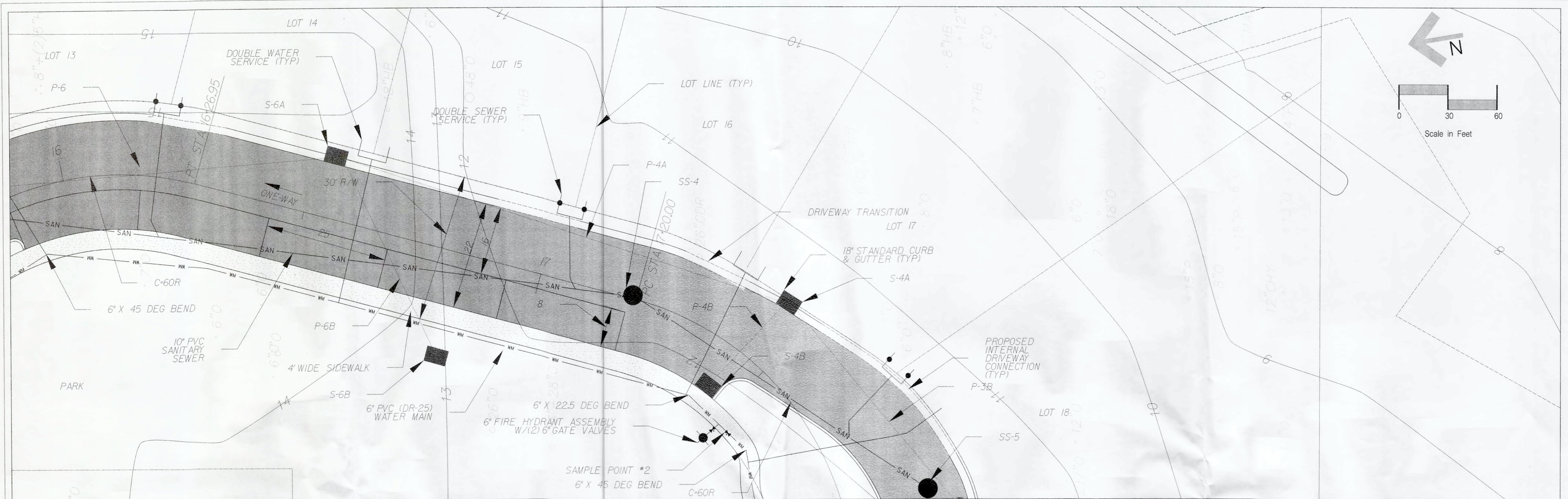
SHELL COVE

ROBINSON CREEK 34

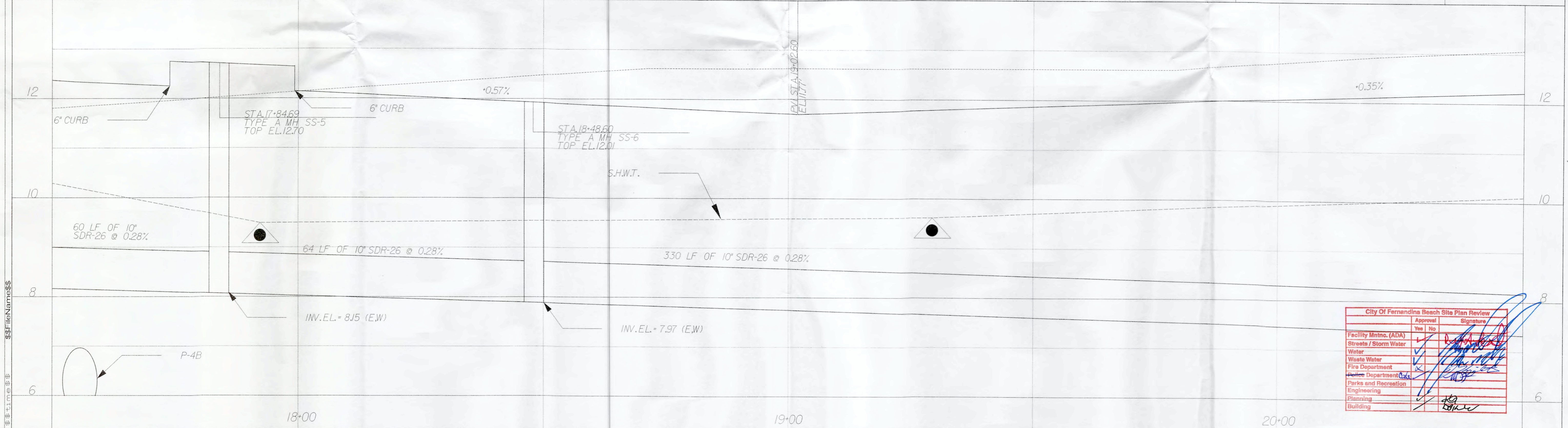
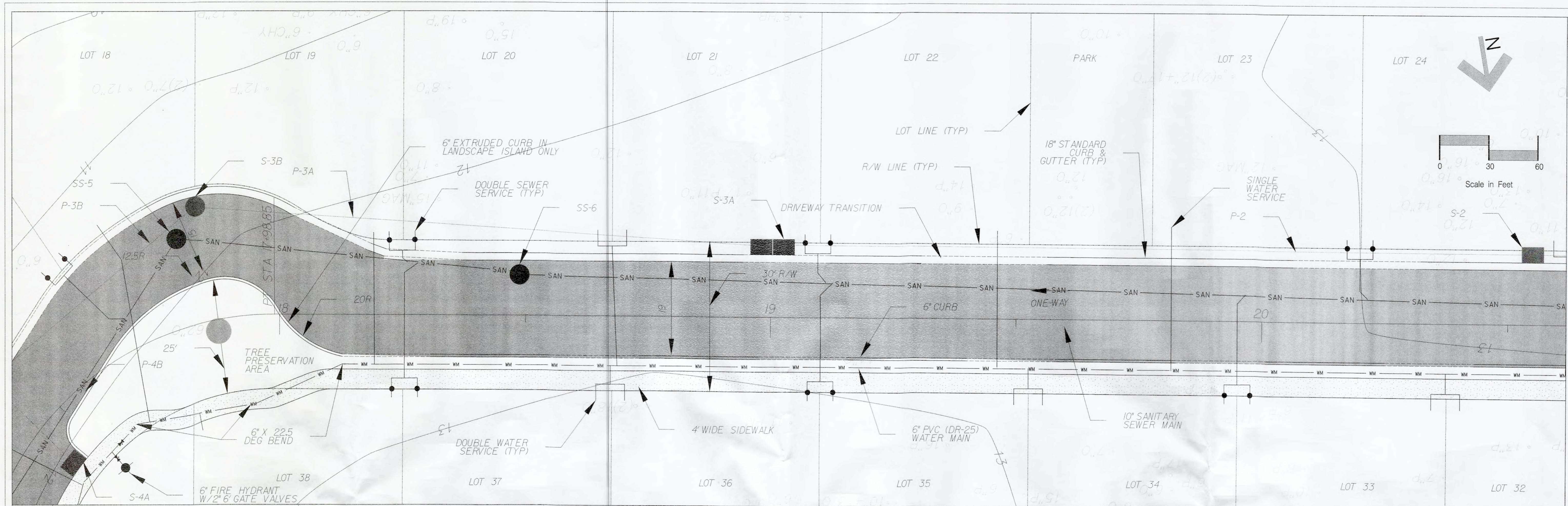
PLAN & PROFILE SHEET
SHELL COVE DRIVE



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City of Fernandina Beach Site Plan Review		Approval: Yes / No		Signature: [Signature]		Facility Minors (ADA)		Streets / Storm Water	
Waste Water		Fire Department		Public Works		Engineering		Planning	
Building		SHEET NO. 16-00		PP 2		Issue Date: SEPTEMBER 2015		Project No. 15-1018	

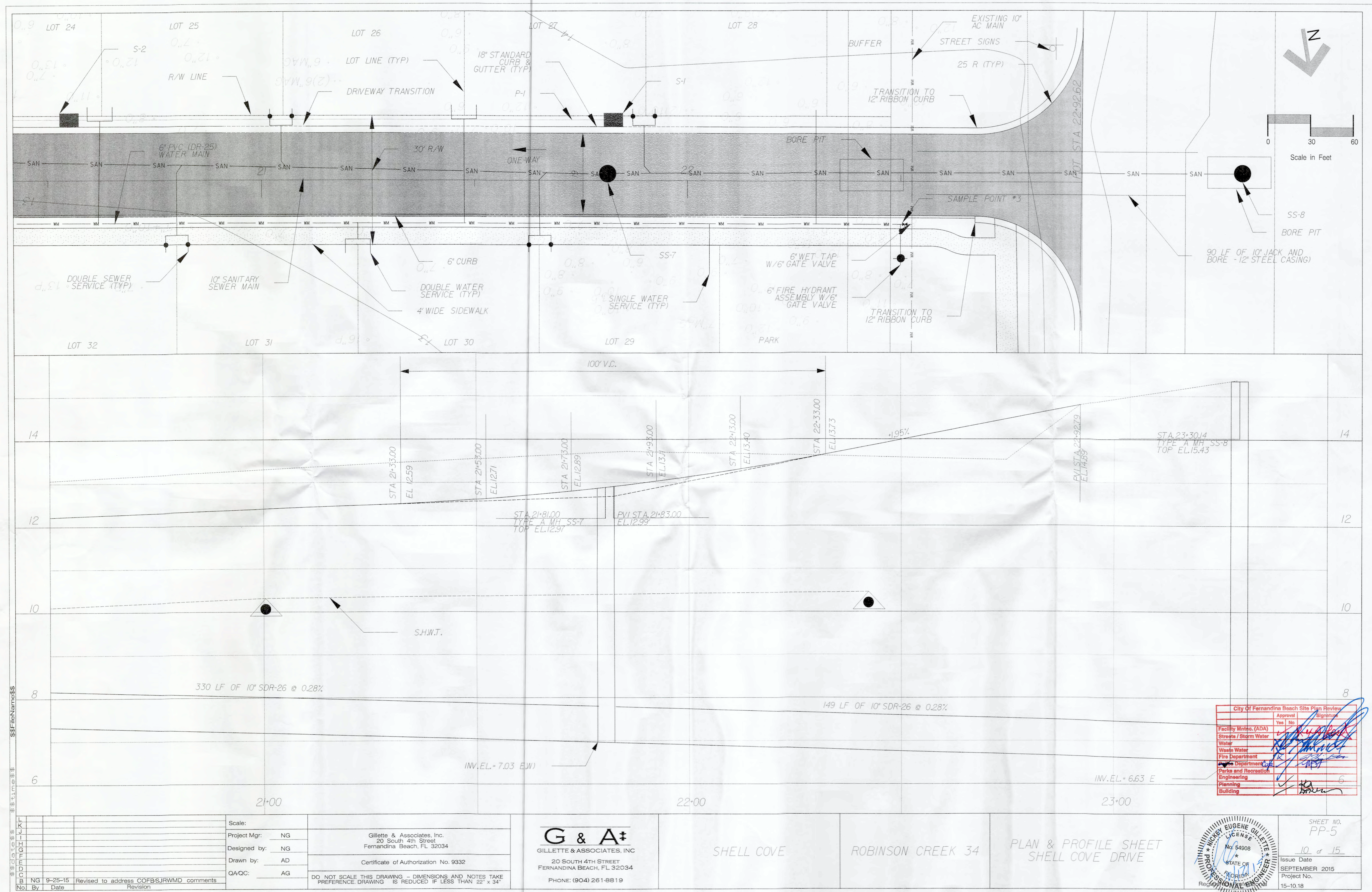


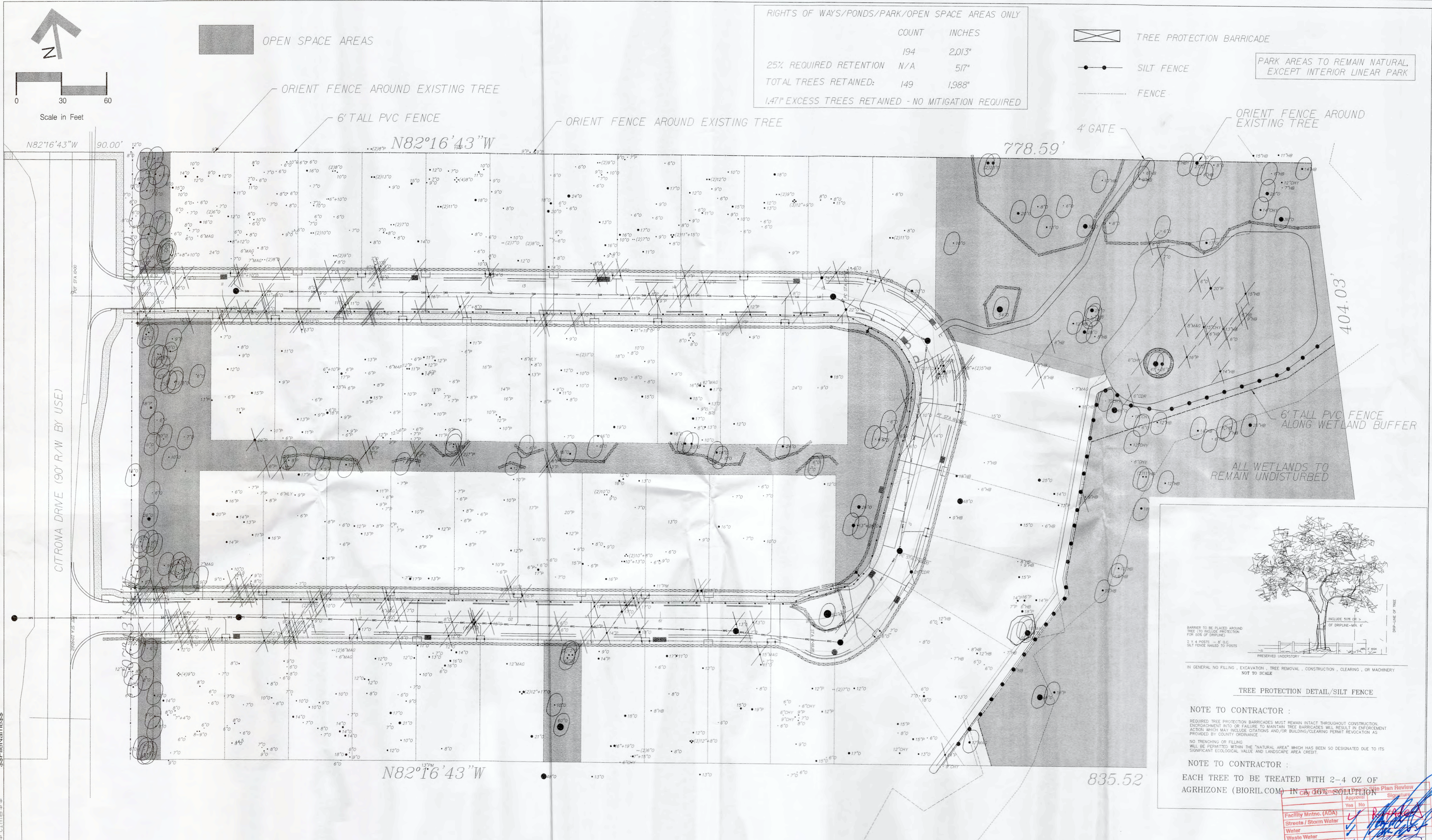
REVISIONS No. By Date Description 1 NG 9-25-15 Revised to address COFBS/JRWMD comments 2 NG 9-25-15 Revised to address COFBS/JRWMD comments		Scale: Project Mgr: NG Designed by: NG Drawn by: AD QA/QC: AG	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SHELL COVE ROBINSON CREEK 34 PLAN & PROFILE SHEET SHELL COVE DRIVE	<table border="1"> <tr> <th colspan="3">City of Fernandina Beach Site Plan Review</th> </tr> <tr> <th>INV. E.L. = 7.91</th> <th>Approval</th> <th>Signature</th> </tr> <tr> <td>Facility Maint. (ADA)</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Streets / Storm Water</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Water</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Waste Water</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Fire Department</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Police Department</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Parks and Recreation</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Engineering</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Planning</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>Building</td> <td>Yes</td> <td>No</td> </tr> </table>	City of Fernandina Beach Site Plan Review			INV. E.L. = 7.91	Approval	Signature	Facility Maint. (ADA)	Yes	No	Streets / Storm Water	Yes	No	Water	Yes	No	Waste Water	Yes	No	Fire Department	Yes	No	Police Department	Yes	No	Parks and Recreation	Yes	No	Engineering	Yes	No	Planning	Yes	No	Building	Yes	No	SHEET NO. PP-3 Issue Date SEPTEMBER 2015 Project No. 15-10.18
City of Fernandina Beach Site Plan Review																																											
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City Of Fernandina Beach Site Plan Review		
Approval	Yes	No
Facility Mntn. (ADA)		
Streets / Storm Water		
Water		
Waste Water		
Fire Department		
Police Department		
Parks and Recreation		
Engineering		
Planning		
Building		

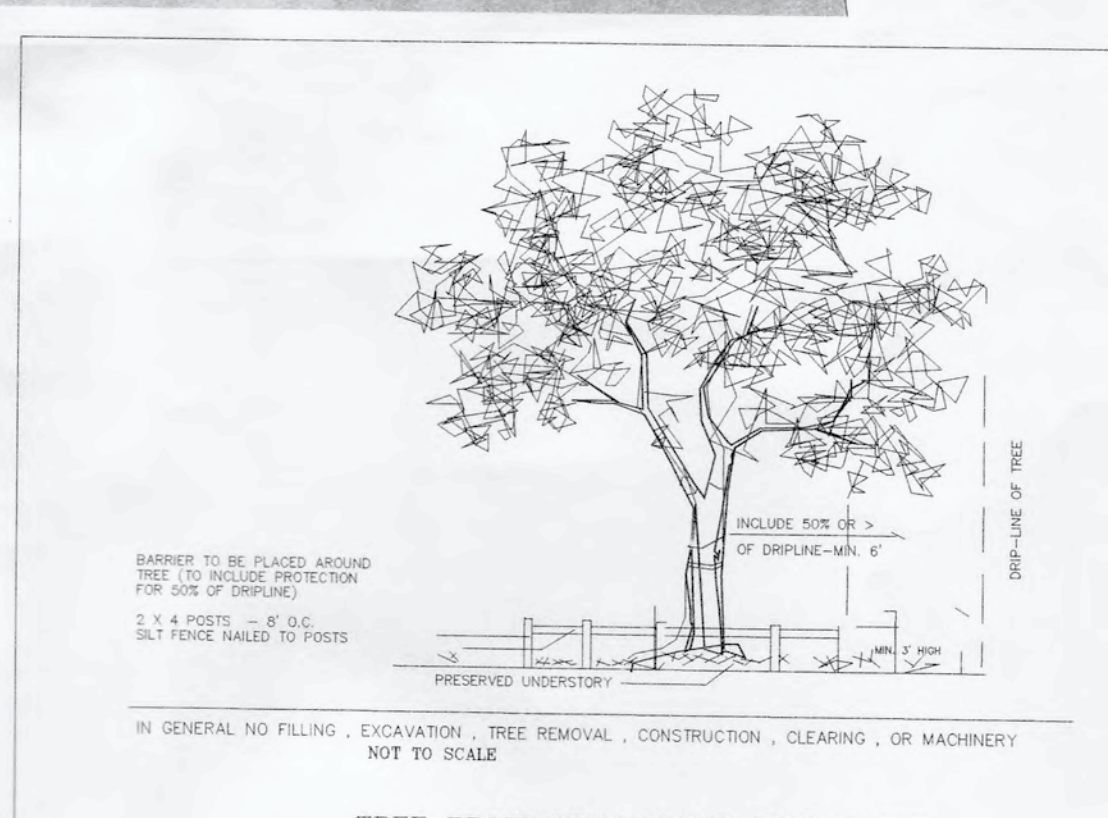
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20 South 4th Street		Gillette & Associates, Inc.		20 South 4th Street		Fernandina Beach, FL 32034		Certificate of Authorization No. 9332	
18-00		19-00		20-00		21-00		22-00	
SHELL COVE		ROBINSON CREEK 34		PLAN & PROFILE SHEET		SHELL COVE DRIVE		SHEET NO. PP-4	
Issue Date		September 2015		Project No.		15-10-18		Professional Engineer	





RIGHTS OF WAYS/PONDS/PARK/OPEN SPACE AREAS ONLY		
	COUNT	INCHES
25% REQUIRED RETENTION	194	2,013"
TOTAL TREES RETAINED:	N/A	517"
1.47% EXCESS TREES RETAINED - NO MITIGATION REQUIRED	149	1,988"

- TREE PROTECTION BARRICADE
 - SILT FENCE
 - FENCE
- PARK AREAS TO REMAIN NATURAL, EXCEPT INTERIOR LINEAR PARK



NOTE TO CONTRACTOR:
REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT PROVIDED BY COUNTY ORDINANCE.
NO TREEMOVING OR FILLING WILL BE PERMITTED WITHIN THE "NATURAL AREA" WHICH HAS BEEN SO DESIGNATED DUE TO ITS SIGNIFICANT ECOLOGICAL VALUE AND LANDSCAPE AREA CREDIT.

NOTE TO CONTRACTOR:
EACH TREE TO BE TREATED WITH 2-4 OZ OF AGRHIZONE (BIORIL.COM) IN CA 06% SOLUTION

Scale:	Project Mgr:	NG
Designed by:	NG	
Drawn by:	AD	
QA/QC:	AG	

9-25-15	Revised to address COFBS/JRWMD comments
10-01-15	Revised

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A⁺
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SHELL COVE

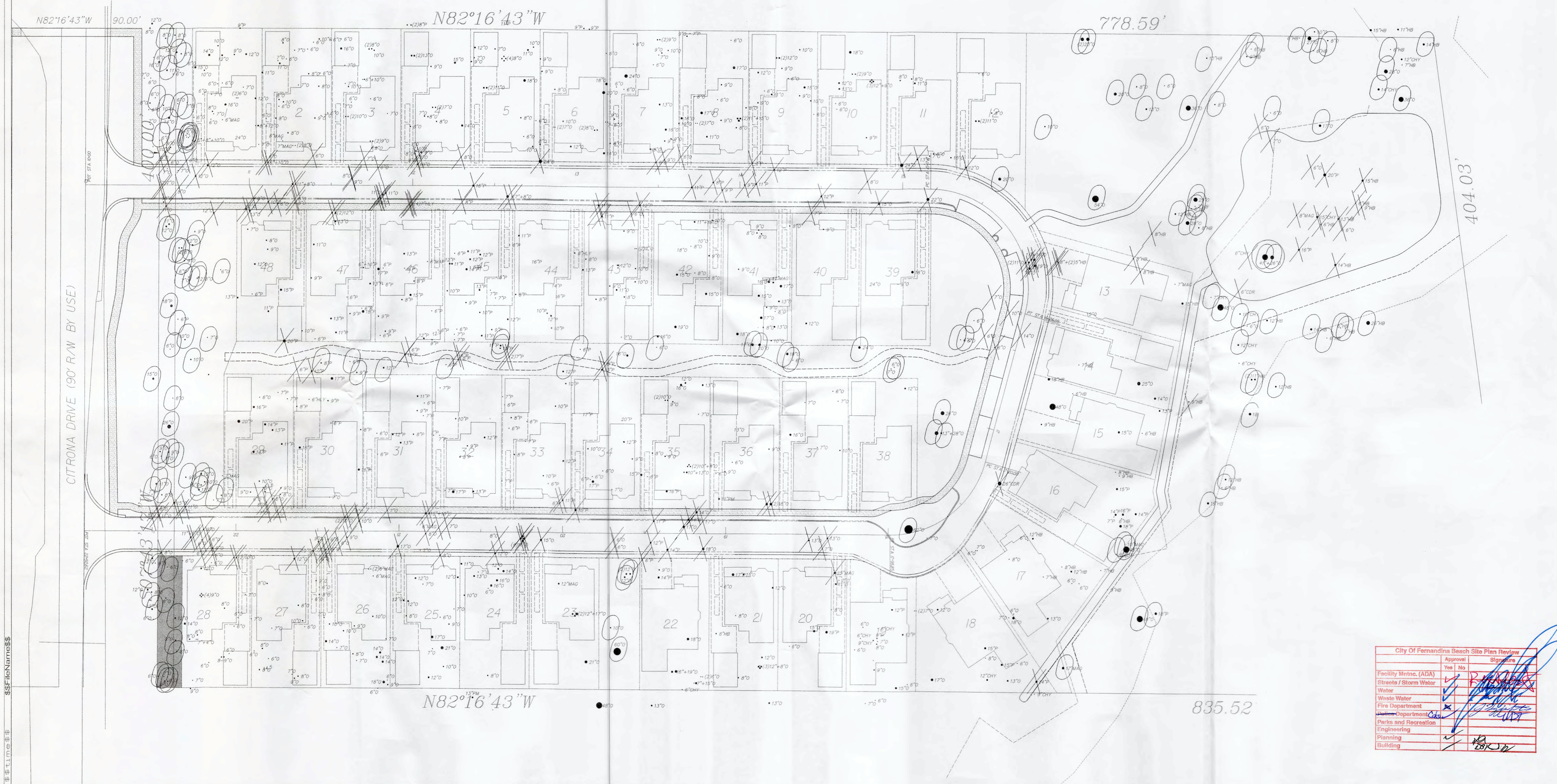
ROBINSON CREEK 34

TREE RETENTION/ PROTECTION PLAN

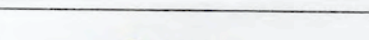
Facility Maint. (ADA)	Yes	No
Streets / Storm Water	Yes	No
Water	Yes	No
Waste Water	Yes	No
Fire Department	Yes	No
Police Department	Yes	No
Parks and Recreation	Yes	No
Other	Yes	No

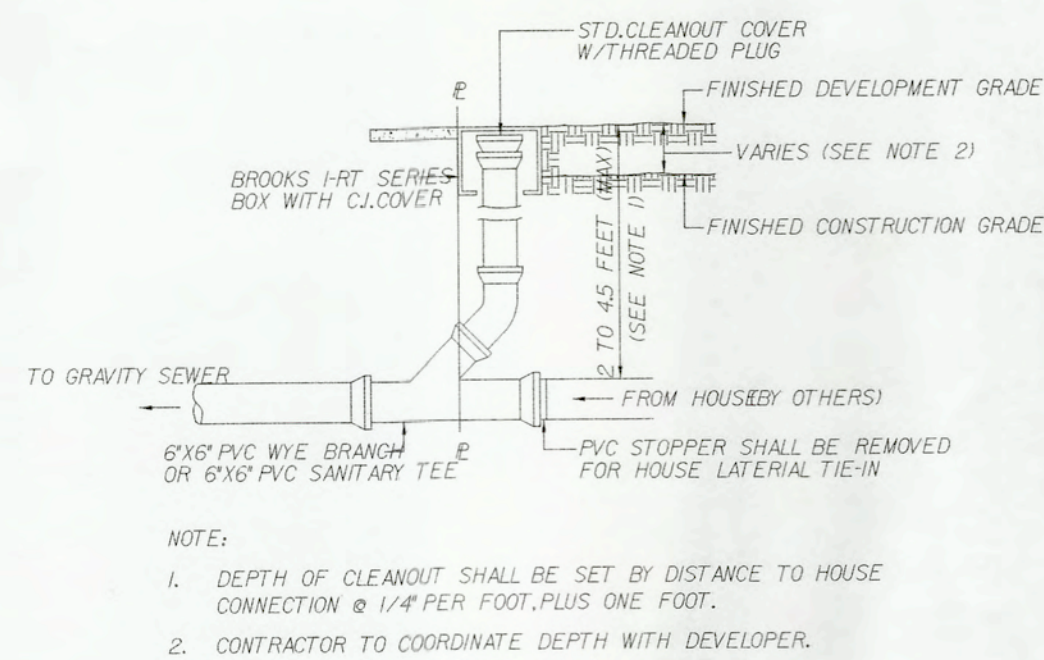
SHEET NO. 11 of 15

Issue Date: SEPTEMBER 2015
Project No.: 15-10-18

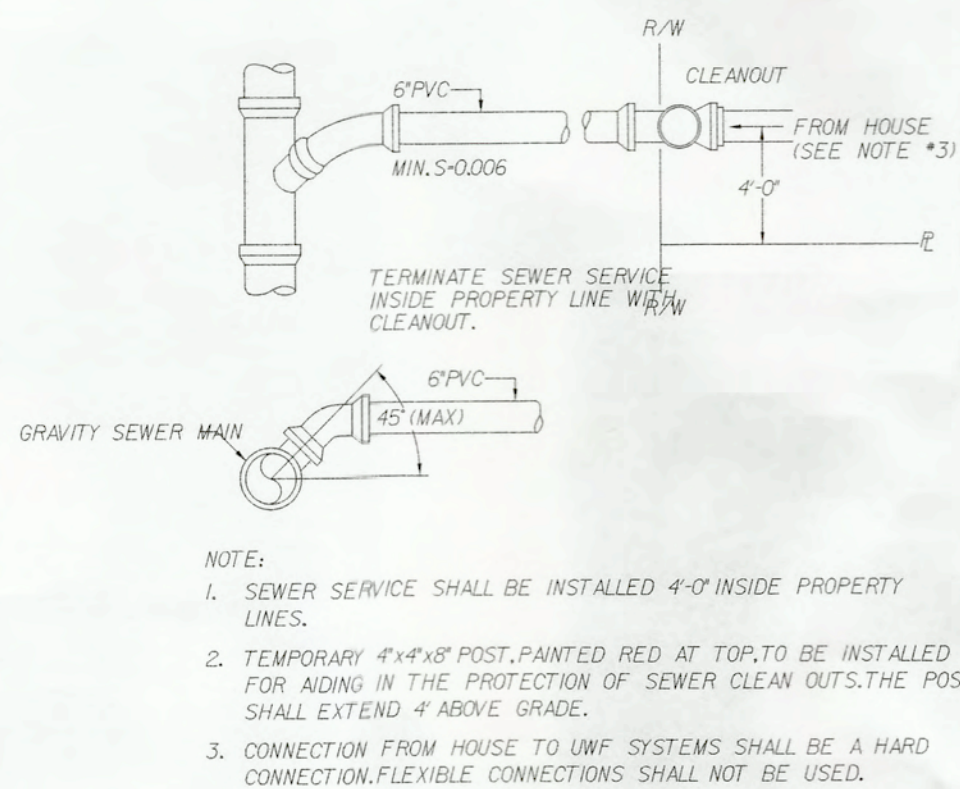


City Of Fernandina Beach Site Plan Review		
	Approval	Signature
	Yes	No
Facility Mntnc. (ADA)	☒	☒
Streets / Storm Water	☒	☒
Water	☒	☒
Waste Water	☒	☒
Fire Department	☒	☒
<u>Police Department</u> <i>City</i>	☒	☒
Parks and Recreation	☒	☒
Engineering	☒	☒
Planning	☒	☒
Building	☒	☒

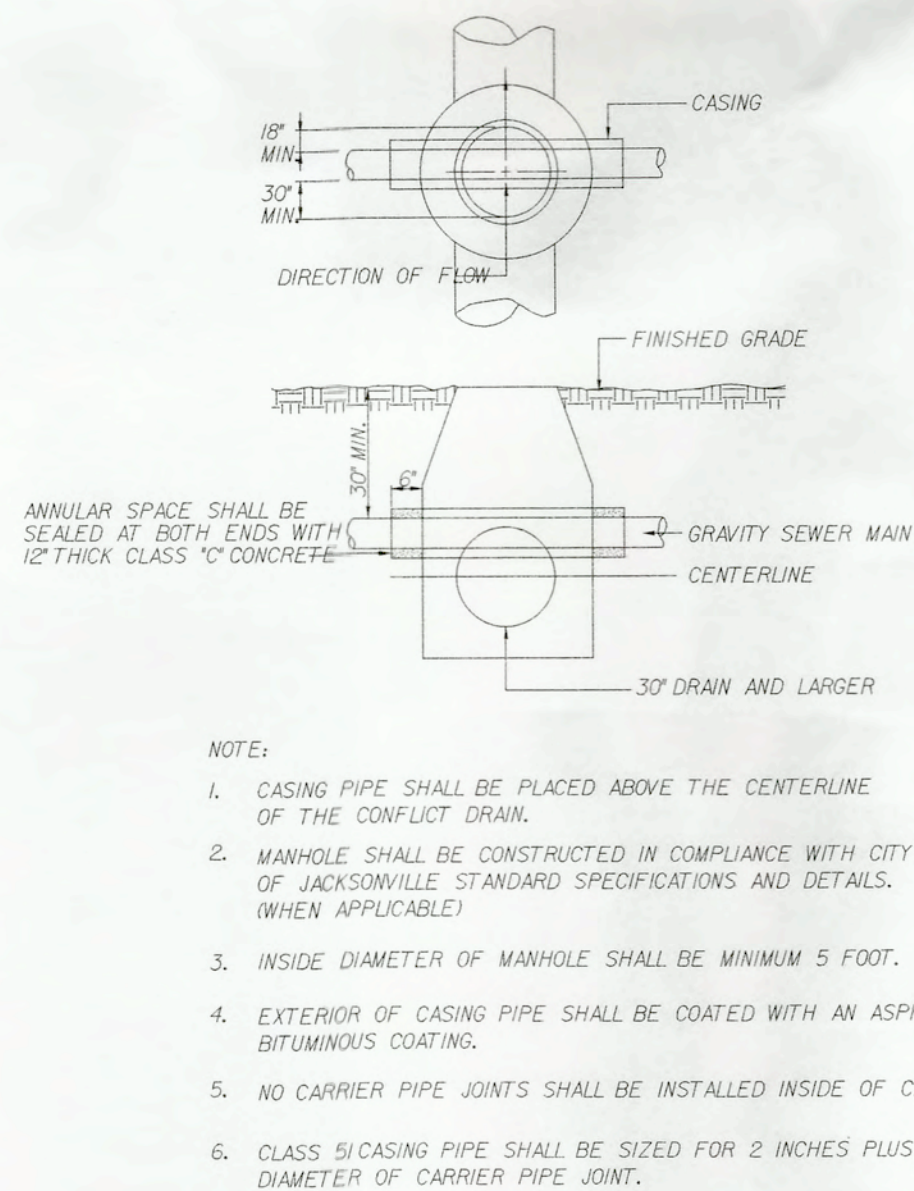
SECTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	Scale: Project Mgr: NG Designed by: NG Drawn by: AD QA/QC: AG	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A ⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	SHELL COVE	ROBINSON CREEK 34	GENERALIZED BUILDING FOOTPRINT LAYOUT		SHEET NO. FP-1 12 of 15 Issue Date SEPTEMBER 2015 Project No. 15-10.18
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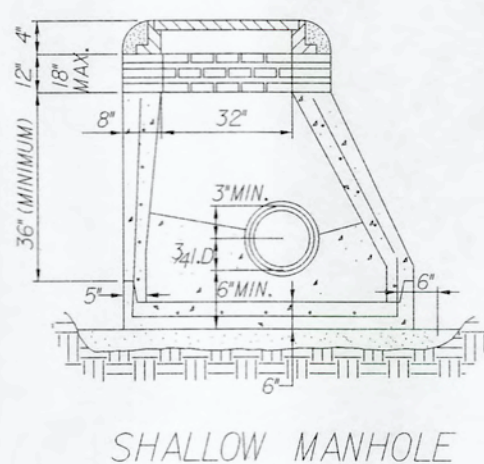
CLEANOUT



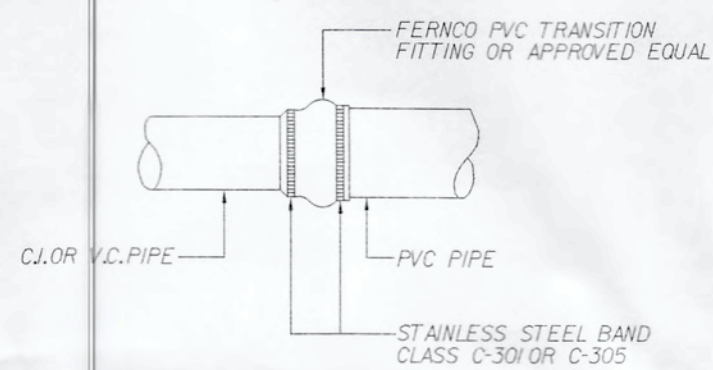
TYPICAL SEWER SERVICE



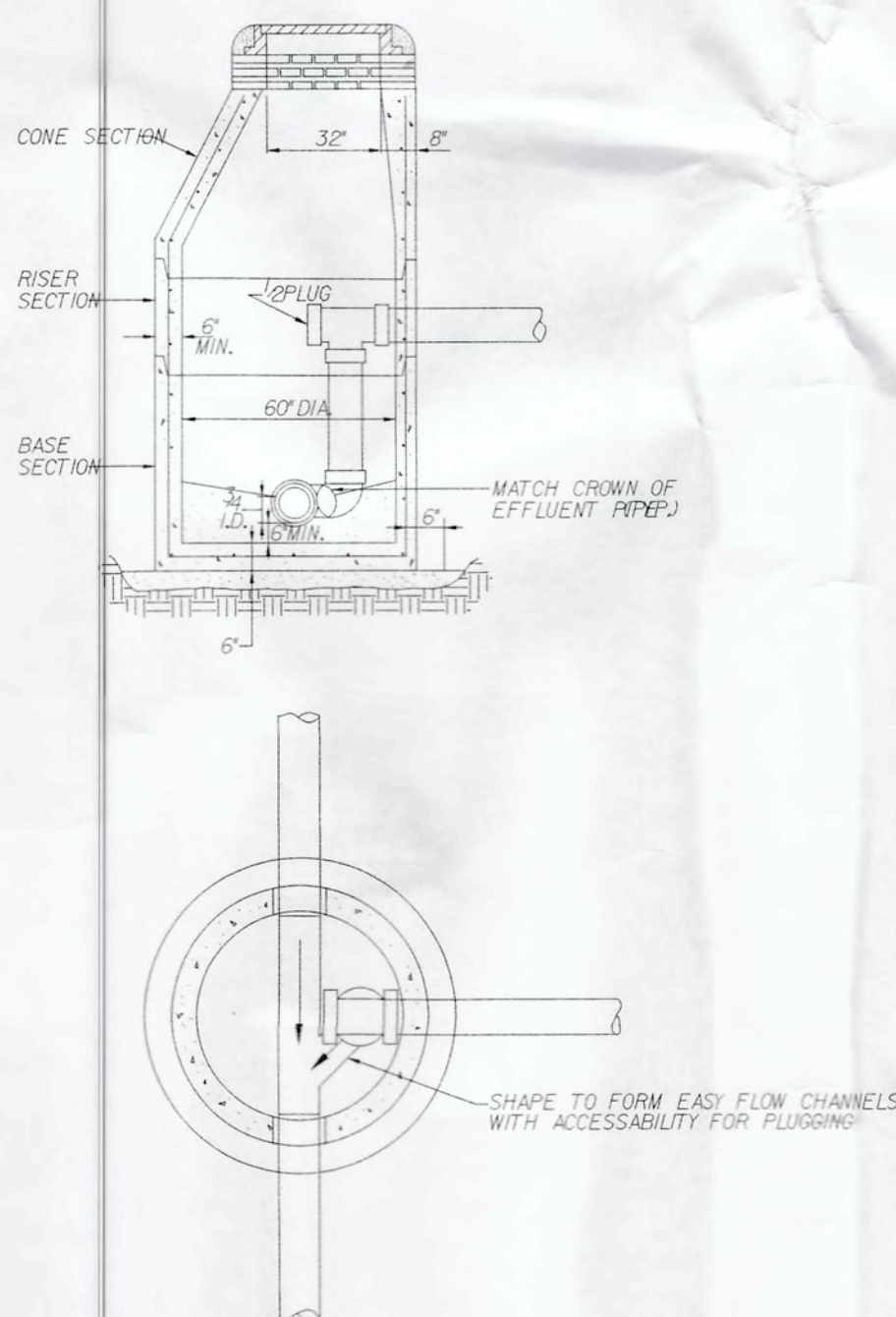
DRAIN CONFLICT



TYPE "C" MANHOLE

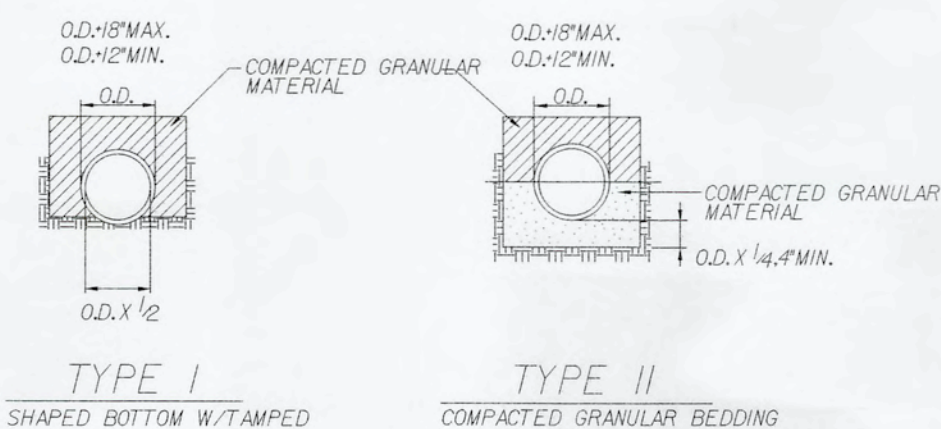


CJ TO PVC COUPLING ADAPTER



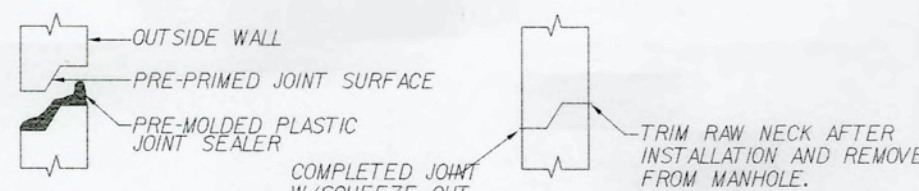
INSIDE PVC DROP CONNECTION TO MANHOLE

TYPE "B" MANHOLE

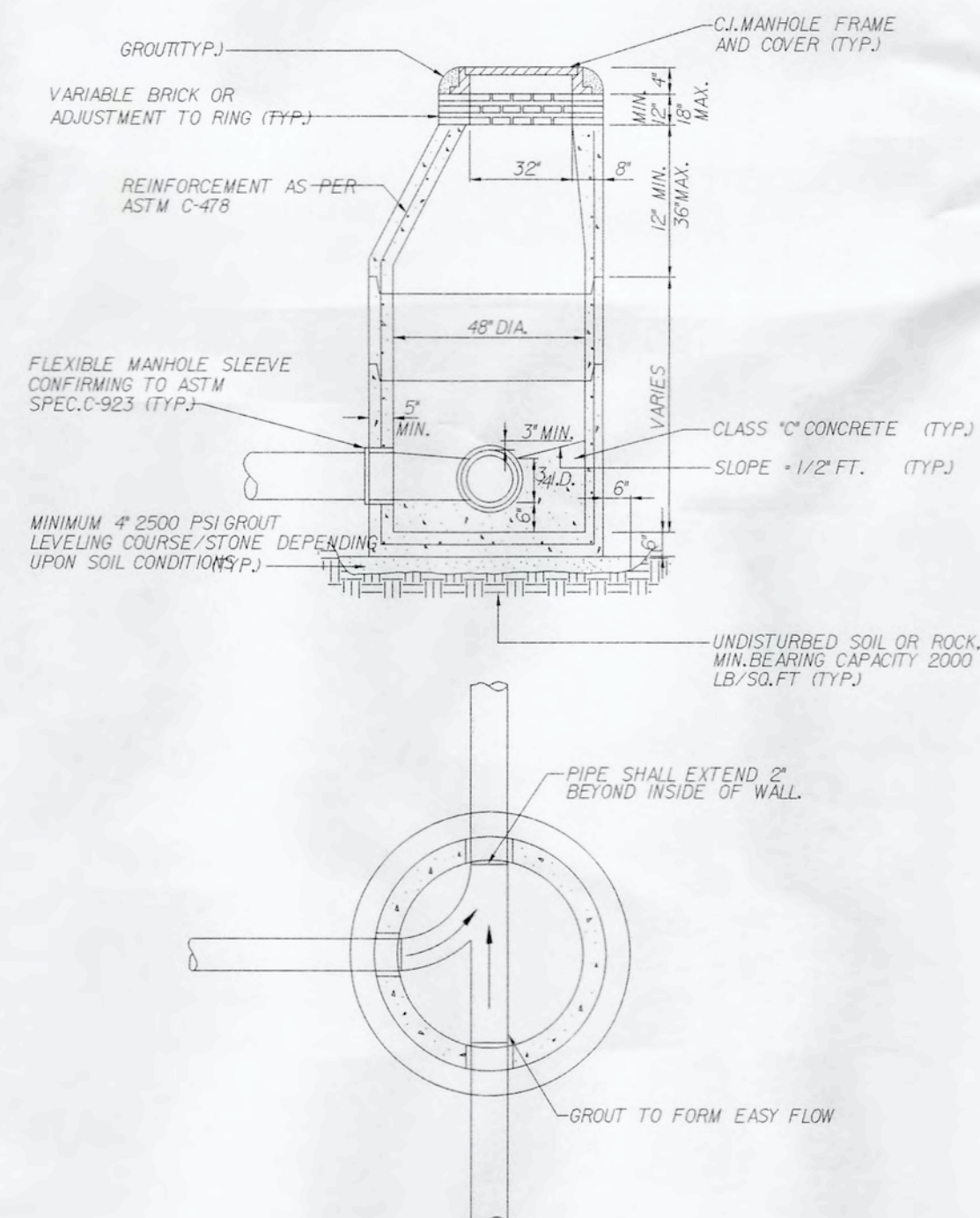


CLASS "B"

BEDDING DETAILS



MANHOLE JOINT

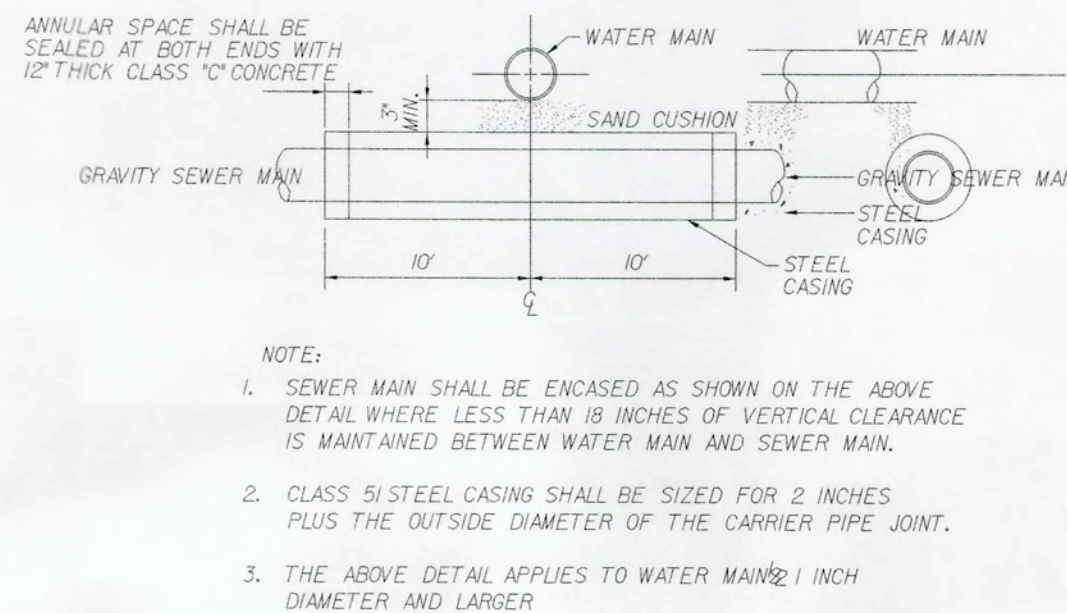


STANDARD PRECAST SANITARY MANHOLE

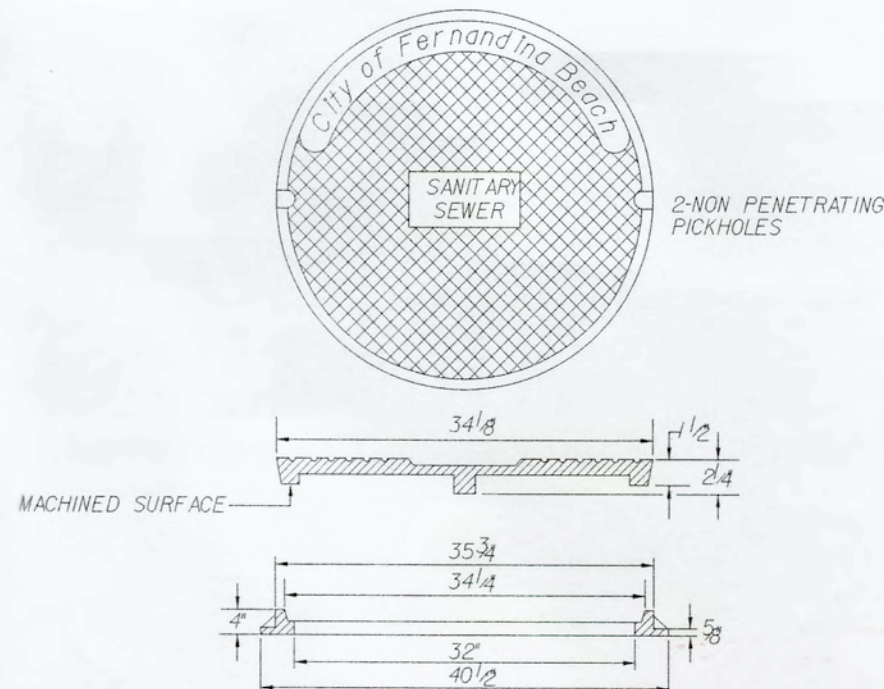
TYPE "A" MANHOLE

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478. STANDARDS MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 400 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABRITITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DIPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE.
6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A22.0 AND ANSI/AWWA C151/A21.5. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

GRAVITY SEWER STANDARD SPECIFICATIONS

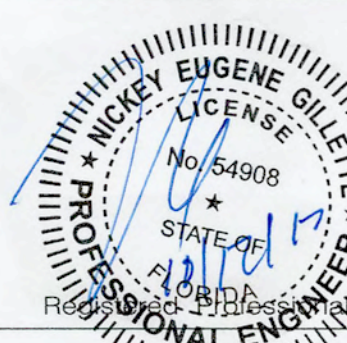


ENCASEMENT AT WATER LINE



MANHOLE COVER

City of Fernandina Beach Site Plan Review	
Approval	Signature
Yes	No
Facility Mntnc. (ADA)	
Streets / Storm Water	
Water	
Waste Water	
Fire Department	
Police Department	
Public Works	
Perks and Recreation	
Engineering	
Planning	
Building	



SHEET NO.
DT-2
14 of 15
Issue Date
SEPTEMBER 2015
Project No.
15-10-18

Scale: NG
Project Mgr: NG
Designed by: NG
Drawn by: AD
QA/QC: AG

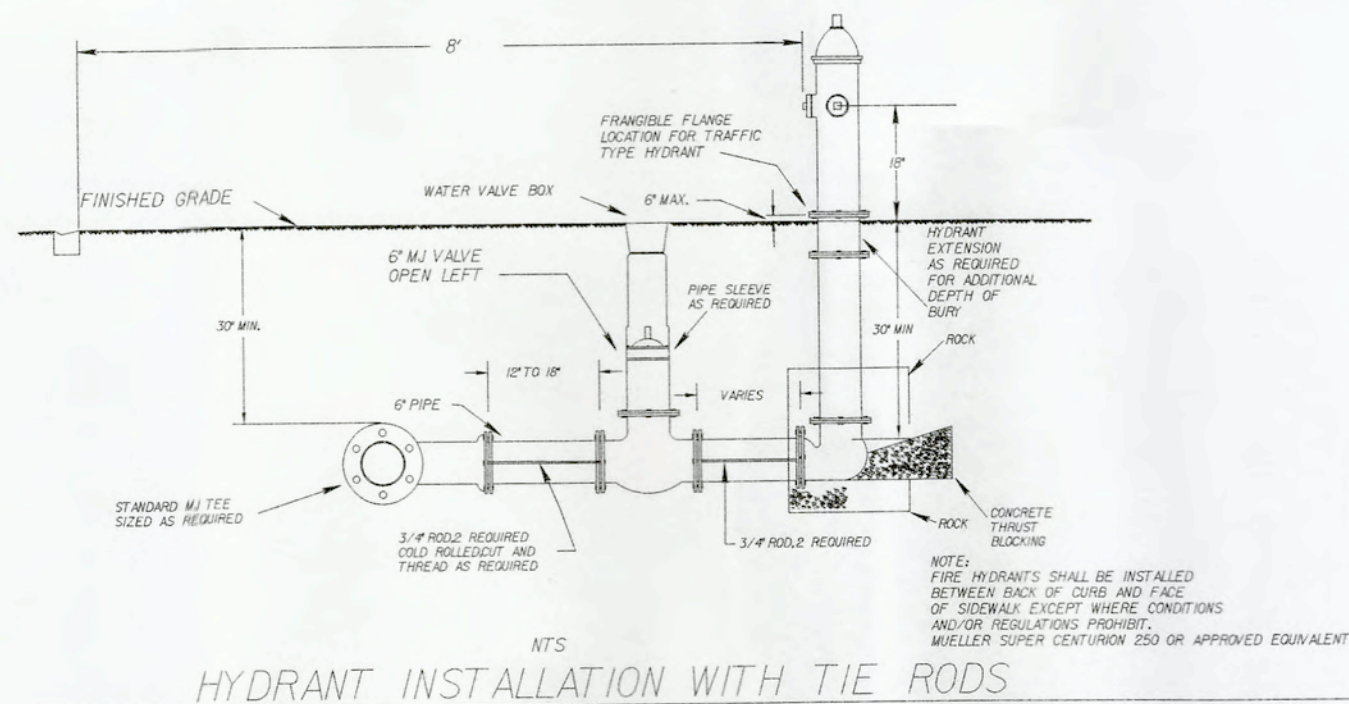
Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

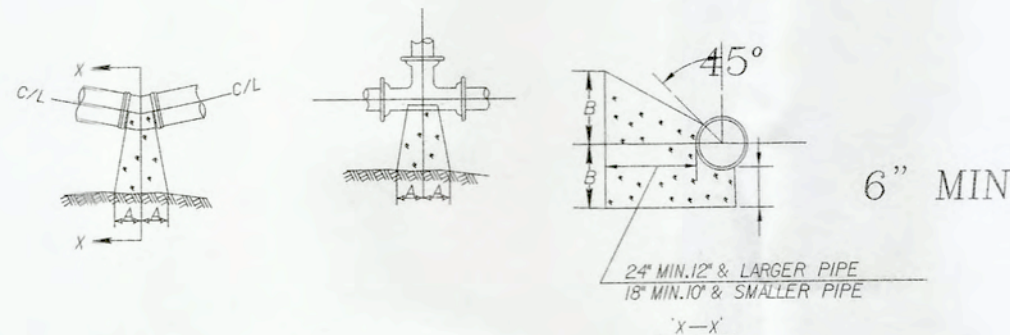
SHELL COVE

ROBINSON CREEK 34

SEWER DETAILS

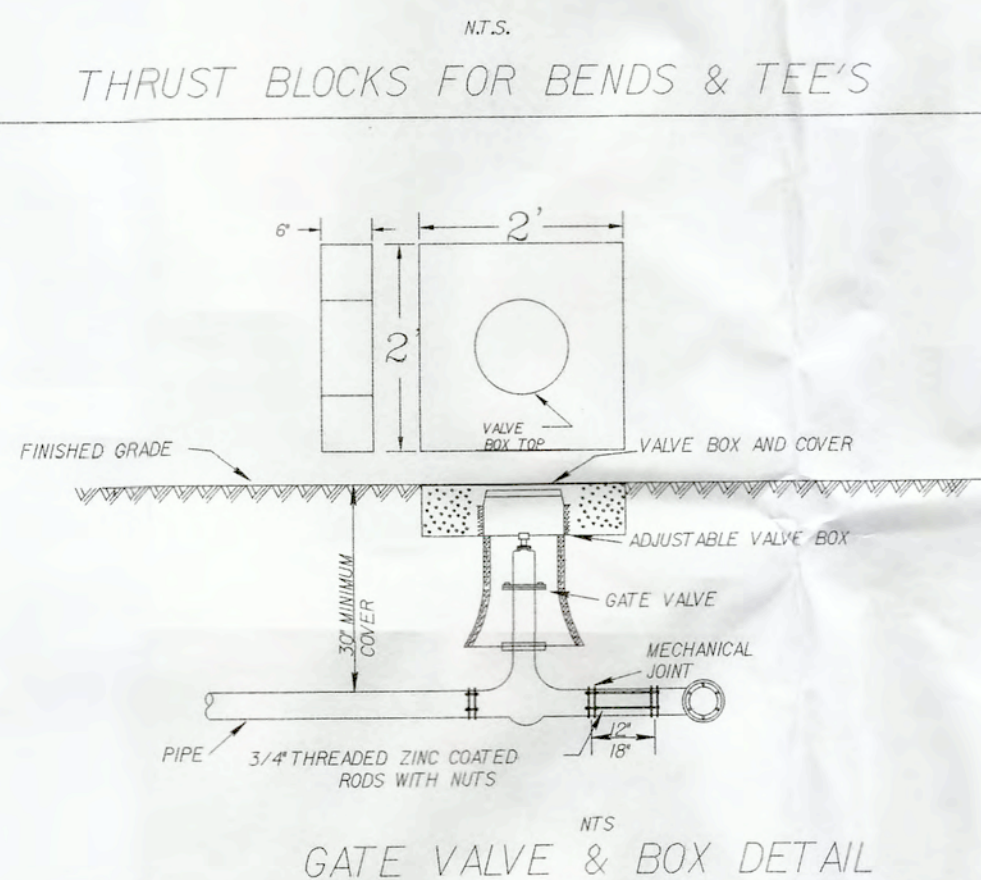


HYDRANT INSTALLATION WITH TIE RODS



SIZE	1/4 BENDS		CU FT		1/2 BENDS		CU FT		3/4 BENDS		CU FT		SIZE	TEE		CU FT
	A	B									A	B				
4"	2	1	9	11	30	6	8	13	8	10	12	3.5				
6"	2	1	7	12	13	37	8	10	21	8	10	16	5.4			
8"	2	1	11	14	17	5.9	10	13	3.5	10	16	20	9.4			
10"	2	1	15	16	21	8.6	11	16	5.6	12	18	24	16.6			
12"	3	2	23	18	24	14.9	12	20	9.5	16	24	36	28.6			
14"	3	2	27	22	27	18	12	24	11.2	18	24	36	28.6			
16"	4	3											20			

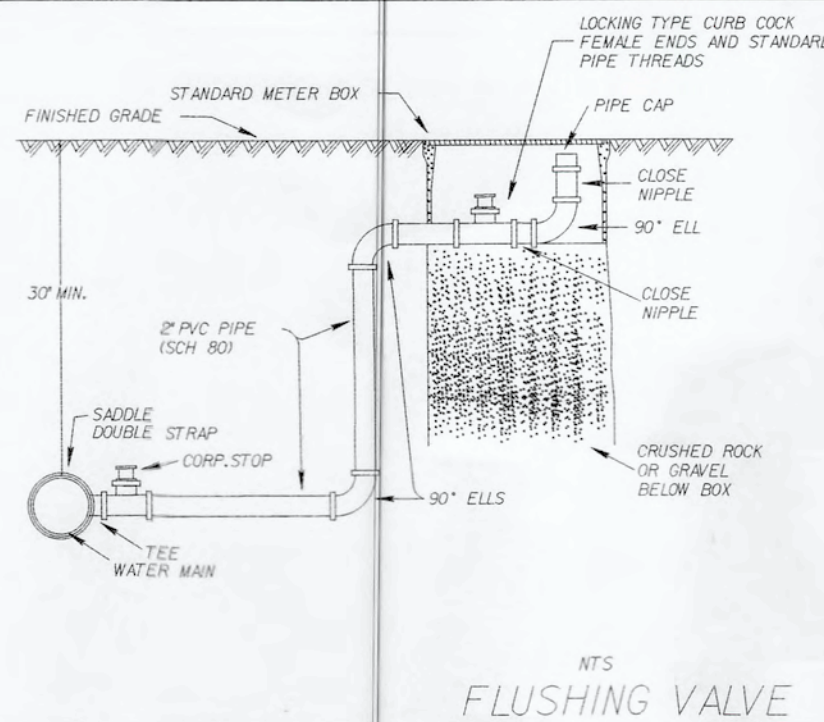
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A11 THROUGH A-3: CLEAN SAND AND GRAVELS).
3. POOR SOIL (A-4 THROUGH A-8: SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.



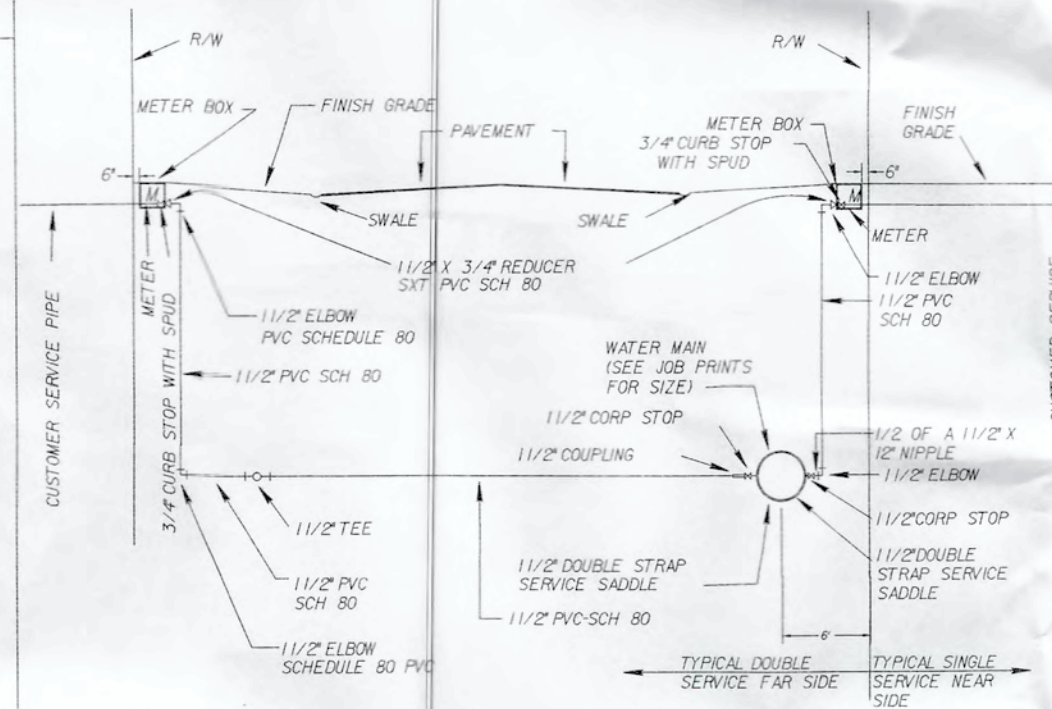
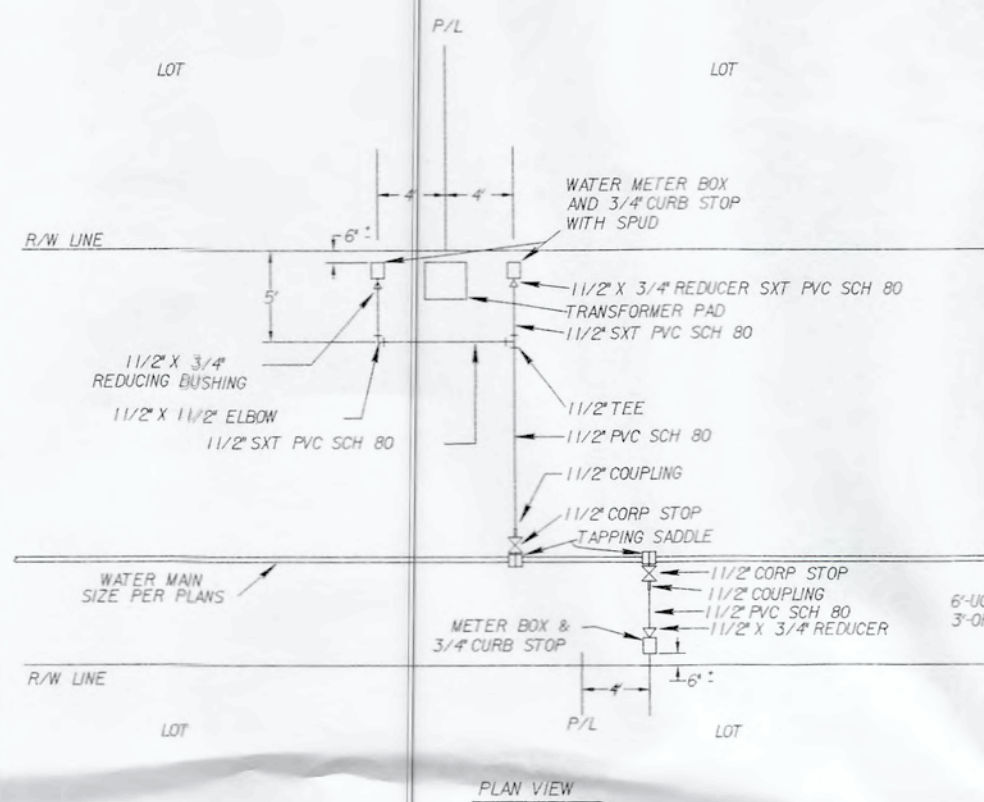
GATE VALVE & BOX DETAIL

TIE RODS

TWO RODS ON ALL SIX INCH (6\") PIPE
THREE RODS ON ALL EIGHT INCH (8\") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10\"/>

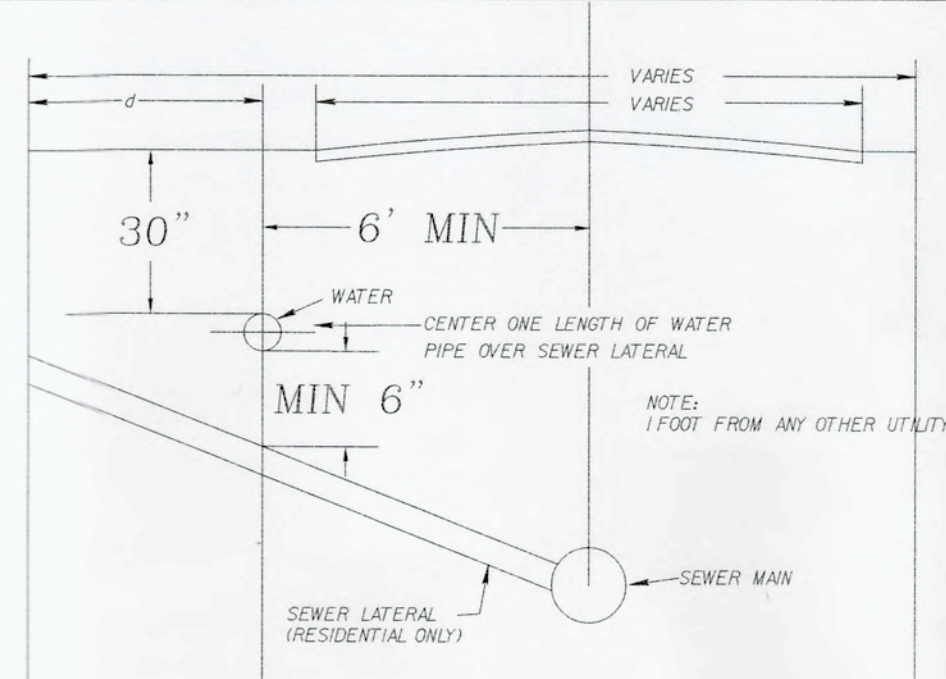


FLUSHING VALVE

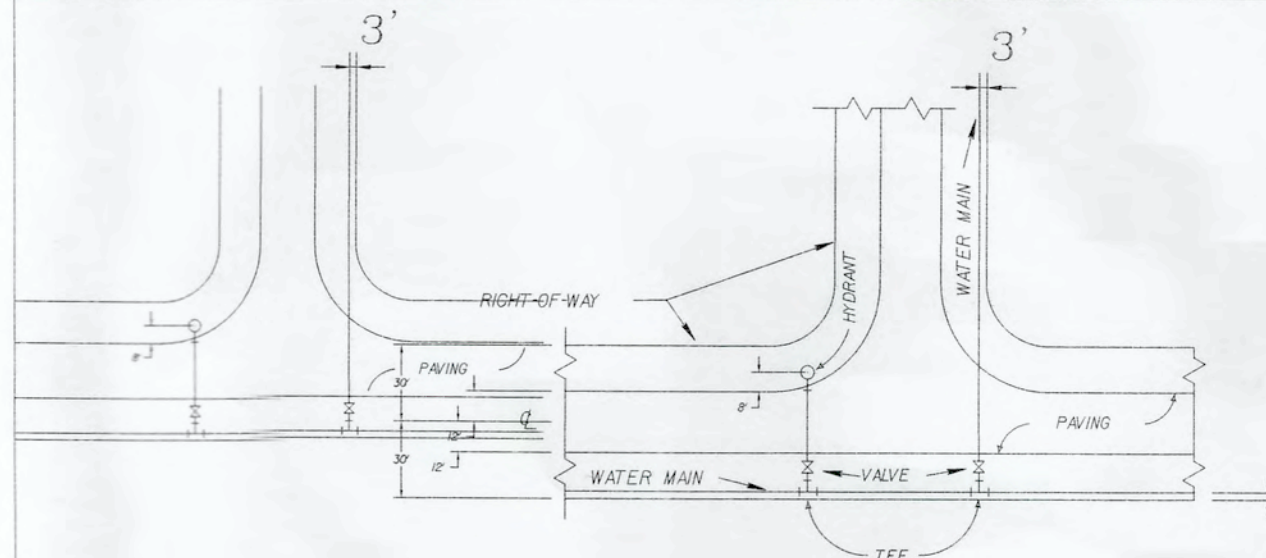


STATE ROAD- 11/2\"/>

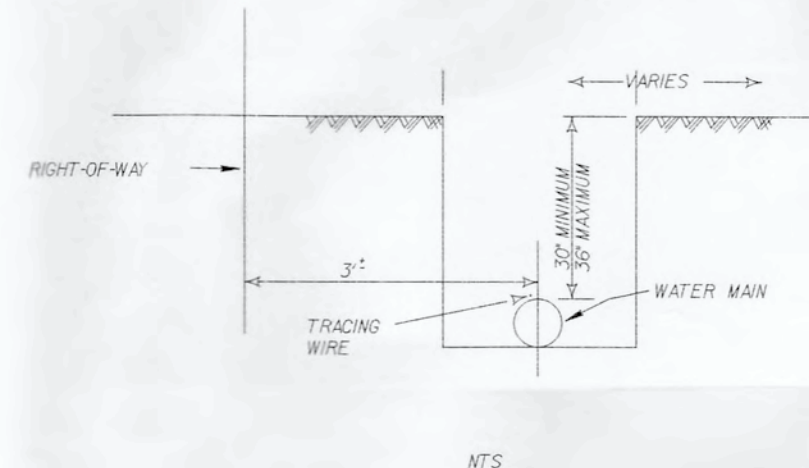
TYPICAL WATER SERVICE LOCATIONS



HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

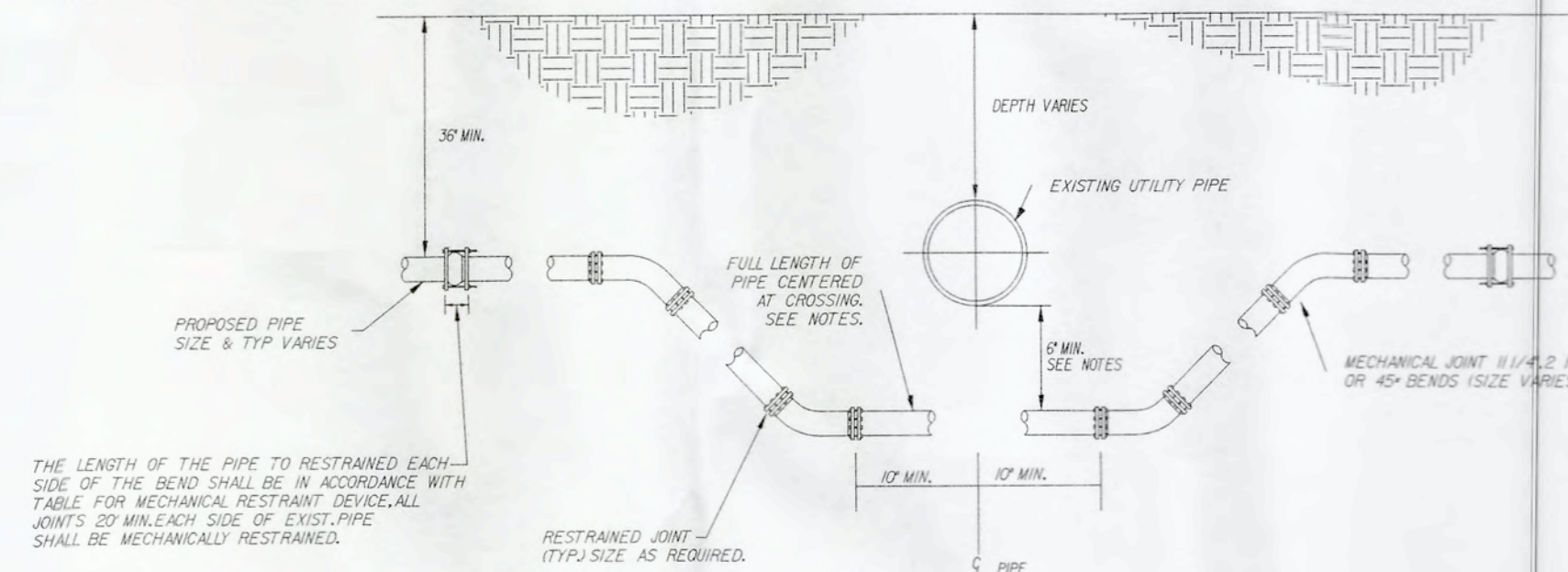


TYPICAL SECTION DETAIL

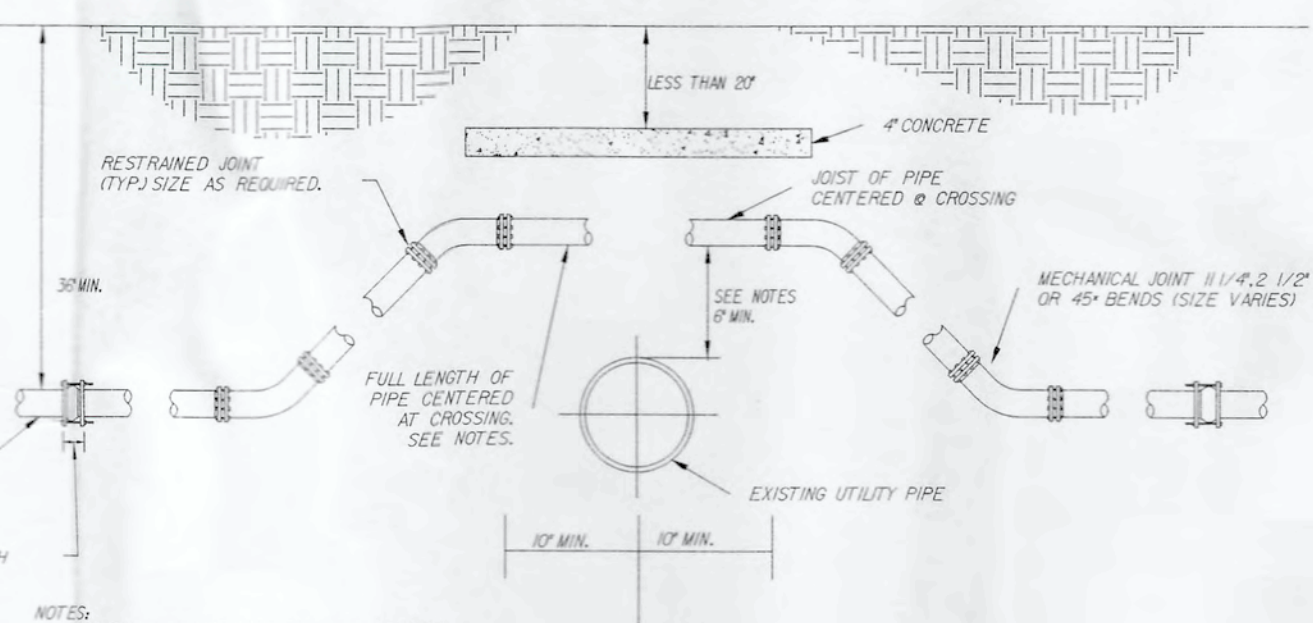


TRENCH DETAILS

WHITE PVC DR 25 C900 PIPE FOR ALL 4\",/>



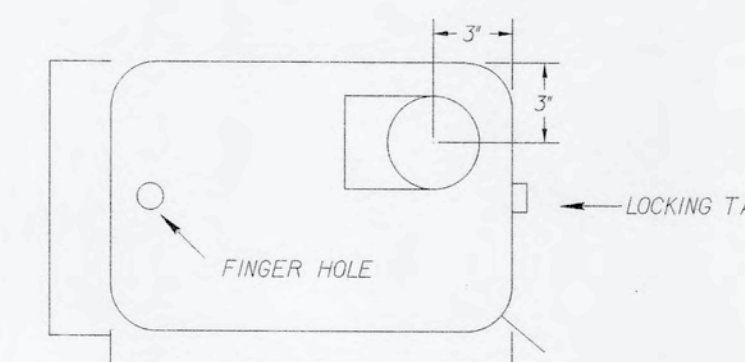
UTILITY CONFLICT DETAIL "B"



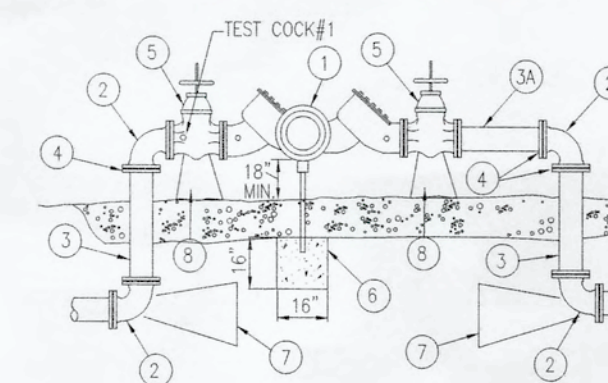
UTILITY CONFLICT DETAIL "A"

PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



TOUCH READ COVER FOR PLASTIC METER BOX



ITEM	QUANT.	DESCRIPTION
1	1	2.5\"/>

LARGE WATER SERVICE
DOUBLE CHECK AND REDUCED PRESSURE
BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2\"/>

BACKFLOW PREVENTER

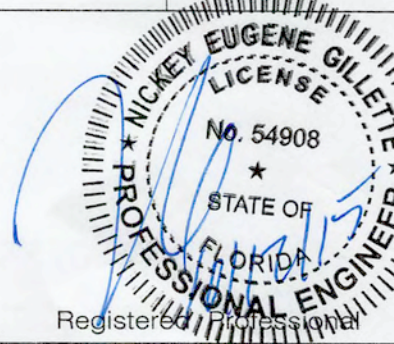
City Of Fernandina Beach Site Plan Review		
CONTRACTOR'S APPROVAL	APPROVAL	SIGNATURE
WATER HYDRANTS	Yes No	
Facility Markers (ADA)	Yes No	
Storm Water	Yes No	
Water	Yes No	
Waste Water	Yes No	
Fire Department	Yes No	
Police Department	Yes No	
Parks and Recreation	Yes No	
Engineering	Yes No	
Planning	Yes No	
Building	Yes No	

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURIZED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.

WATER SPECIFICATIONS	
SCALE: 1\"/>	CITY OF FERNANDINA BEACH FERNANDINA BEACH, FLORIDA 32034



CITY OF FERNANDINA BEACH
FERNANDINA BEACH, FLORIDA 32034



SHEET NO. DT-3
15 of 15
Issue Date
SEPTEMBER 2015
Project No.
15-10.18

NO.	BY	DATE	REVISION
1	NG	9-25-15	Revised to address COFBS/JRWMD comments

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

SHELL COVE

ROBINSON CREEK 34

WATER DETAILS

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Ordinance 2019-08
Future Land Use Map Amendment - Amelia Bluff

ITEM TYPE: Ordinance (w/o fiscal impact)

REQUESTED ACTION: Consider Ordinance 2019-08 at Second Reading.

SYNOPSIS: Amending the Future Land Use Map to change approximately 6.40 acres of land from Conservation (CON) to Low Density Residential (LDR). This property was specifically identified as CON in previous staff reports, and the purchaser/developer relied on staff supposition that such classification would not be a hindrance to development because of a "mapping error".

This Ordinance was approved at First Reading by the City Commission at its Regular Meeting on February 19, 2019. Second Reading of Ordinance 2019-08 occurred on March 19, 2019, however decision making was tabled to April 16, 2019, to allow time for staff to determine the cost to acquire the land.

FISCAL IMPACT: None

CITY ATTORNEY COMMENTS: It appears that City staff represented to the developer that the Conservation Future Land Use on the subject property is a "mapping error" because the wetland map layer from the Nassau County Property Appraiser website (Map Layers tab) shows the wetlands are located north and east of the subject property that is proposed for residential development. The St. Johns River Water Management District (SJRWMD) provides the wetland maps to the Nassau County Property Appraiser and local governments (i.e. City, County). The term "scrivener's error" underestimates the impact of this "mapping error" since the City takes conservation very seriously, and City staff would not represent that residential development should occur on wetlands. It appears from aerial photography, topographic maps and SJRWMD maps that the subject property is located at higher elevations than the wetlands to the east; therefore, a FLUM change from Conservation to Residential is consistent with the Comprehensive Plan and Land Development Code.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission enact proposed Ordinance 2019-08 at Second Reading.

Kelly Gibson, AICP, Planning Director	4/2/2019
Nicole Bednar, Administrative Services Manager	4/4/2019
Dale Martin, City Manager	4/5/2019
Tammi E. Bach, City Attorney	4/5/2019

Date: March 20, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Enact

ORDINANCE 2019-08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP FROM CONSERVATION (CON) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL (LDR) FOR PROPERTY TOTALING APPROXIMATELY 6.40 ACRES OF LAND LOCATED ON CITRONA DRIVE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Future Land Use Map Amendment request under PAB Case# 2019-01 at its Regular Meeting on January 9, 2019, and by a vote of 3-2 recommended approval of the applicants request to assign the Low Density Residential (LDR) future land use map classification to the subject property; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on December 28, 2018; and

WHEREAS, City Planning staff found the applicant's request to be consistent with the direction of the Comprehensive Plan, specifically policies 1.02.02, 1.02.03, 4.01.01, 4.01.02, prior approvals granted for site development as directed by Commission action under Ordinance 2017-25, Resolution 2017-123, and Resolution 2018-39 and recommends approval of the applicant's request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for this change of the City's Future Land Use Map is identified as a portion of Parcel ID number 00-00-31-1180-0017-0040, totals approximately 6.40 acres, and is shown on the map, attached hereto as Exhibit "A".

SECTION 2. FUTURE LAND USE MAP CHANGE. For the property in question, the City's Future Land Use Map is hereby changed to Low Density Residential (LDR).

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. This Ordinance shall take effect immediately after its final enactment.

ORDAINED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

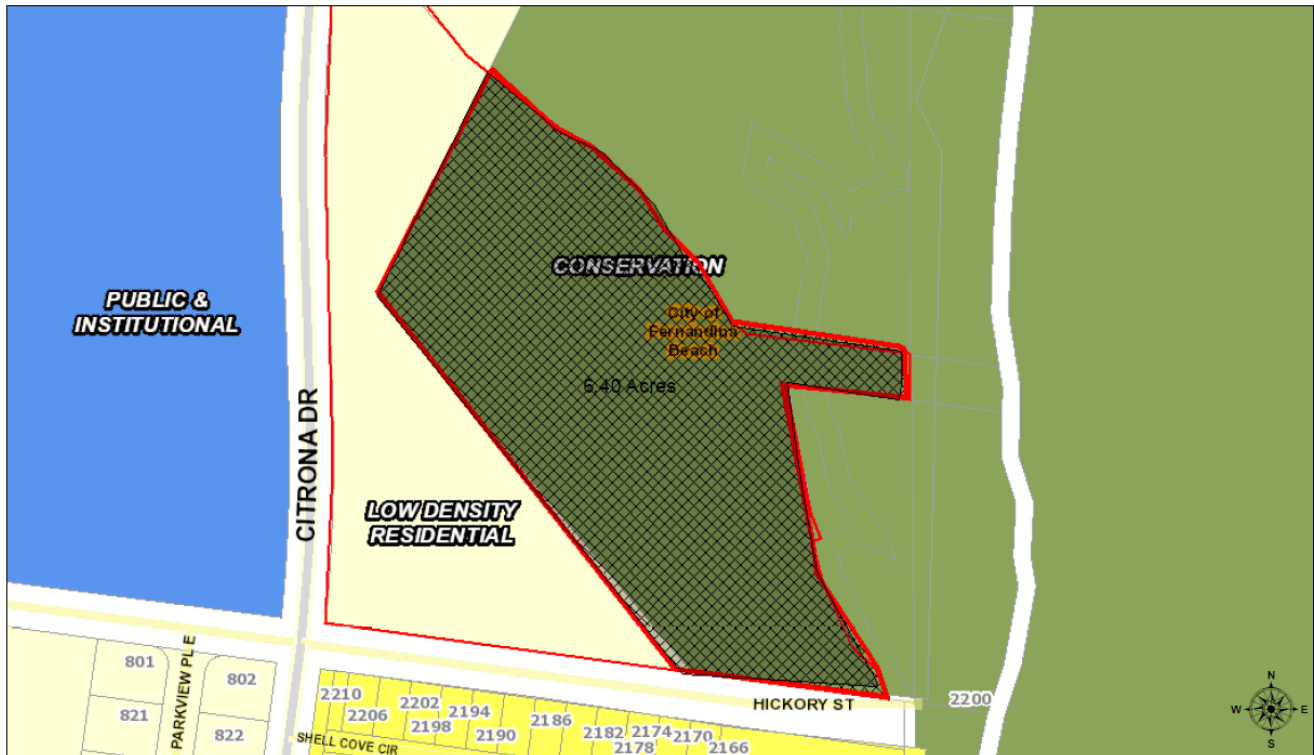


CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

ORDINANCE 2019-08
EXHIBIT "A"

REQUEST FOR A FUTURE LAND USE MAP CHANGE FOR 6.4 ACRES OF LAND FROM CONSERVATION (CON) TO LOW DENSITY RESIDENTIAL (LDR) FOR PROPERTY LOCATED ON CITRONA DRIVE AND IDENTIFIED AS PARCEL ID# 00-00-31-1180-0017-0040.



Future Land Use Map (FLUM) Tracking for Subject Property		
YEAR	SOURCE	SUBJECT AREA FLUM CATEGORY <i>(6.40 Acres of Land)</i>
1961	Comprehensive Plan “Zoning Map” <i>(no referenced FLUM contained in Plan)</i>	R1-A (Residential)
1990	EAR Report – Official FLUM as prepared by Prosser, Hallock & Kristoff, Inc	Residential
1993	Official Zoning Map as prepared by Northeast Florida Regional Planning Council from Poster Board	Wetlands Protection
1997	EAR Report – Official FLUM as prepared by Community Land Design, Inc.	Wetlands Protection
2004	Official FLUM as prepared by Northeast Florida Regional Planning Council	Wetlands Protection
2005	Official City GIS FLUM Map as submitted to State agencies for large- amendments transmittal	Low Density Residential
2005	Official City FLUM Map Poster Boards from Lobby	Low Density Residential
2006	City GIS FLUM (digital layer) with Reference to Ordinance 2004-36	Conservation
2009	City GIS FLUM (digital layer)	Conservation
2011	Official FLUM submitted to State agencies as part of EAR based Amendments	Conservation
2019	City GIS FLUM (digital layer)	Conservation

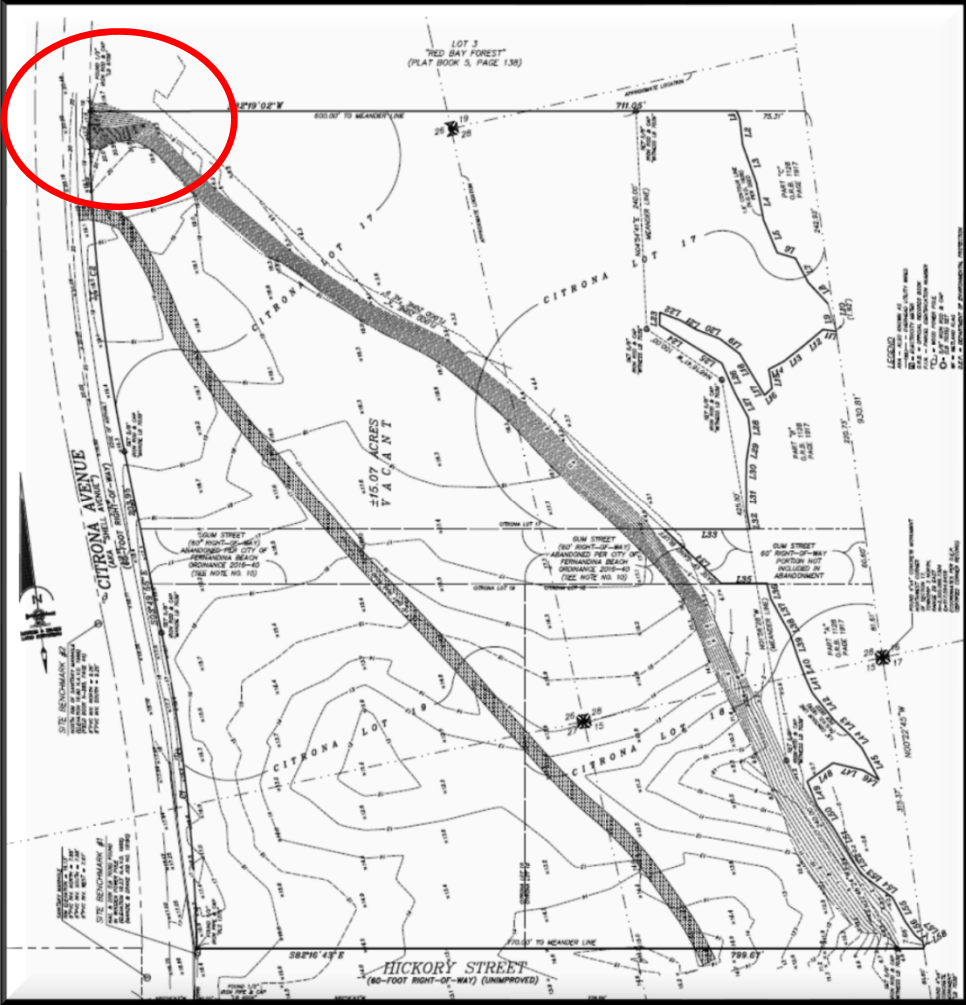
Source: Prepared for PAB Staff Report 2019-01

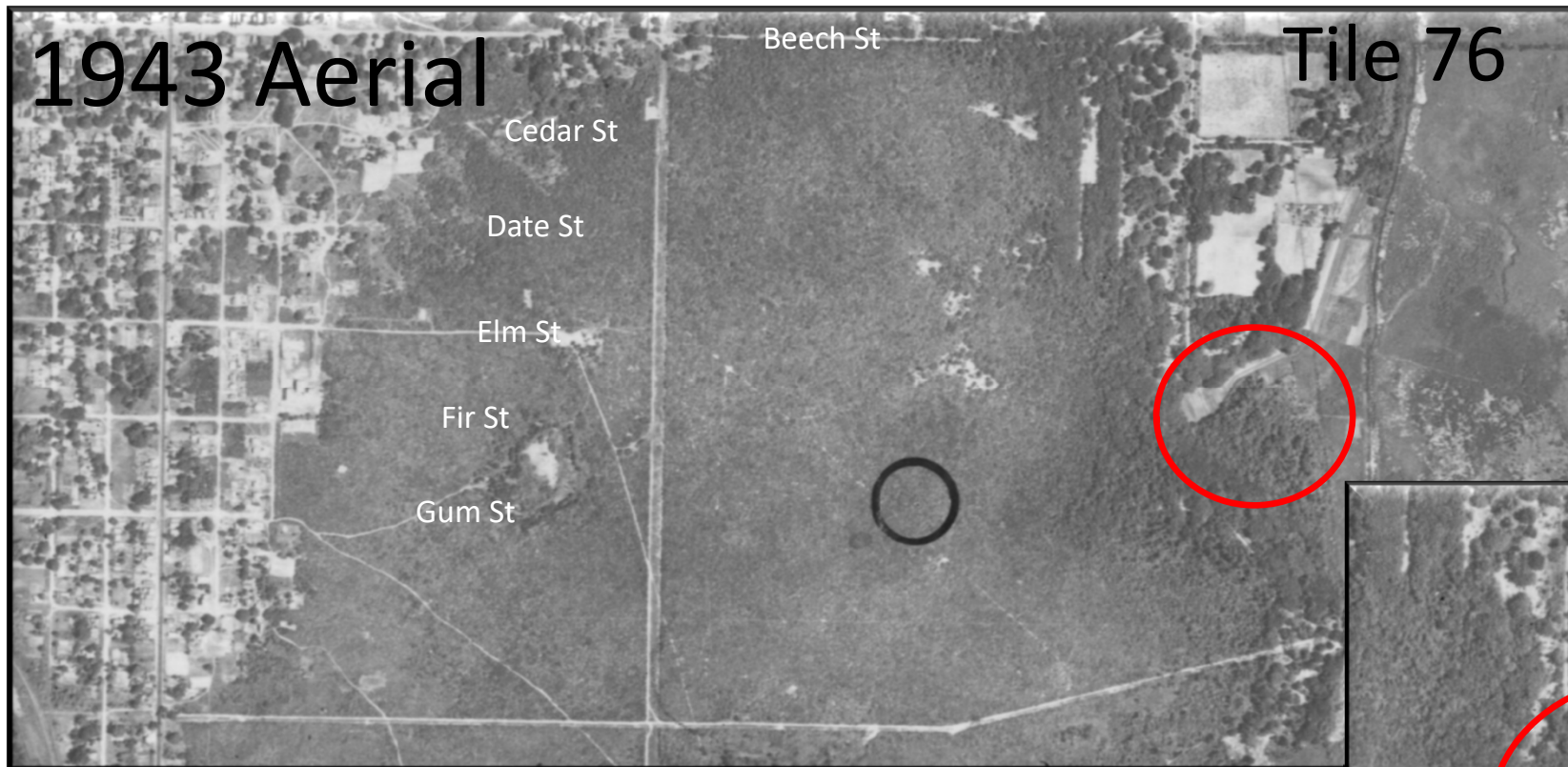
Land Use & One Foot Contours



2017 Aerial







Aerial photographs of Nassau County - Flight 1C (1943)

Publication Date: 1943
Creator: U.S. Department of Agriculture
Publisher: U.S. Department of Agriculture
Format: Flight of aerial photography
Subjects: Maps -- Florida
Source Institution: University of Florida

<http://ufdc.ufl.edu/aerials/results/?coord=30.6696818,-81.4625919,,>



1960 Aerial

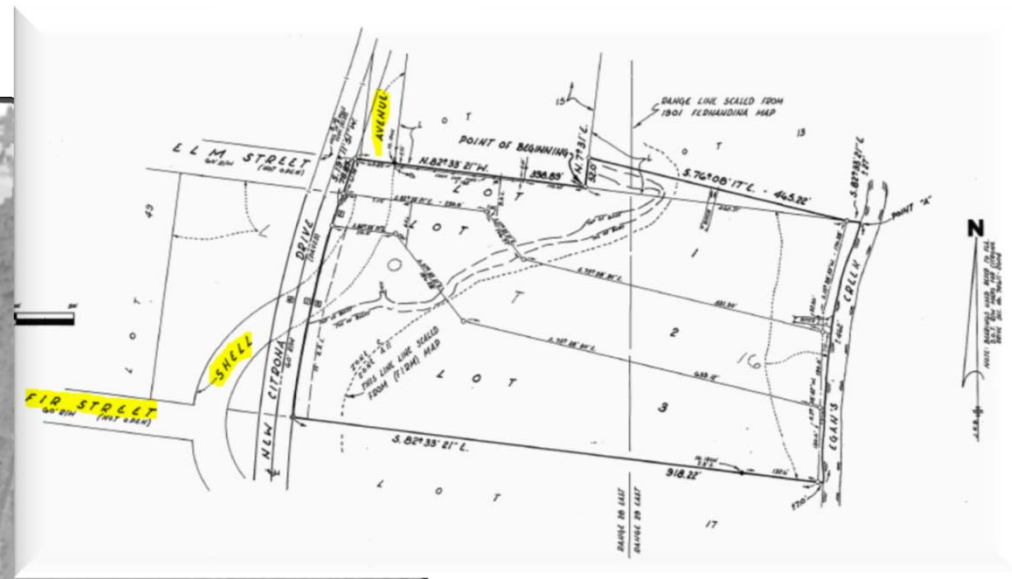
Beech St

Shell Ave

Fir St

Hickory St

Tile 7



[Aerial photographs of Nassau County - Flight 2AA \(1960\)](#)

Publication Date:	1960
Creator:	U.S. Department of Agriculture
Publisher:	U.S. Department of Agriculture
Format:	Flight of aerial photography
Source Institution:	University of Florida

<http://ufdc.ufl.edu/UF00071770/00012/5i?coord=30.6696818,-81.4625919>,

1987 Plat Map

RED BAY FOREST

CARTON: A PORTION OF CITRONA LOTS 18 AND 19, BOUNDARIES WITH PORTION OF SHELL AVENUE AND L.M. STREET, COUNTY OF ARRAZ, FLORIDA BEACH, FLORIDA

ADDITION AND DEDICATION

THIS IS TO CERTIFY THAT THE FOLLOWING PROPERTY HAS BEEN DONATED TO THE STATE OF FLORIDA BY THE FOLLOWING PERSONS:

TO THE STATE OF FLORIDA, COUNTY OF ARRAZ, BEACH, FLORIDA

THE DONOR HAS BEEN FULLY ADVISED OF THE EFFECTS OF THIS DEED AND HAS VOLUNTARILY EXECUTED THIS DEED WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MAY, 1987.

STATE OF FLORIDA, COUNTY OF ARRAZ

STATE OF FLORIDA, COUNTY OF ARRAZ

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WITNESSED MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MAY, 1987.

STATE OF FLORIDA, COUNTY OF ARRAZ

APPROVED FOR RECORD

APPROVED FOR RECORD

1. THE PLAT MAP IS THE PROPERTY OF THE SURVEYOR AND SHALL REMAIN IN HIS POSSESSION.
2. THE PLAT MAP IS TO BE KEPT IN A SAFE PLACE AND NOT BE LOANED TO ANY OTHER PERSON.
3. THE PLAT MAP IS TO BE KEPT IN A SAFE PLACE AND NOT BE LOANED TO ANY OTHER PERSON.
4. THE PLAT MAP IS TO BE KEPT IN A SAFE PLACE AND NOT BE LOANED TO ANY OTHER PERSON.

NO.	DESCRIPTION	AMOUNT
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
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9	...	...
10	...	...



SURVEYOR'S CERTIFICATE

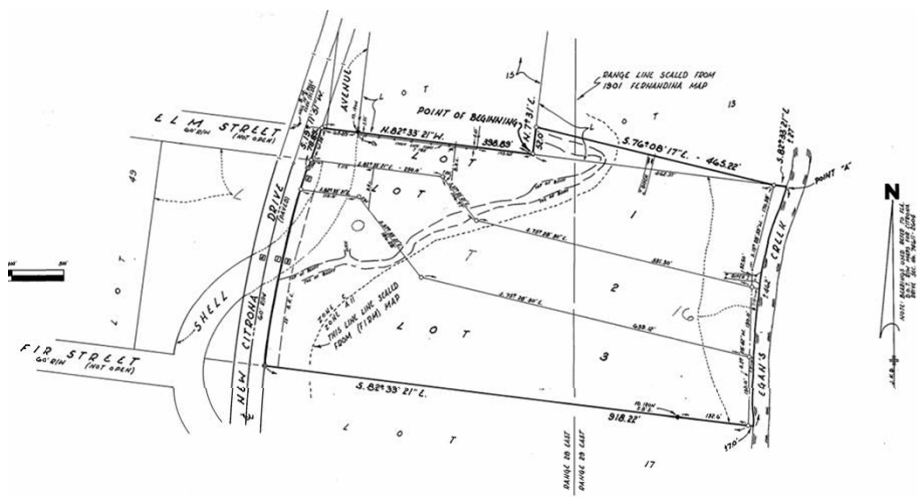
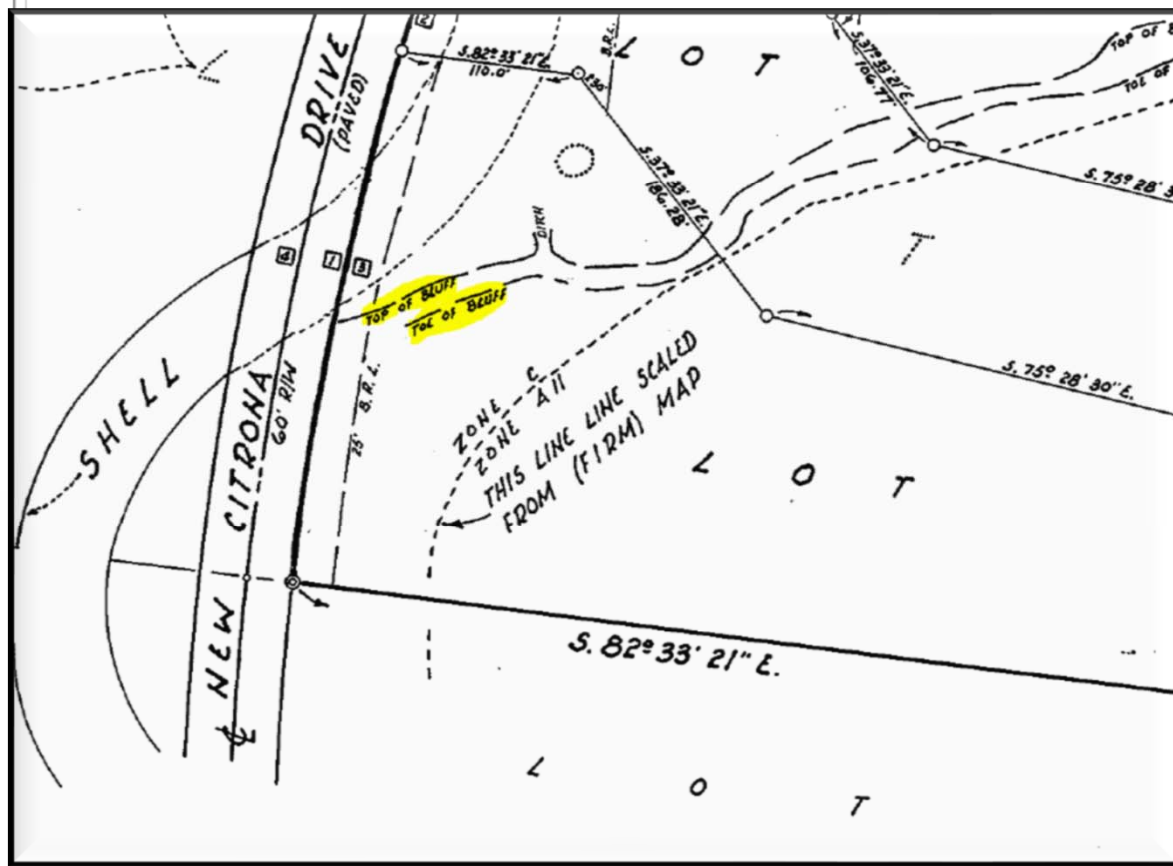
CLERK'S CERTIFICATE

APPROVED FOR RECORD

APPROVED FOR RECORD

JUL 16 1987

JUL 16 1987



1974 Aerial

Atlantic Ave

Fir St

Jasmine St

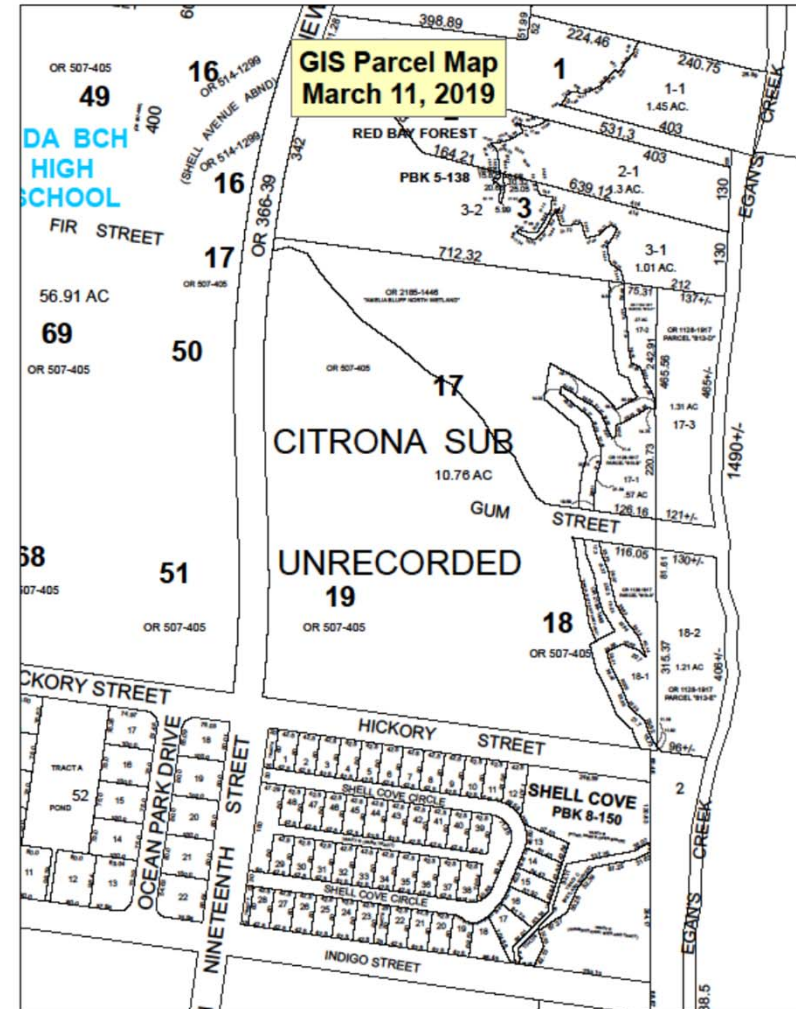
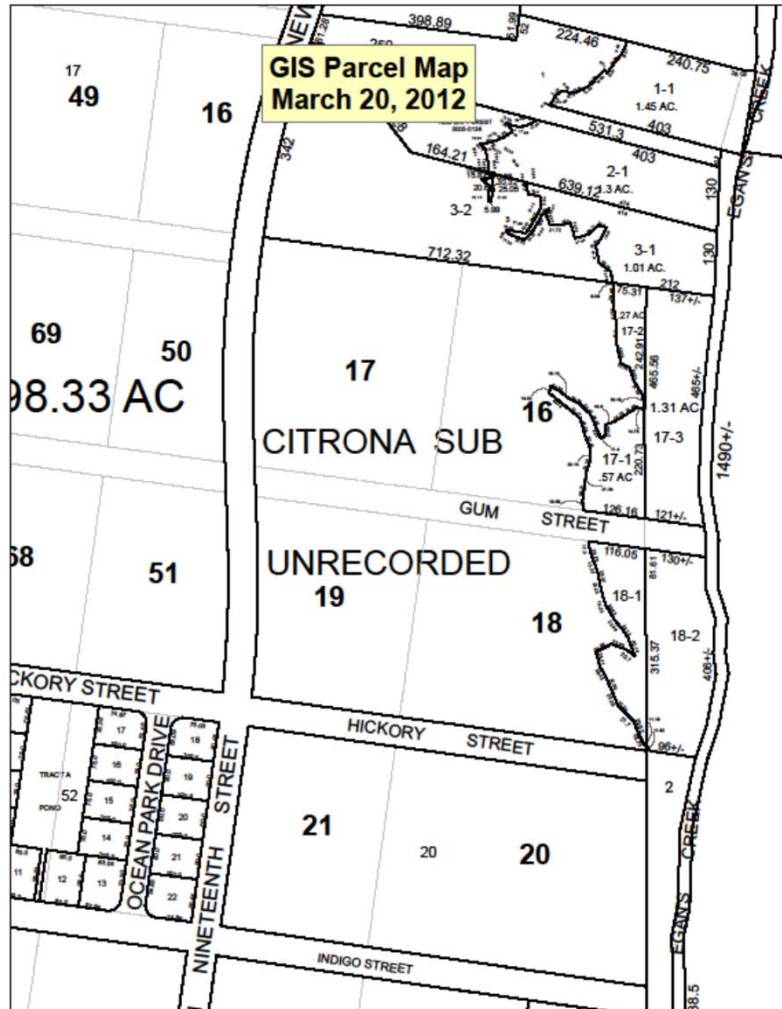
14th St

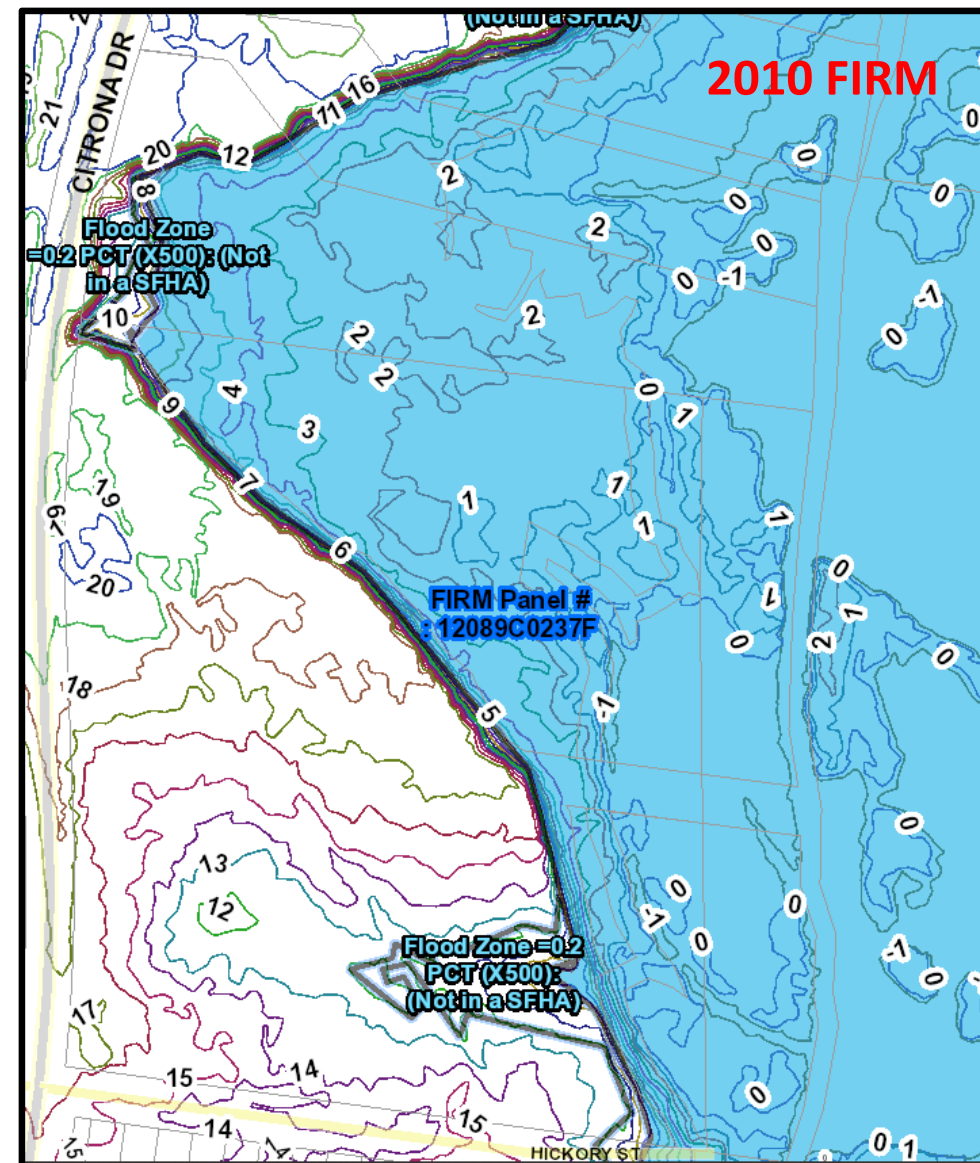
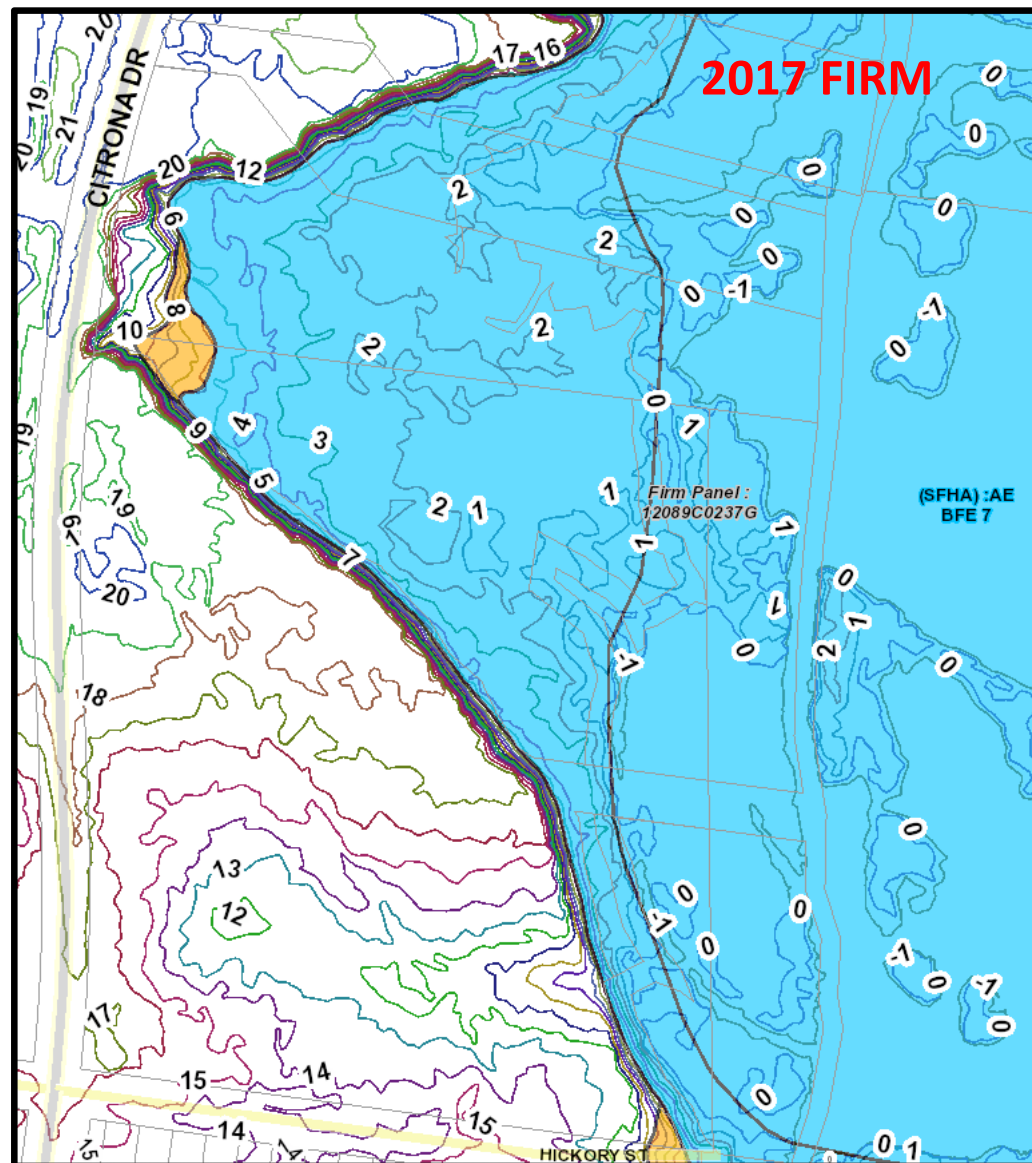
Sheet 1



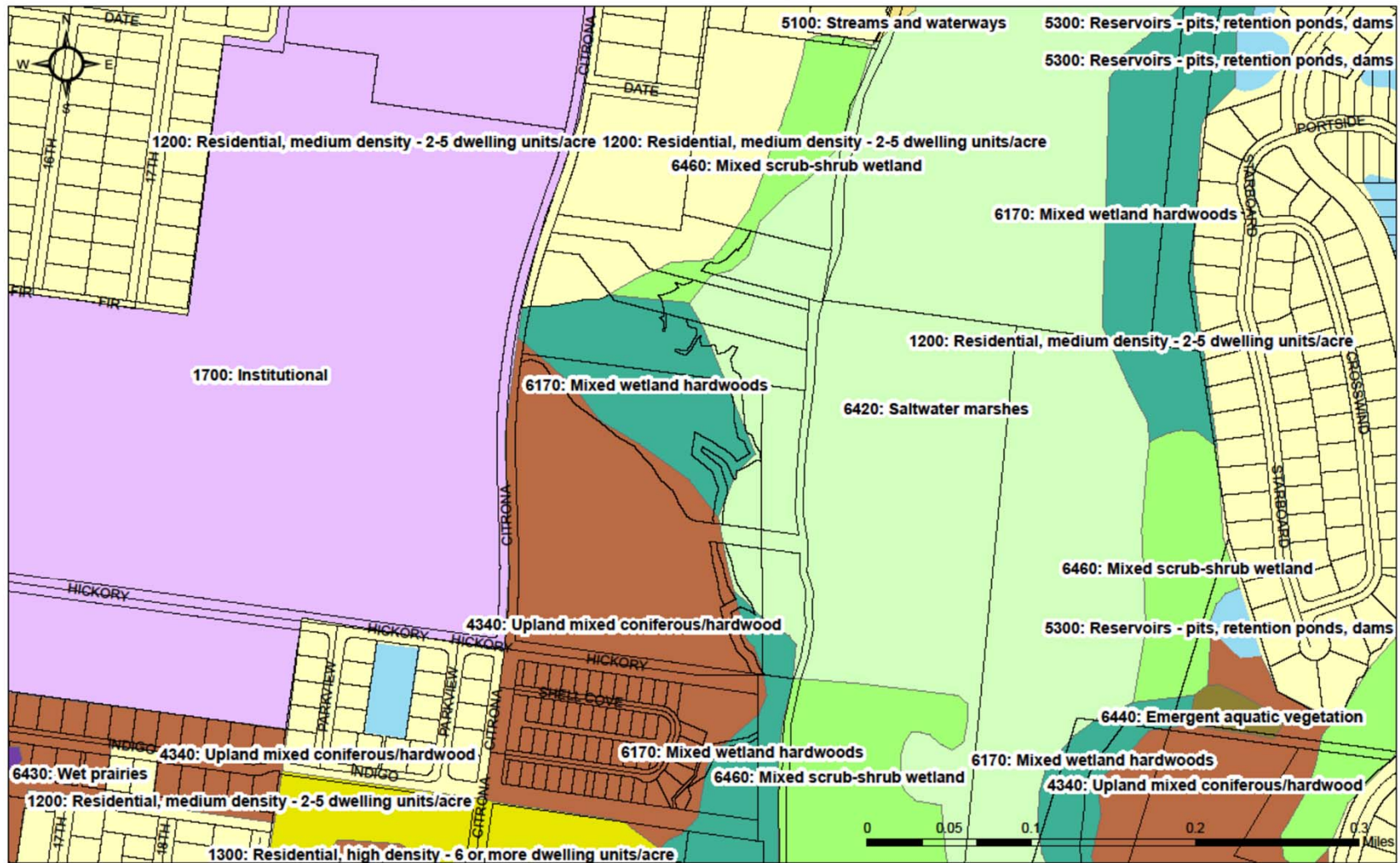
U.S. DEPARTMENT OF AGRICULTURE
AGRICULTURAL STABILIZATION AND CONSERVATION SERVICE
INVITATION NO. ASCS-4-74 DC ITEM 1
FLOWN BY PARK AERIAL SURVEYS, INC., LOUISVILLE, KY.
YEAR FLOWN 1974 AERIAL NEGATIVE SCALE 1:20,000
CODE 12089 6" CAMERA

<http://ufdc.ufl.edu/UF00071770/00025/1x>

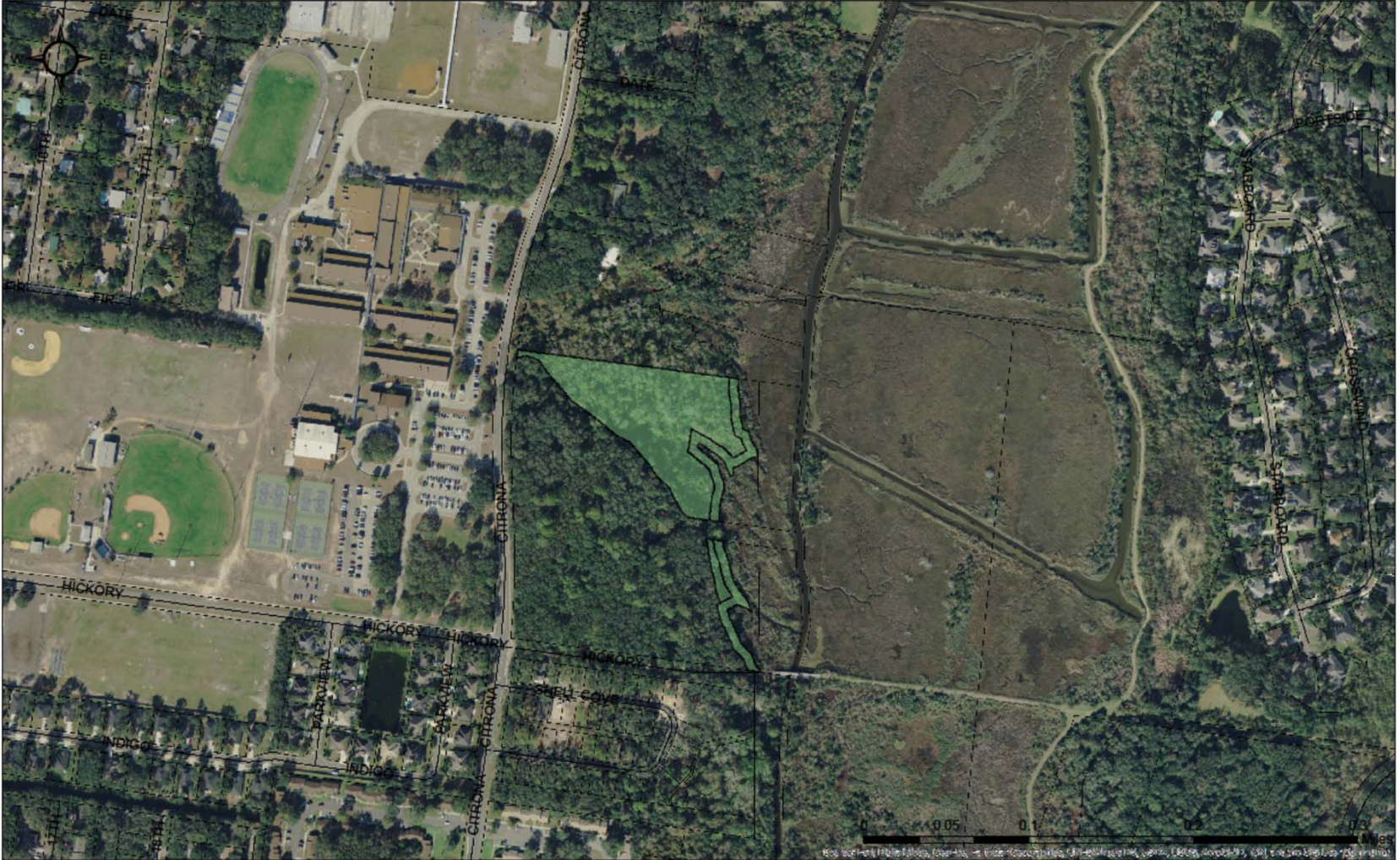




2009 SJRWMD Land Use/Land Cover



City Parcels



Land Use & One Foot Contours



2017 Aerial





STAFF REPORT
PAB 2019-01 (FLUM)
Planning Advisory Board Hearing
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APPLICATION FOR SMALL SCALE FUTURE LAND USE MAP(FLUM)AMENDMENT
AMELIA BLUFF SUBDIVISION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Amelia Bluff, LLC				
AGENT:	Wirt Beard				
REQUESTED ACTION:	Small Scale FLUM amendment for 6.40 Acres from Conservation (CON) to Low Density Residential (LDR)				
LOCATION:	Citrona Drive				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Conservation (CON)				
EXISTING USES ON SITE:	Infrastructure Improvements to support development of 30 single family homes as approved under preliminary plat Resolution 2018-64 (Reference: PAB Case 2018-26 Final Plat Request)				
PROPERTY SIZE:	6.40 Acres (A portion of the 11.71 Acres)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision (Ord.15-23)	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Department of Planning and Conservation. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Approval of a small-scale Future Land Use Map amendment is requested for 6.40 acres of land from Conservation (CON) to Low Density Residential (LDR) to correct a scrivener's error and for consistency with the zoning map reflecting R-1(Low Density Residential) zoning. The applicant requests consideration of the FLUM amendment to make consistent the maps and proceed with final plat approval for the 30-dwelling unit subdivision located on a total of on 11.71 acres of land. The subject property is located on Citrona Drive between Hickory Street and Fir Street and identified as "Amelia Bluff." The developed density of the site is proposed to be 2.56 dwelling units per acre. Existing uses surrounding the property are described in the preceding section. Two points of ingress and egress will be located on Citrona Drive, pending approval of Nassau County for roadway access.

In 2017, the City vacated a portion of unopened right-of-way (Ordinance 2017-25) known as, "Gum Street", which ran through the mid- section of the site. The City and property owner entered a Memorandum of Understanding (MOU) (Resolution 2017-123) which stipulated certain criteria be met as part of any land development approvals. The wetlands portion of the property totaling 3.63 acres of land was transferred to the City of Fernandina through a quit claim deed on March 20, 2018 (Resolution 2018-39). Access to the abutting properties under ownership of the Florida Department of Transportation and located on the eastern edge of the



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property was established through the creation of a public right-of-way under Resolution 2018-40 on March 20, 2018. The City Commission approved the Amelia Bluff preliminary plat through Resolution 2018-64 on May 1, 2018. Site work commenced in May and infrastructure improvements have been installed. The City will inspect the roadways and infrastructure improvements and the required maintenance bonds will be received at the time a final plat receives signatures from City officials.

The preliminary and final plats have been reviewed by the City's Technical Review Committee (TRC) and received a compliance letter. The applicant has fulfilled the requirements of the MOU and requests approval of the subdivision as designed to meet or exceed standards of the Low-Density Residential land use category and R-1 zoning district and applicable LDC policies. Receipt of payment for the future purchase of conservation lands will be forthcoming at the time the final plat is approved.

CONSISTENCY	WITH	THE	COMPREHENSIVE	PLAN:
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Policy 1.02.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City's ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City's TRC review process also confirms and documents service capabilities. The City can serve this property as proposed and meet or exceed all required levels of service for each facility or service area.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

- a. Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The subdivision will be accessed from existing and improved rights-of-way under maintenance obligation by Nassau County.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment	300 gallons per day per ERU (Equivalent Residential Unit)



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System	
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	See Policy 4.02.01
Potable Water Facilities	Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)
Fire-Rescue Services	240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)
Police and Law Enforcement Services	Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

Policy 4.01.02. All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for “zero discharge,” storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

Five public facilities have adopted levels of service under the City’s Comprehensive Plan: Transportation, Water, Sewer, Drainage, and Solid Waste. The applicant’s request for final plat approval complies with the established Future Land Use Map category of Low Density Residential (LDR) and R-1 (Low Density Residential) zoning district with a proposed developed density of 2.56 dwelling units per acre. The LDR land use category allows for up to four (4) dwelling units per acre, the potential of the site could have resulted in a maximum of 34 dwelling units. The Amelia Bluff final plat is requesting approval for 30 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City’s current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 30 dwelling units, Staff estimates that approximately 287 Average Daily Trips (ADT) are generated by the proposed development; resulting in 30 p.m. peak hour trips. Traffic impacts would primarily be handled on State and Nassau County maintained roadways. Standard ITE rates and methodology for vehicular transportation impacts will not provide analysis beyond the rates described without additional traffic modeling. The City’s existing ordinance does not require additional analysis to be performed. However, the impact associated with 30 new homes and the existing daily traffic pattern with the neighboring Fernandina Beach Middle School and High School cannot be ignored.

Staff has requested that the site engineer to work with Nassau County to develop crosswalks for pedestrian and bicycle access to provide safe movement across Citrona Drive. Congestion along Citrona Drive historically exists in keeping with the schools’ daily schedule for student drop off and pick up. Staff has witnessed bicycle and pedestrian conflicts within this area during the morning and afternoon hours as students living nearby typically



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walk or bike to school. The existing sidewalk fronting the schools is in poor condition and expansion of sidewalks to an 8- 10-foot multi-use path should be considered and budgeted to avoid continued mode conflicts. County and City planning staff are examining options for improvements within this corridor through use of Transportation Alternative Project (TAP) federal funds as allocated through the North Florida Transportation Planning Organization (TPO).

Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This is like the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 14,350 gallons of water per day (41 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 24,150 gallons of wastewater per day (30 units x 2.3 x 350 gallons per ERC per day). The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations are made in conjunction with TRC site plan review and necessary improvements will be required to be demonstrated on engineering plan sets.

As for solid waste and drainage, the City currently has contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service can maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. **A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**
- B. **In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**



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1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.
2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
3. The proposed name of the subdivision.
4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.
5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.
6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.
7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.
8. Location of the nearest available public water supply and wastewater disposal system.
9. A topographic survey, soils report, grading plan, and an erosion control plan.
10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high-water line for each feature.
11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.
12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification and establishing a base flood elevation for all proposed lots within the subdivision.
13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.

The applicant has complied with the subdivision requirements for review of the final plat request. Additionally, the final plat is consistent with LDC section 4.04.00 minimum subdivision requirements. The Preliminary Plat has been reviewed for technical completeness by the City's TRC and a compliance letter was issued on June 4, 2018. No adjustments to the lot configuration have been requested between the time of preliminary and final plat application requests. Requirements associated with infrastructure improvements and landscape compliance are addressed in the applicant's site plan and engineering documents as provided as part of the preliminary plat review and attached as back up to this request.

CONCLUSION:

Research contained in **Exhibit B** provides information regarding the history of Future Land Use Map categories for the subject property. In 1961, prior to State mandated growth management, the City of Fernandina Beach adopted its Comprehensive Plan. The 1961 Plan included a "zoning map" that served as the initial land use map for the City. Future Land Use Maps were not a requirement, nor a standard planning practice during that timeframe. Between 1961-1990, the property maintained a residential land use and/or zoning category associated with then entirety of the property totaling 11.71 acres of land. In 1993, the first instance of the property containing a subsection of the property identified as "Wetlands Protection" (today's Conservation FLUM) in the form visualized on the current FLUM through a prepared "zoning map." The 1997 EAR report, containing a FLUM map, documents the same configuration with split FLUM of Wetlands Protection (WP) and Low Density Residential (LDR). The Official FLUM prepared in 2004 notes the same split WP/ LDR FLUM. Then, in 2005 through separate documents staff found transmitted FLUM amendments and an official FLUM map



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January 9, 2019

reflecting a Low Density Residential (LDR) category for the entirety of the property. In the 2006 and 2009 digital GIS files, the split CON/ LDR FLUM reappears and is maintained in 2011 on the Official FLUM as transmitted to the State through its EAR based amendments. The mapping has remained consistent between 2011-2019. Historical zoning maps reflect a different picture in that they have consistently maintained a R-1 or a similar low-density residential zoning district for the entirety of the property. This demonstrates a mismatch that has occurred on the property since at least 2004-2005.

It appears that the scrivener's error occurred as a result of the intent protect the low-lying environmental sensitive lands (wetlands) located on the east side of the subject property with the previous Wetlands Protection FLUM Category. With the understanding it was the City's intent protect the environmentally sensitive lands associated with the subject property, the applicant's requested action appears consistent with the intended direction of the City. Through Resolution 2018-39, the 3.63 acres of wetlands to the east of the subject property has been deeded to the City for conservation lands in perpetuity. Further, the subject property is bound by a 25-foot wetlands protection buffer requirement for the development of the home sites. Therefore, Staff finds the applicant's requested action to be consistent with applicable policies of the City's Comprehensive Plan, Land Development Code, and the requirements contained in the MOU (Resolution 2017-123) and recommends approval of the small-scale FLUM amendment.

MOTION(S) TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2019-01 to the City Commission requesting that a Small-scale FLUM amendment for the Amelia Bluff subdivision be **(approved or denied)** and that PAB case 2019-01, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

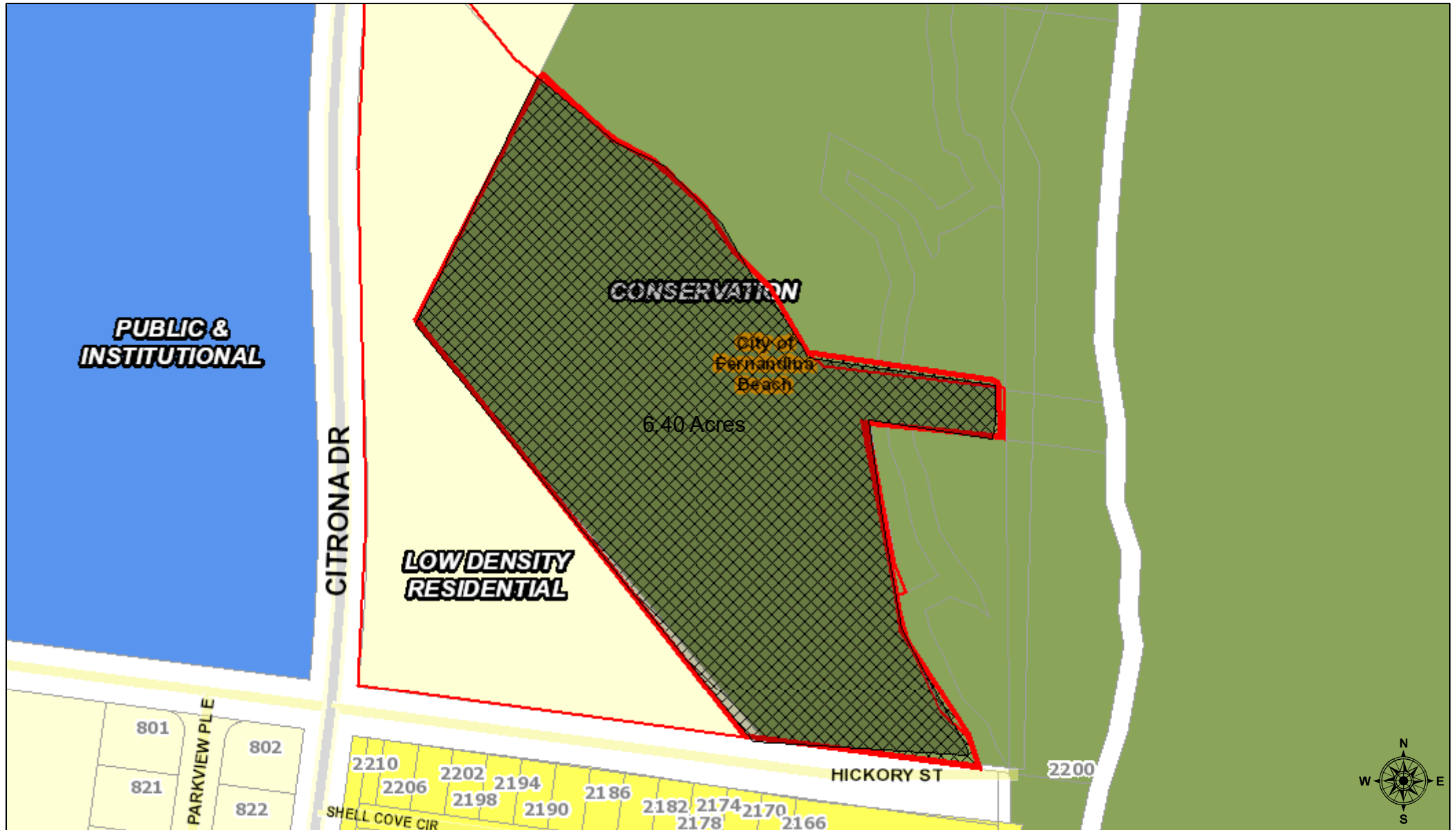
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Director of Planning and Conservation

Exhibit A: Map

Exhibit B: FLUM tracking table with associated maps

PAB 2019-01 FLUM Map with Approx. Acreage of Correction



December 5, 2018

Land Parcels

EXHIBIT B

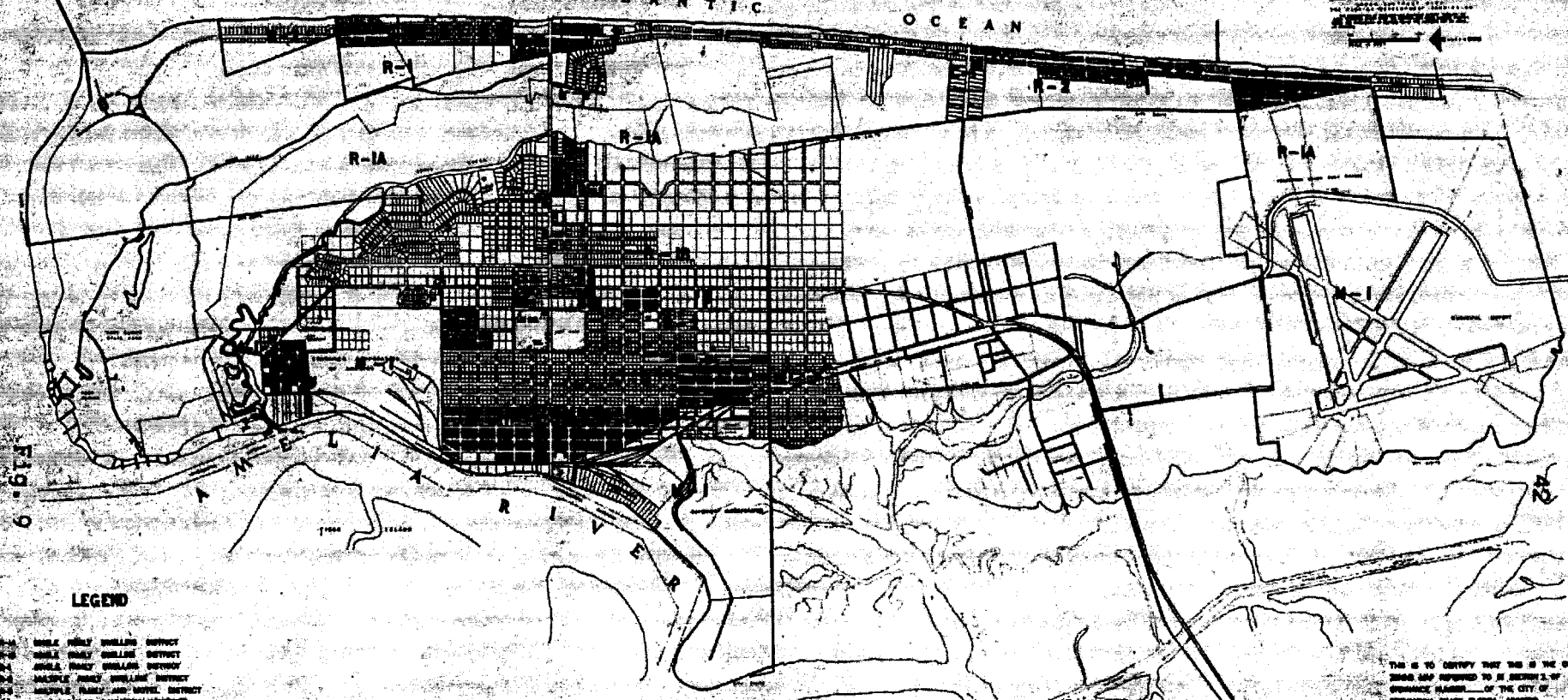
Future Land Use Map (FLUM) Tracking for Subject Property		
YEAR	SOURCE	SUBJECT AREA FLUM CATEGORY <i>(6.40 Acres of Land)</i>
1961	Comprehensive Plan “Zoning Map” <i>(no referenced FLUM contained in Plan)</i>	R1-A (Residential)
1990	EAR Report – Official FLUM as prepared by Prosser, Hallock & Kristoff, Inc	Residential
1993	Official Zoning Map as prepared by Northeast Florida Regional Planning Council from Poster Board	Wetlands Protection
1997	EAR Report – Official FLUM as prepared by Community Land Design, Inc.	Wetlands Protection
2004	Official FLUM as prepared by Northeast Florida Regional Planning Council	Wetlands Protection
2005	Official City GIS FLUM Map as submitted to State agencies for large- amendments transmittal	Low Density Residential
2005	Official City FLUM Map Poster Boards from Lobby	Low Density Residential
2006	City GIS FLUM (digital layer) with Reference to Ordinance 2004-36	Conservation
2009	City GIS FLUM (digital layer)	Conservation
2011	Official FLUM submitted to State agencies as part of EAR based Amendments	Conservation
2019	City GIS FLUM (digital layer)	Conservation

Source: Prepared for PAB Staff Report 2019-01

COMPREHENSIVE CITY PLAN FERNANDINA BEACH FLORIDA

ATLANTIC OCEAN

Scale 1" = 1/2 Mile
 North Arrow
 Date: 1/1/1960



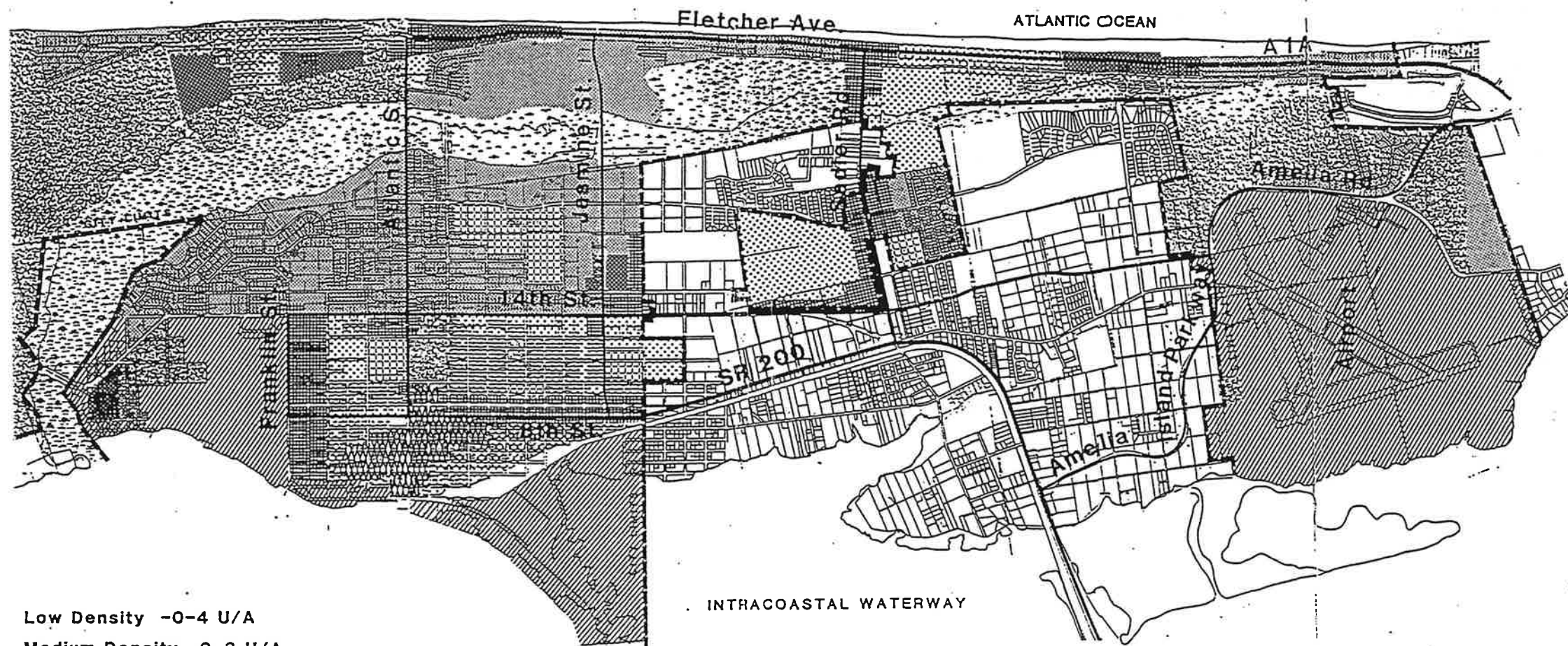
LEGEND

- R-1 SINGLE FAMILY DWELLING DISTRICT
- R-2 SINGLE FAMILY DWELLING DISTRICT
- R-3 SINGLE FAMILY DWELLING DISTRICT
- R-4 SINGLE FAMILY DWELLING DISTRICT
- R-5 SINGLE FAMILY DWELLING DISTRICT
- R-6 SINGLE FAMILY DWELLING DISTRICT
- R-7 SINGLE FAMILY DWELLING DISTRICT
- R-8 SINGLE FAMILY DWELLING DISTRICT
- R-9 SINGLE FAMILY DWELLING DISTRICT
- R-10 SINGLE FAMILY DWELLING DISTRICT
- R-11 SINGLE FAMILY DWELLING DISTRICT
- R-12 SINGLE FAMILY DWELLING DISTRICT
- R-13 SINGLE FAMILY DWELLING DISTRICT
- R-14 SINGLE FAMILY DWELLING DISTRICT
- R-15 SINGLE FAMILY DWELLING DISTRICT
- R-16 SINGLE FAMILY DWELLING DISTRICT
- R-17 SINGLE FAMILY DWELLING DISTRICT
- R-18 SINGLE FAMILY DWELLING DISTRICT
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- R-31 SINGLE FAMILY DWELLING DISTRICT
- R-32 SINGLE FAMILY DWELLING DISTRICT
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- R-93 SINGLE FAMILY DWELLING DISTRICT
- R-94 SINGLE FAMILY DWELLING DISTRICT
- R-95 SINGLE FAMILY DWELLING DISTRICT
- R-96 SINGLE FAMILY DWELLING DISTRICT
- R-97 SINGLE FAMILY DWELLING DISTRICT
- R-98 SINGLE FAMILY DWELLING DISTRICT
- R-99 SINGLE FAMILY DWELLING DISTRICT
- R-100 SINGLE FAMILY DWELLING DISTRICT

ZONING MAP

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL
 ZONING MAP REFERRED TO IN SECTION 2 OF
 ORDINANCE NO. 1 OF THE CITY OF
 FERNANDINA BEACH, FLORIDA, ADOPTED ON

DATE
 CITY CLERK



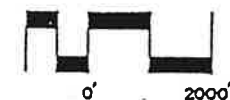
Low Density -0-4 U/A
 Medium Density -0-8 U/A
 High Density -0-10 U/A

/Open Space
 on /Wetlands
 trict

CITY OF FERNANDINA BEACH, FLORIDA **FUTURE LAND USE** **1990 - 2005**

Prepared by

PK
 PROSSER, HALLOCK & KRSTOFF, INC.
 Planners and Engineers



April 24, 1990

NOTES:

There are no "agricultural" land uses in the City of Fernandina Beach.

No "cones of influence" around the waterfalls have yet been determined by the government agency (SJRWMD) having specific authority to make such a determination.

The "Conservation areas" shown are not ground-truthed and accordingly are not intended to determine the site specific extent of wetland systems, which must be finally determined pursuant to applicable statutory regulatory guidelines.

No future public buildings and facilities are planned for 1990-2005. See existing Land Use Map for Public Building and Facilities.

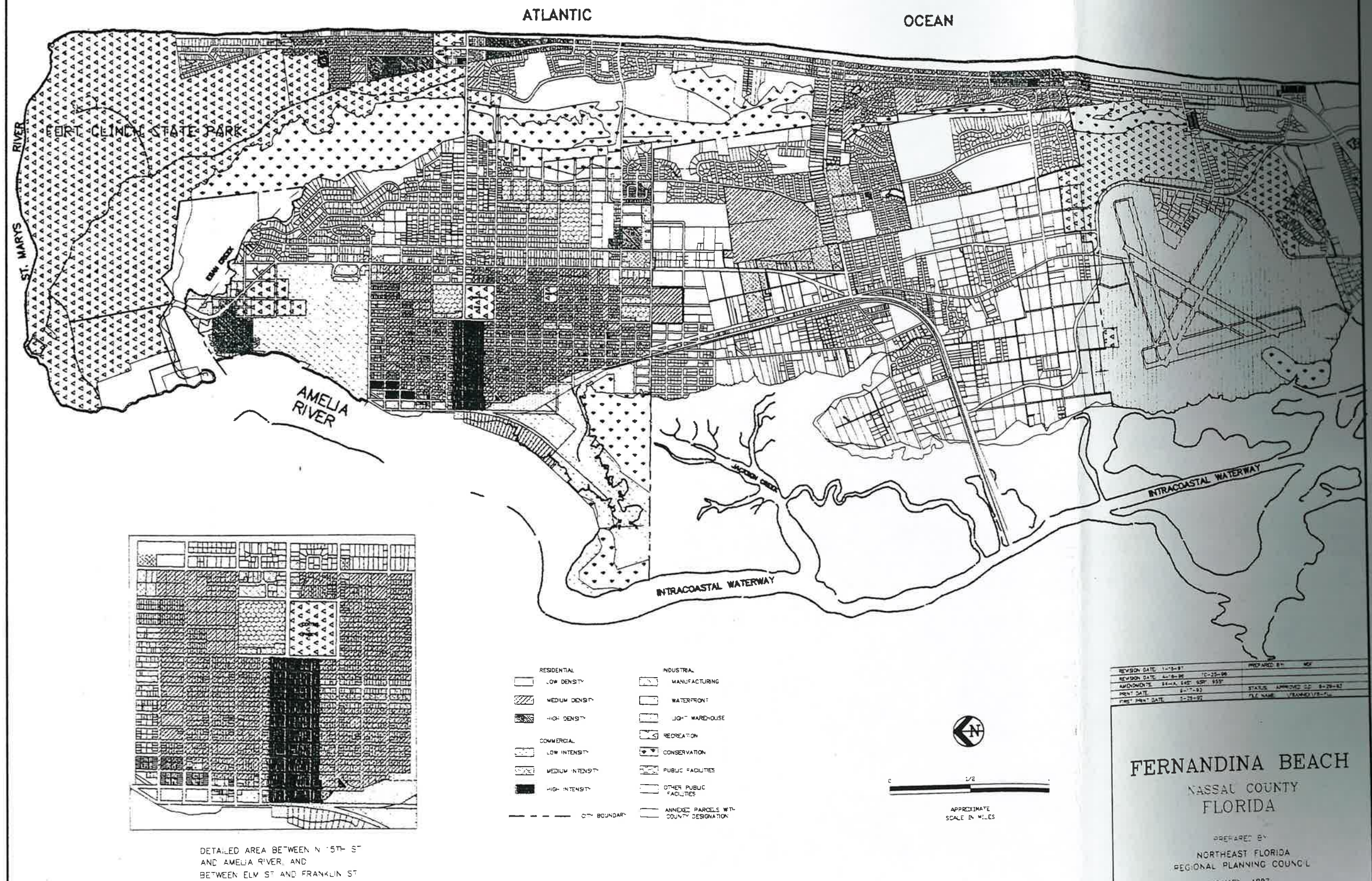
There are no planned waterfalls for the planning period.



REVISION DATE:	2-23-93	PREPARED BY:	WDF
REVISION DATE:	11-19-92	STATUS:	APPROVED C.D. 9-29-93
FIRST PRINT DATE:	5-26-92	FILE NAME:	\MUNI\NASSAU\FB-ZONE

ZONING MAP FOR THE CITY OF FERNANDINA BEACH NASSAU COUNTY FLORIDA

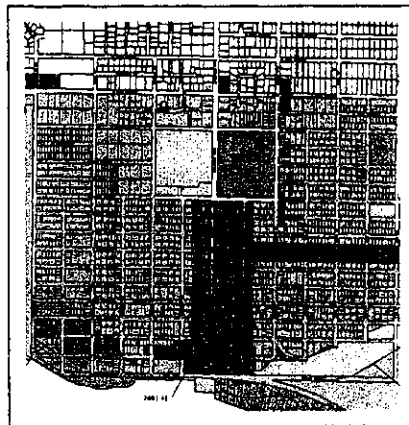
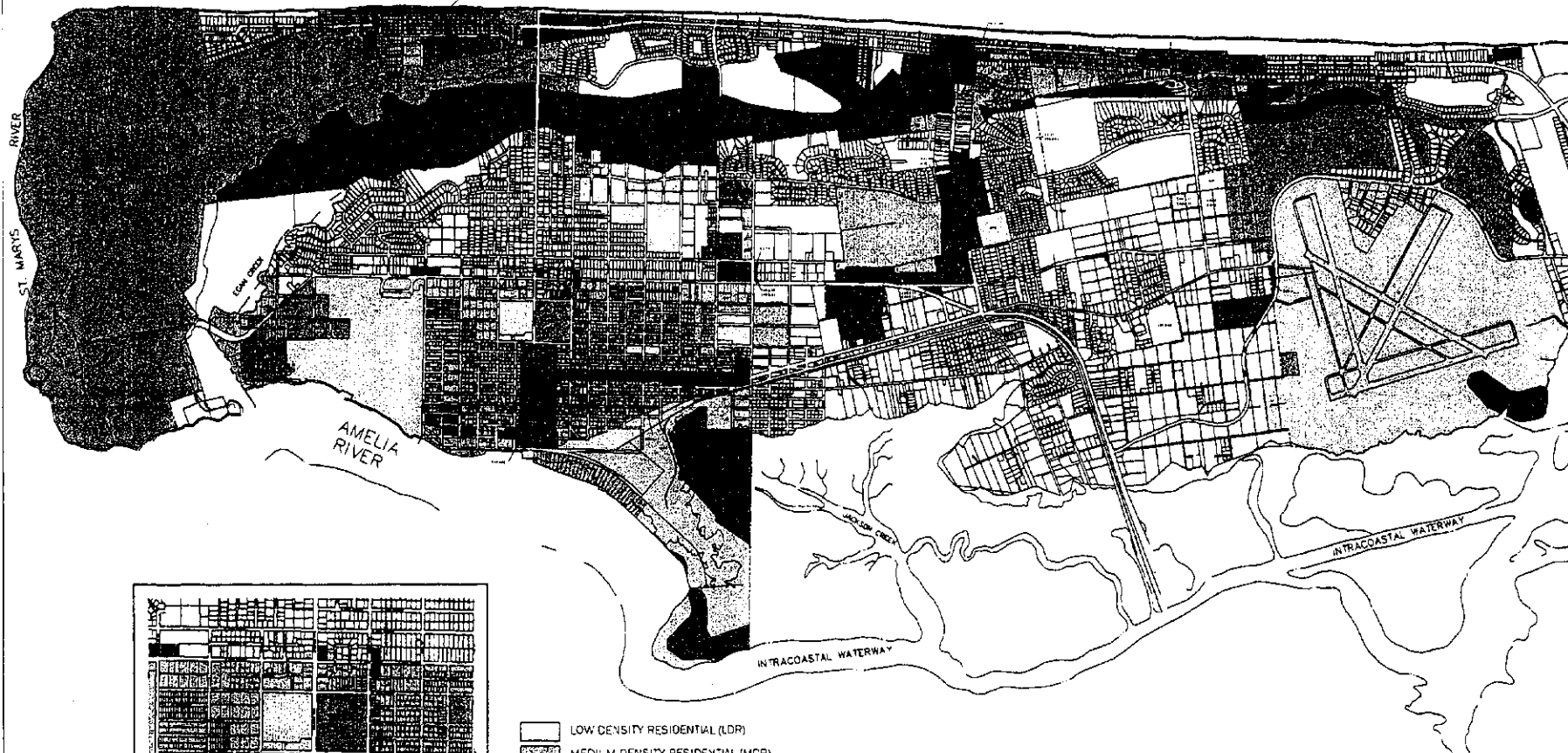
PREPARED BY:
NORTHEAST FLORIDA
REGIONAL PLANNING



FUTURE LAND USE MAP

ATLANTIC

OCEAN



DETAILED AREA BETWEEN N 15TH ST
AND AMELIA RIVER, AND
BETWEEN ELM ST AND FRANKLIN ST

- LOW DENSITY RESIDENTIAL (LDR)
- MEDIUM DENSITY RESIDENTIAL (MDR)
- HIGH DENSITY RESIDENTIAL (HDR)
- OFFICE & RESIDENTIAL MIXED USE (ORMU)
- GENERAL COMMERCIAL (CG)
- CENTRAL BUSINESS DISTRICT (CBD)
- INDUSTRIAL (IN)
- INDUSTRIAL WATERFRONT (IW)
- RECREATION (REC)
- CONSERVATION (CON)
- PUBLIC & SEMI-PUBLIC (PSP)



APPROXIMATE
SCALE IN MILES

FERNANDINA BEACH
NASSAU COUNTY
FLORIDA

ORDINANCE # _____

EFFECTIVE DATE _____

MAP PREPARED BY:
Community Land Design, Inc.



34 W. Grand Street, Crystal Beach, FL 32408 Phone: 386-653-2000

Official Zoning Map of the City of Fernandina Beach (2005)

Large Scale Amendments



1

Miles

1 inch equals 2,524.17 feet

3

INDUSTRIAL WATERFRONT
CENTRAL BUSINESS DISTRICT

RECREATION

CONSERVATION

HIGH DENSITY RESIDENTIAL

PUBLIC & SEMI PUBLIC

OFFICE & RESIDENTIAL MIXED

2004-39

2004-39

GENERAL COMMERCIAL

MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

INDUSTRIAL

Legend

City Limits

CITY_FLUM

LANDUSE

- CENTRAL BUSINESS DISTRICT
- CONSERVATION
- GENERAL COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INDUSTRIAL WATERFRONT
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OFFICE & RESIDENTIAL MIXED
- PUBLIC & SEMI PUBLIC
- RECREATION

The Fernandina Beach Planning and Zoning Department prepares and uses this data for its own purposes. This information may not be suitable for other purposes. This is not a survey and does not purport to be a survey. All measurements are based on assumed data. Further documentation of this data can be obtained by contacting: Fernandina Beach Planning and Zoning GIS Department, 204 Ash Street, Fernandina Beach, FL 32034-4230

Official Future Land Use Map of the City of Fernandina Beach (2005)

Legend

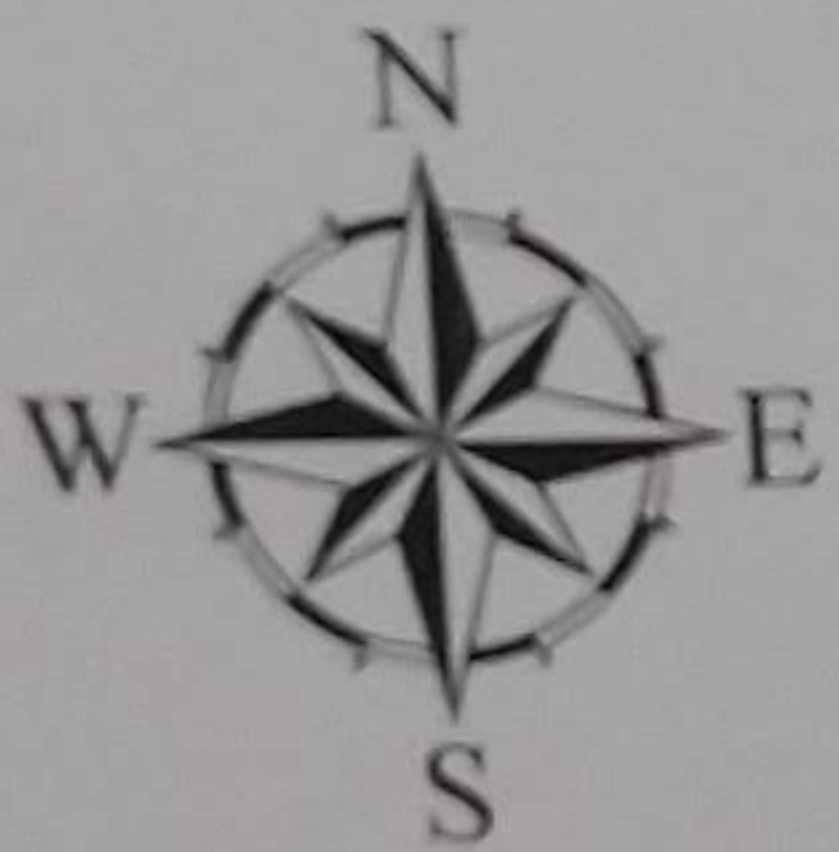
City Limits

Future Land Use

LANDUSE

- CENTRAL BUSINESS DISTRICT
- CONSERVATION
- GENERAL COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INDUSTRIAL WATERFRONT
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OFFICE & RESIDENTIAL MIXED
- PUBLIC & SEMI PUBLIC
- RECREATION

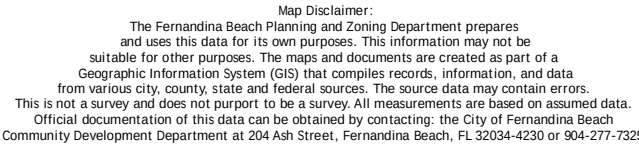
0 0.25 0.5 1 Miles





PUBLIC & SEMI PUBLIC

OFFICE & RESIDENTIAL MIXED





2030 Future Land Use Map

LEGEND

City Limits (Red dashed line)

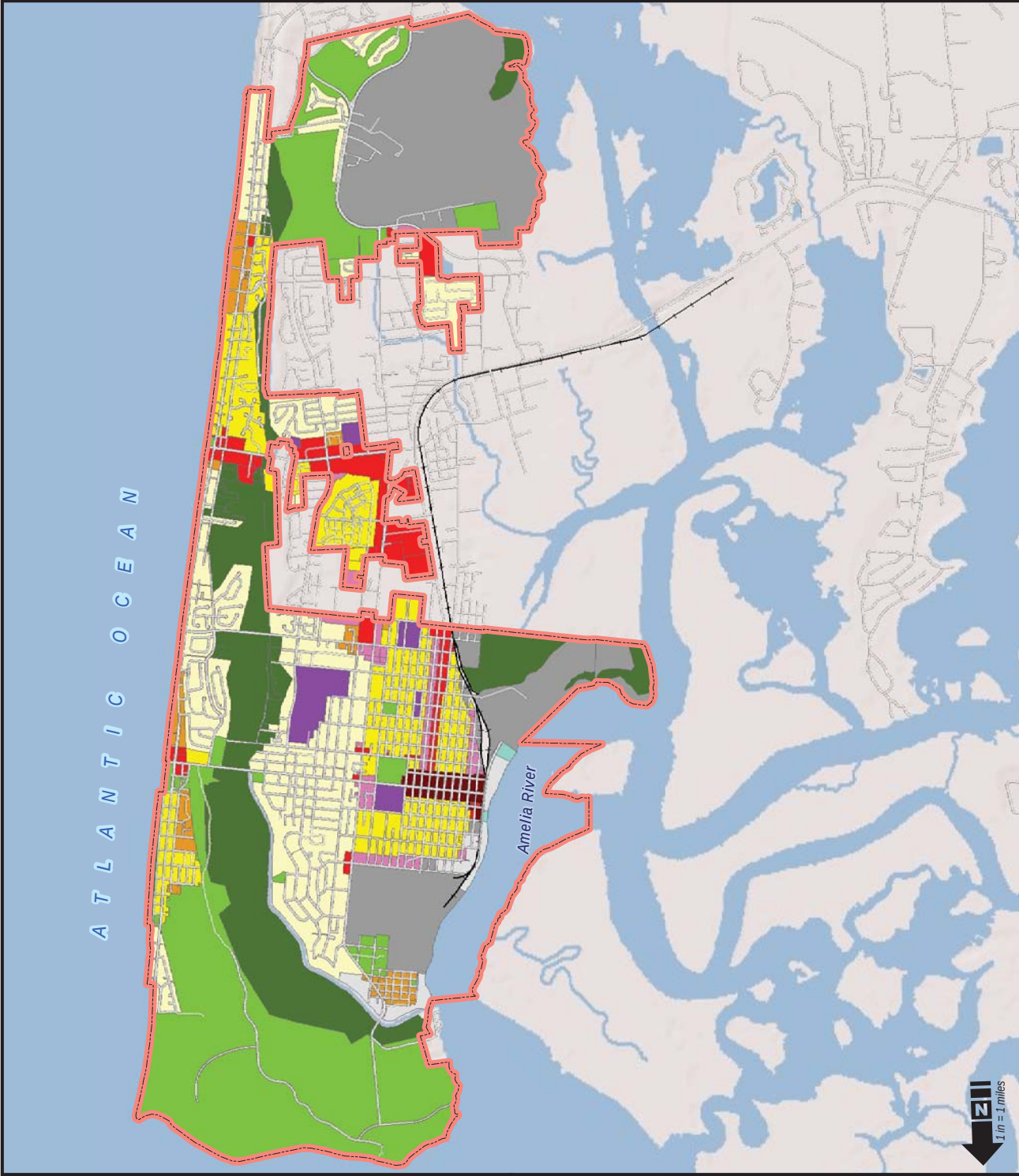
Future Land Use Categories

- CONSERVATION (Dark Green)
- RECREATION (Light Green)
- PUBLIC & INSTITUTIONAL (Purple)
- LOW DENSITY RESIDENTIAL (Yellow)
- MEDIUM DENSITY RESIDENTIAL (Orange)
- HIGH DENSITY RESIDENTIAL (Pink)
- MIXED USE (Light Blue)
- WATERFRONT MIXED USE (Dark Blue)
- GENERAL COMMERCIAL (Red)
- CENTRAL BUSINESS DISTRICT (Dark Red)
- INDUSTRIAL (Grey)
- INDUSTRIAL WATERFRONT (Light Grey)

Infrastructure

- Roads (Thin grey line)
- Railroad (Thick black line with cross-ticks)

Map Reference #: FLUM-1
Created: December 2011
Data Source: Planning Department GIS



OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: _____

BOARD MEETING DATE: _____

**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|---|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☒ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATION

Owner Name: Amelia Bluff LLC

Mailing Address: 4339 Roosevelt Blvd - Suite 400 Jacksonville, FL 32210

Telephone: 904.545.6590 Fax: —

Email: wbeardjr@comcast.net

Agent Name: Wint A. Beard, Jr.

Mailing Address: 80 Players Club Villas Rd., Ponte Vedra Beach, FL 32082

Telephone: same as above Fax: —

Email: same as above

PROPERTY INFORMATION

Street Address: East side of Citrona Ave / Hickory St R/W - Unimproved

Parcel Identification Number(s): 00-00-31-1180-0017-0040

Lot Number: N/A Block Number: N/A Subdivision: Amelia Bluff (proposed plat)

Portion of Section: 15, 19, 26, 27 & 28 Township: 3 North Range: 28 East

PROJECT INFORMATION

Total Number of Lots/Parcels: 30 (thirty)

Less than One (1) acre Sq. Footage: 75' x 110' One (1) Acre or Greater: —

Existing Zoning Classification: R-1

Existing Future Land Use Classification: Low Density Residential (LDR)

Previous Planning/Zoning Approvals: Preliminary plat approved

Description of Request:

Correct mapping error.

SIGNATURE/NOTARY

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

Nov 15, 2018
Date

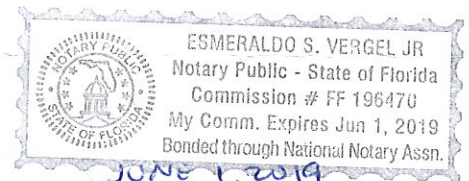
William R. Howell, II
Signature of Applicant William R. Howell, II
Manager

STATE OF FLORIDA }
DUVAL ss }
COUNTY OF NASSAU

Subscribed and sworn to before me this 15 day of NOVEMBER, 2018.

[Signature]
Notary Public: Signature

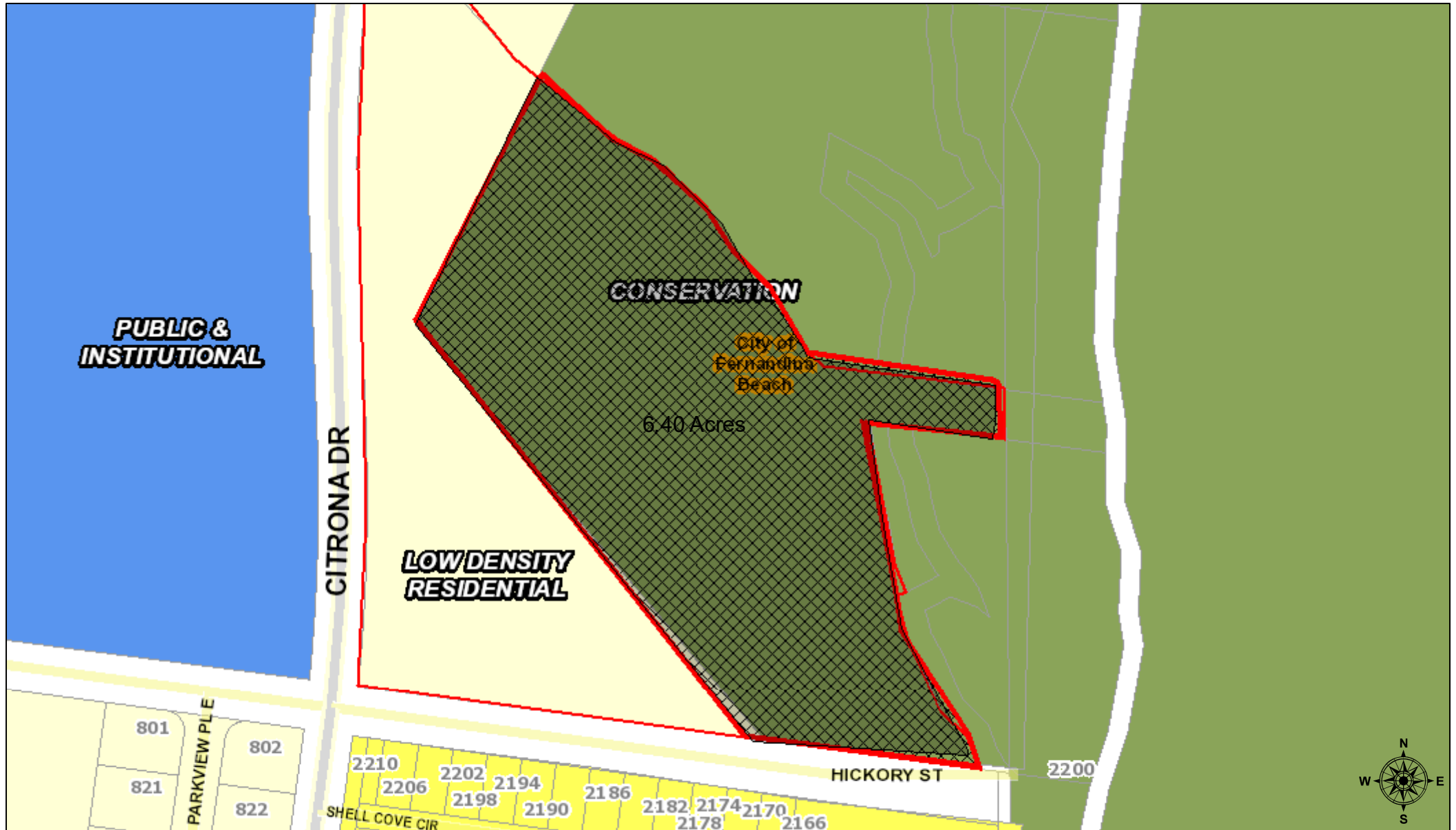
ESMERALDO S. VERGEL JR
Printed Name



My Commission Expires

Personally Known — OR Produced Identification ✓ ID Produced: FLORIDA D.C.

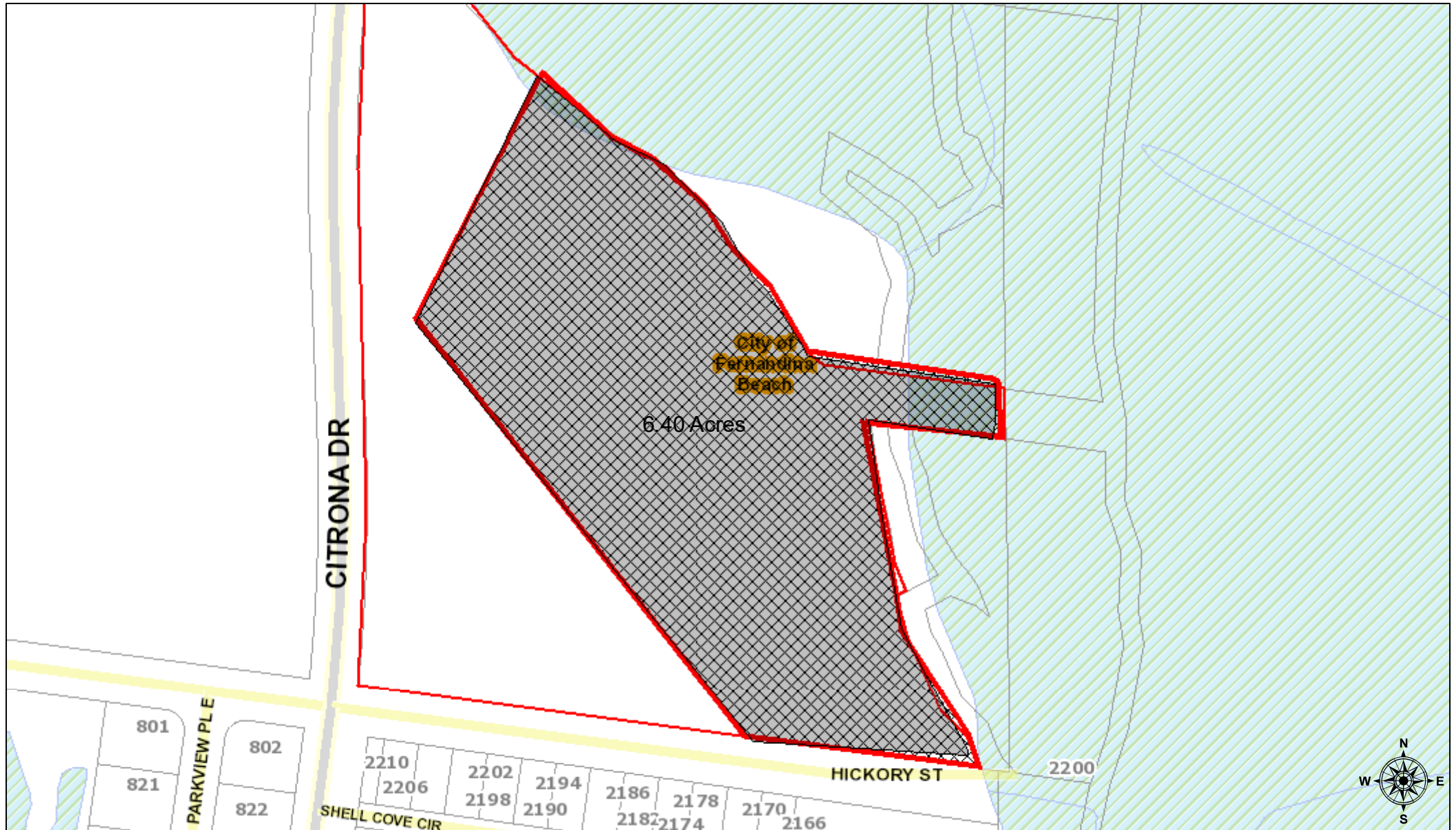
PAB 2019-01 FLUM Map with Approx. Acreage of Correction



December 5, 2018

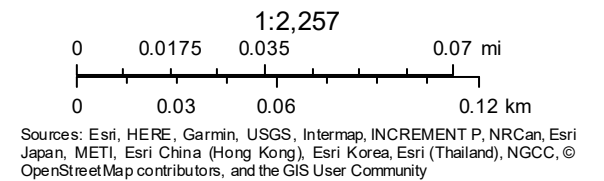
Land Parcels

PAB 2019-01 - Wetlands

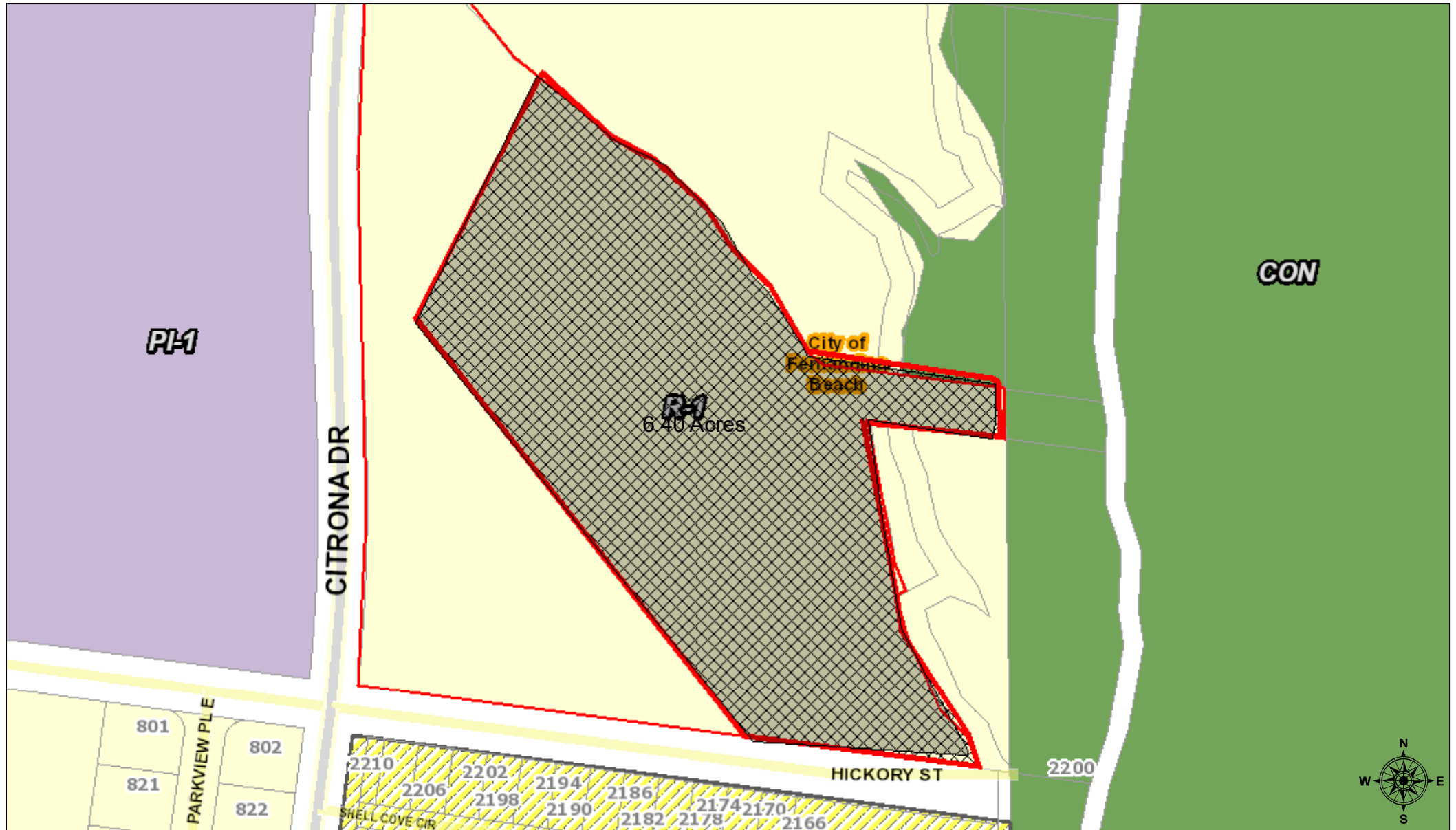


December 5, 2018

 Potential Wetlands

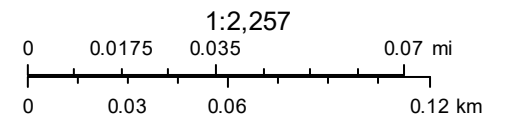


PAB 2019-01- Zoning Map



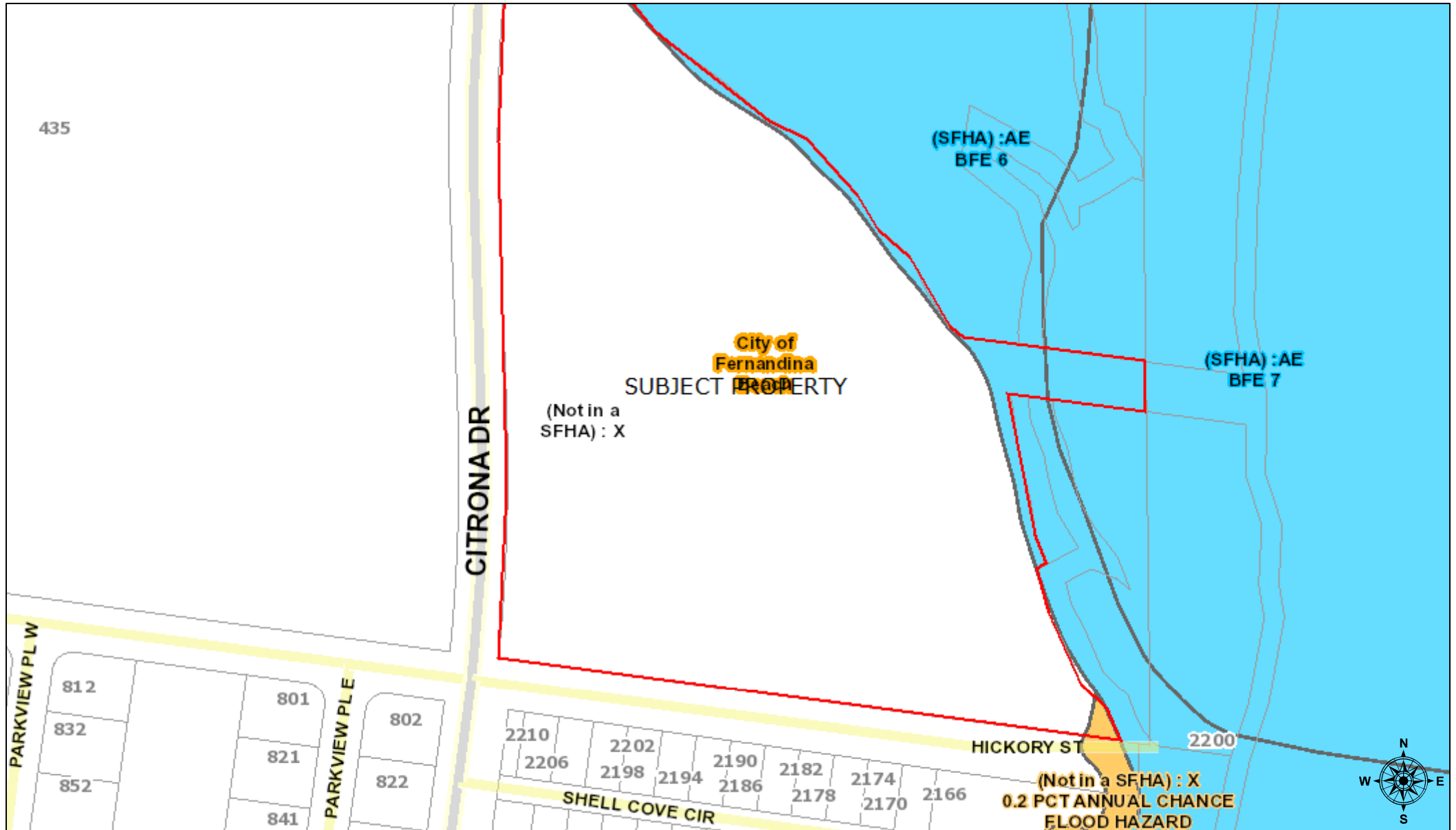
December 5, 2018

□ Land Parcels



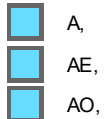
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

PAB 2019-01- Floodplain



December 20, 2018

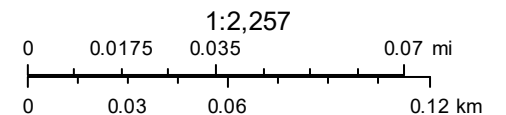
Flood Zones - Effective Date August 2, 2017



VE,

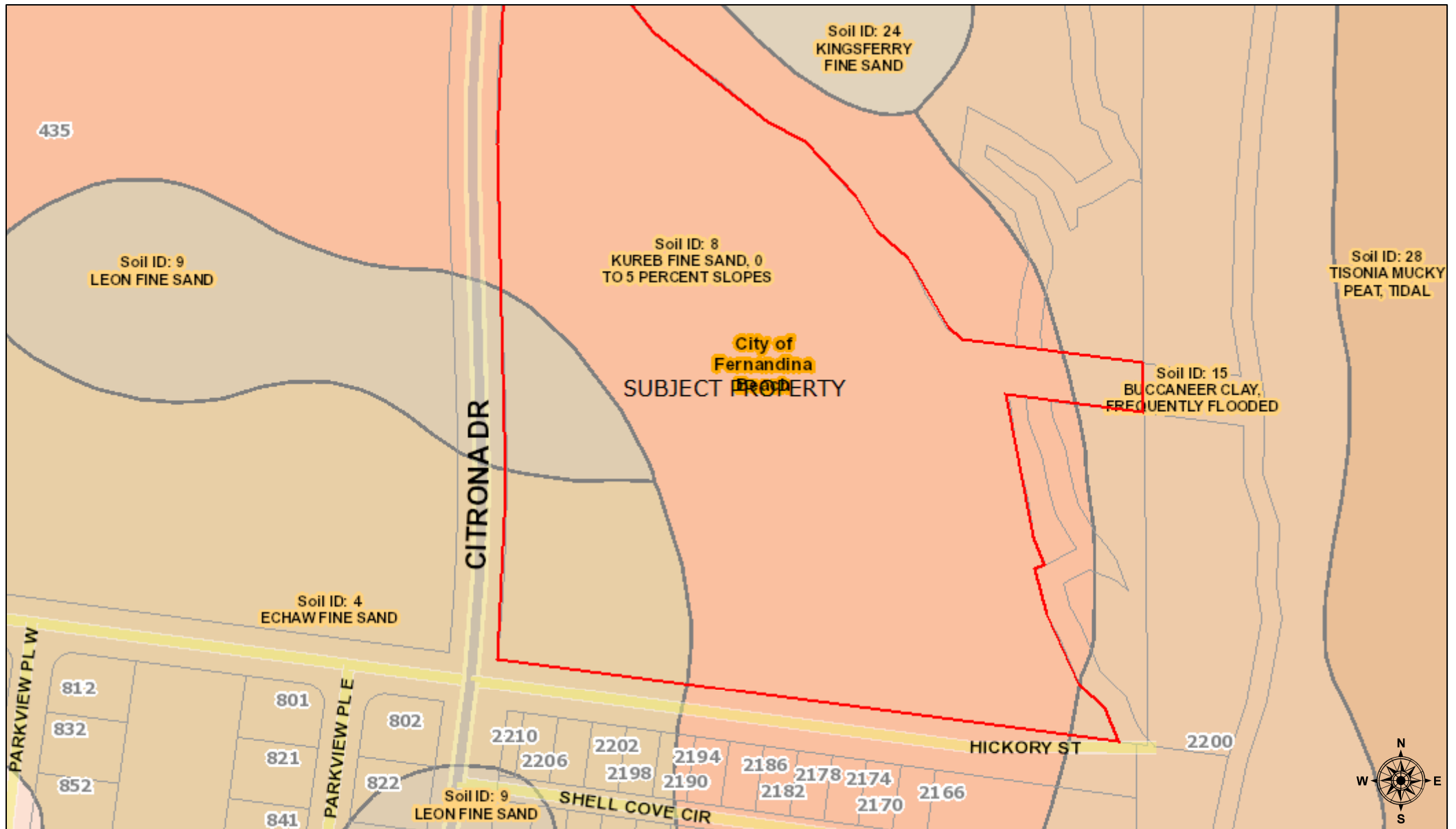
X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

X, AREA OF MINIMAL FLOOD HAZARD



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

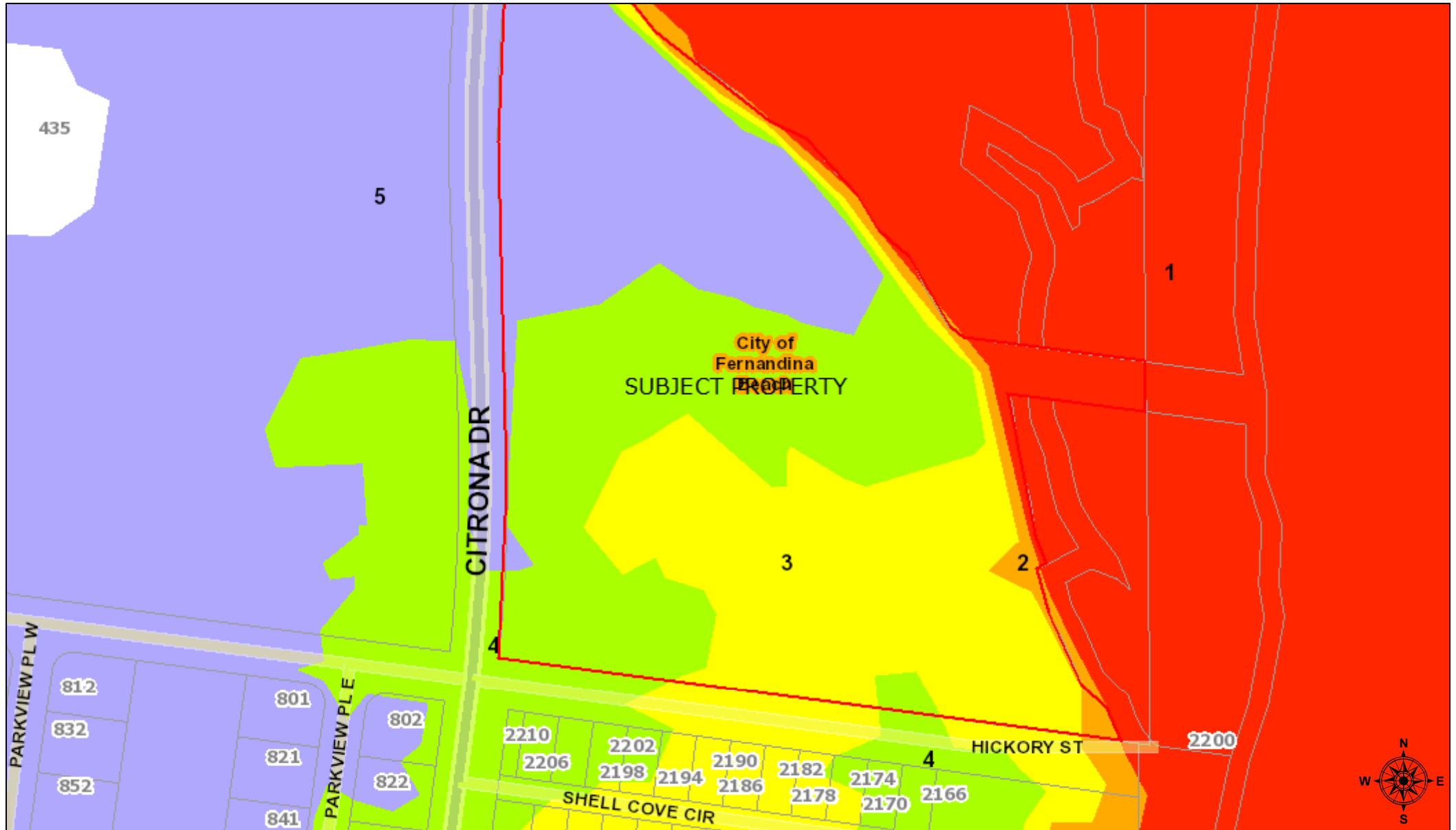
PAB 2019-01- SOILS MAP



December 20, 2018

Land Parcels

PAB 2019-01- Storm Surge



December 20, 2018

Storm Surge

- Category 1 Storm - up to 7.1'
- Category 2 Storm - up to 11.2'

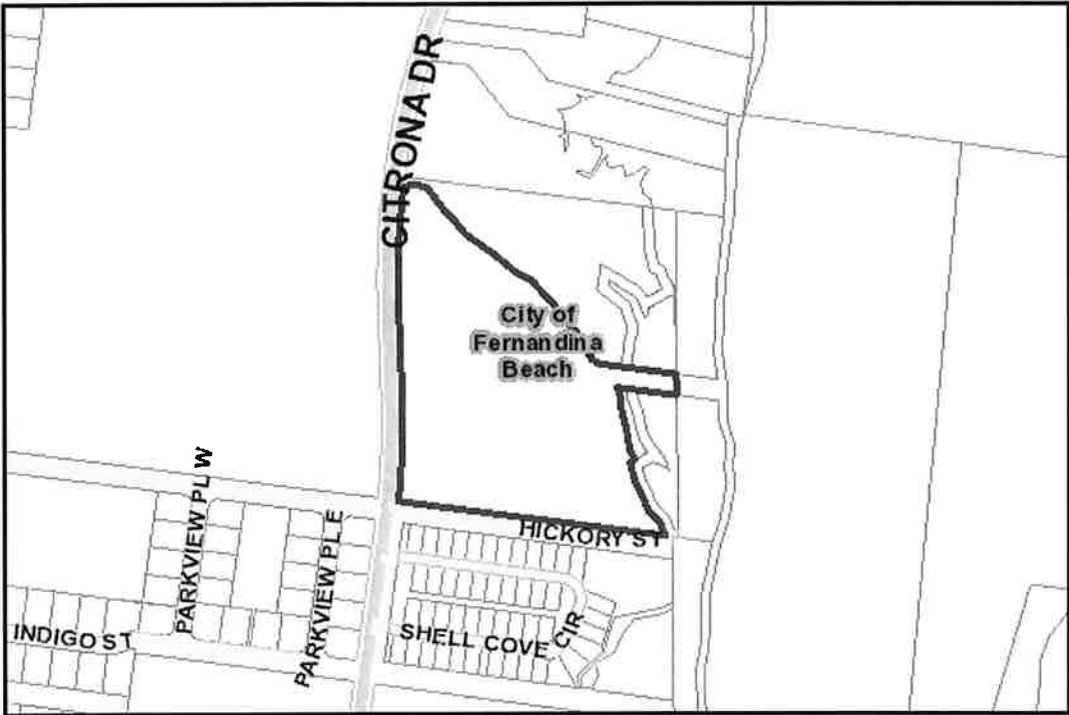
- Category 3 Storm - up to 14.9'
- Category 4 Storm - up to 19.0'
- Category 5 Storm - up to 23.5'

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-31-1180-0017-0040
Owner Information	AMELIA BLUFF LLC
	4339 ROOSEVELT BLVD
Mailing Address	JACKSONVILLE, FL 32210
Site Address	
Previous Site Address (If Changed by 911)	
Deed Acre	10.76
Approximate Acres (GIS Calculated)	10.69
Property Use Code	000000
Municipality	City of Fernandina Beach
Census Tract	
MLS Zone	2 - Island

Subdivision CITRONA SUB

Value & Sales Report

Results

Land Value \$1,076,000.00
Building Value \$0.00
Misc. Value \$0.00
Just Value (Market Value) \$1,076,000.00
Assessed Value \$1,076,000.00
Taxable Value

Value of land

Value of all improvement on the land

Any extra features to the land and/or building(s)

The Just, or Market Value, for tax purposes

Market Value minus assessment limits

Assessed Value minus any Exemptions

Sales Information

Date
20171129

Price
\$1,625,000.00

Vacant?
Y

Qual
U

Land Use Report

Results

Zoning R-1
Future Land Use CONSERVATION
Community Development District No
Community Redevelopment Area No
Historic District No
Municipal Service Benefit Unit (MSBU) No
Mobility Fee Zone Zone 1

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina Beach)

Topographical Report

Results

Soil Map Unit Name

LEON FINE SAND,KUREB FINE SAND, 0 TO 5 PERCENT SLOPES,BUCCANEER CLAY, FREQUENTLY FLOODED,ECHAW FINE SAND

Drainage Basin

St. Marys River

Drainage Basin Number

Coming Soon

Vegetation

Not a jurisdictional survey

Approximate Elevation

Coming Soon

Utility Report

Results

Water Source

City of Fernandina Beach

Waste Water

City of Fernandina Beach

Electric Provider

Florida Public Utility

Emergency Management Report

Results

Fire District

100

Note: (Must be verified with Nassau County Fire & Rescue)

USNG

17R MP 56 90

Note: (Must be verified with Nassau County Emergency Management)

Storm Surge Zone

Coming Soon

Note: (Must be verified with Nassau County Emergency Management)

Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	AE,X	Note: (Must be verified with Nassau County Building Dept.)
DFIRM Panel	12089C	Note: (Must be verified with Nassau County Building Dept.)
Building Wind Zone	Coming Soon	
School Board Report	Results	
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)
Elections Report	Results	
Municipality	City of Fernandina Beach	
Voting Precinct	102	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	1 - Daniel B. Leeper	Note: (Must be verified with SOE)
School Board	1 - Donna Martin	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	1 - Richard S. Bruce	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Johnny Miller, Tim Poytner, Robin C. Lentz, Roy G. Smith and Len Kreger	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	Does Not Apply	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	Amelia Island Mosquito Control District	Note: (Must be verified with SOE)

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DIVISION OF CORPORATIONS

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Detail by Entity Name

Florida Limited Liability Company

AMELIA BLUFF LLC

Filing Information

Document Number	L16000122168
FEI/EIN Number	81-3048236
Date Filed	06/24/2016
Effective Date	06/24/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/12/2018
Event Effective Date	NONE

Principal Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Mailing Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Registered Agent Name & Address

WH Morris, Inc.
4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Name Changed: 03/01/2017

Authorized Person(s) Detail

Name & Address

Title MGR

HOWELL, WILLIAM R, II
2955 HARTLEY RD
STE 108
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2017	03/01/2017
2018	02/12/2018

Document Images

06/12/2018 -- LC Amendment	View image in PDF format
02/12/2018 -- ANNUAL REPORT	View image in PDF format
11/27/2017 -- LC Amendment	View image in PDF format
03/01/2017 -- ANNUAL REPORT	View image in PDF format
06/24/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

THIS INSTRUMENT PREPARED BY:
Michelle L Glass
7545 Centurion Parkway, Suite 103
Jacksonville, FL 32256
Consideration: \$1,625,000.00
Rec.: \$18.50
Tax ID No: 00-00-31-1180-0017-0000
Our File: 2016-17

For official use by Clerk's office only

State of Florida)
County of Nassau)
)

CORPORATE WARRANTY DEED
(Corporate Seller)

This Indenture, made, 29th day of November, 2017 A.D., Between School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida whose post office address is: 1201 Atlantic Avenue, Fernandina Beach, FL 32034, Grantor and Amella Bluff, LLC whose post office address is: 4339 Roosevelt Blvd., Jacksonville, FL 32210, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, Florida, to wit:

SEE ATTACHED EXHIBIT A

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 00-00-31-1180-0017-0000

And the 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, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Robin Jones
Witness Print Name: Robin Jones
Michelle L. Glass
Witness Print Name: Michelle L. Glass

School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida

By: Kathy K. Burns
Kathy K. Burns, Superintendent of School Board of Nassau County
By: Donna M. Martin
Donna M. Martin, Chairperson of School Board of Nassau County

(Corporate Seal)

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 29th day of November, 2017, by Kathy K. Burns, Superintendent of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida and Donna M. Martin, Chairperson of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida. They are personally known to me or has produced FLDL as identification.



Michelle L. Glass
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 7.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES; (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'52" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°19'29" EAST A DISTANCE OF 34.96 FEET; (11) SOUTH 68°51'50" EAST; A DISTANCE OF 33.95 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'06" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST, A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°30'11" WEST A DISTANCE OF 19.23 FEET; (18) NORTH 12°55'15" WEST A DISTANCE OF 23.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 06°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°17'13" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 38°41'59" WEST, ALONG SAID BASE OF SAND BLUFF, A DISTANCE OF 87.02 FEET, MORE OR

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11/29/17

LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE SOUTH $82^{\circ}17'13''$ EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 94.43 FEET, MORE OR LESS, TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH $03^{\circ}29'28''$ WEST A DISTANCE OF 19.58 FEET; (2) NORTH $07^{\circ}00'33''$ EAST A DISTANCE OF 36.21 FEET; (3) NORTH $08^{\circ}58'10''$ EAST A DISTANCE OF 21.34 FEET; (4) NORTH $16^{\circ}34'43''$ EAST A DISTANCE OF 27.18 FEET; (5) NORTH $01^{\circ}19'30''$ EAST, A DISTANCE OF 20.13 FEET; (6) NORTH $21^{\circ}05'17''$ WEST A DISTANCE OF 30.49 FEET; (7) NORTH $16^{\circ}05'50''$ WEST A DISTANCE OF 36.06 FEET; (8) NORTH $50^{\circ}52'57''$ WEST A DISTANCE OF 31.17 FEET; (9) NORTH $50^{\circ}51'35''$ WEST A DISTANCE OF 49.25 FEET; (10) NORTH $09^{\circ}09'39''$ EAST A DISTANCE OF 14.02 FEET; (11) SOUTH $61^{\circ}17'22''$ EAST A DISTANCE OF 24.86 FEET; (12) SOUTH $51^{\circ}51'35''$ EAST A DISTANCE OF 19.13 FEET; (13) SOUTH $60^{\circ}55'19''$ EAST A DISTANCE OF 28.29 FEET; (14) SOUTH $45^{\circ}21'52''$ EAST A DISTANCE OF 27.37 FEET; (15) SOUTH $23^{\circ}07'52''$ EAST A DISTANCE OF 29.63 FEET; (16) SOUTH $23^{\circ}27'38''$ EAST A DISTANCE OF 23.60 FEET; (17) NORTH $54^{\circ}47'07''$ EAST A DISTANCE OF 11.40 FEET; (18) NORTH $02^{\circ}02'34''$ WEST A DISTANCE OF 21.04 FEET; (19) NORTH $70^{\circ}00'14''$ EAST A DISTANCE OF 18.60 FEET; (20) NORTH $59^{\circ}43'18''$ EAST A DISTANCE OF 26.78 FEET; (21) NORTH $57^{\circ}42'29''$ EAST A DISTANCE OF 28.89 FEET; (22) SOUTH $74^{\circ}40'51''$ EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH $00^{\circ}22'45''$ WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES; (1) NORTH $09^{\circ}28'15''$ WEST, A DISTANCE OF 30.17 FEET; (2) NORTH $35^{\circ}20'45''$ WEST A DISTANCE OF 31.42 FEET; (3) NORTH $20^{\circ}16'27''$ WEST A DISTANCE OF 30.31 FEET; (4) NORTH $65^{\circ}32'41''$ WEST A DISTANCE OF 20.95 FEET; (5) NORTH $14^{\circ}54'27''$ WEST A DISTANCE OF 39.02 FEET; (6) NORTH $03^{\circ}19'30''$ WEST A DISTANCE OF 41.10 FEET; (7) NORTH $11^{\circ}57'47''$ WEST A DISTANCE OF 45.15 FEET; (8) NORTH $01^{\circ}17'05''$ EAST A DISTANCE OF 28.48 FEET; (9) NORTH $13^{\circ}17'42''$ WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH $82^{\circ}19'02''$ WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF $11^{\circ}28'44''$, AN ARC DISTANCE OF 376.62 FEET AND BEING

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SUBTENDED BY A CHORD BEARING SOUTH 01°54'27" WEST A DISTANCE OF 375.99 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°19'51", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.07 ACRES, MORE OR LESS.

11/29/17
B
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"AMELIA BLUFF"

LEGAL DESCRIPTION (CAPTIONED LAND):

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°16'43" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 36.08 FEET TO INTERSECT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WETLAND LINE AS DELINEATED BY ENVIRONMENTALIST BRIAN L. SPAHR AND THE POINT OF BEGINNING; THENCE ALONG SAID WETLAND LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) NORTH 27°59'12" WEST A DISTANCE OF 17.24 FEET; (2) NORTH 20°27'26" WEST A DISTANCE OF 24.81 FEET; (3) NORTH 45°57'20" WEST A DISTANCE OF 15.19 FEET; (4) NORTH 44°53'52" WEST A DISTANCE OF 28.16 FEET; (5) NORTH 23°01'54" WEST A DISTANCE OF 34.46 FEET; (6) NORTH 23°08'33" WEST A DISTANCE OF 29.42 FEET; (7) NORTH 29°02'32" WEST A DISTANCE OF 31.72 FEET; (8) NORTH 14°26'03" WEST A DISTANCE OF 56.32 FEET; (9) NORTH 62°19'29" WEST A DISTANCE OF 14.79 FEET; (10) NORTH 23°32'21" WEST A DISTANCE OF 36.64 FEET; (11) NORTH 08°03'30" WEST A DISTANCE OF 41.34 FEET; (12) NORTH 13°18'43" WEST A DISTANCE OF 67.78 FEET; (13) NORTH 07°23'24" WEST A DISTANCE OF 60.05 FEET; (14) NORTH 33°20'39" WEST A DISTANCE OF 41.08 FEET; (15) NORTH 36°44'18" WEST A DISTANCE OF 39.55 FEET; (16) NORTH 55°09'32" WEST A DISTANCE OF 35.28 FEET; (17) NORTH 32°00'36" WEST A DISTANCE OF 50.08 FEET; (18) NORTH 25°22'15" WEST A DISTANCE OF 45.56 FEET; (19) NORTH 49°10'18" WEST A DISTANCE OF 52.31 FEET; (20) NORTH 31°13'40" WEST A DISTANCE OF 51.55 FEET; (21) NORTH 44°39'30" WEST A DISTANCE OF 32.34 FEET; (22) NORTH 41°03'50" WEST A DISTANCE OF 57.18 FEET; (23) NORTH 62°21'11" WEST A DISTANCE OF 52.19 FEET; (24) NORTH 49°54'25" WEST A DISTANCE OF 76.56 FEET; (25) NORTH 54°23'32" WEST A DISTANCE OF 102.89 FEET; (26) NORTH 38°20'27" WEST A DISTANCE OF 39.63 FEET; (27) NORTH 43°55'01" WEST A DISTANCE OF 42.49 FEET; (28) NORTH 38°37'53" WEST A DISTANCE OF 40.36 FEET; (29) NORTH 34°56'00" WEST A DISTANCE OF 43.86 FEET; (30) NORTH 70°37'36" WEST A DISTANCE OF 40.23 FEET; (31) SOUTH 76°43'41" WEST A DISTANCE OF 43.73 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°25'59"; AN ARC DISTANCE OF 342.31 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°23'05" WEST A DISTANCE OF 341.84 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°19'51"; AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 763.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.29 ACRES, MORE OR LESS.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK PAGE(S) _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018, A.D.

CLERK OF THE CIRCUIT COURT

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2018.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBER -- 00-00-31-1180-0017-0040

I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT

SIGNED THIS _____ DAY OF _____, A.D. 2018
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

CERTIFICATE OF REVIEW BY CITY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

CHARLES ROBERT LEE DATE
FLORIDA CERTIFICATE NO. 5618

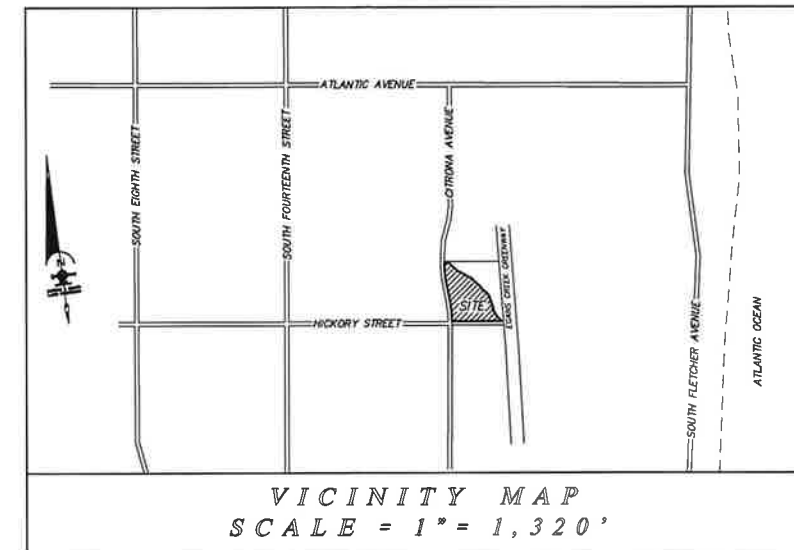
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.061 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"



VICINITY MAP
SCALE = 1" = 1,320'

AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____
PRINT OR TYPE NAME
WITNESS _____
PRINT OR TYPE NAME

WILLIAM R. HOWELL, II
MANAGING MEMBER

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

_____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
STATE OF _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, _____ ON BEHALF OF _____ DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____
PRINT OR TYPE NAME

NAME: _____
TITLE: _____

WITNESS _____
PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

_____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
STATE OF _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA BLUFF", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THE ROAD RIGHTS-OF-WAY, DESIGNATED IN THE PLAT AS "MAGNOLIA BLUFF WAY" & "GREENRIDGE DRIVE" ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH.

TRACTS "A" & "B" (POND, PARK & OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".

TRACT "C" (OPEN SPACE TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".



KEY SHEET
SCALE = 1" = 200'

LEGEND

D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
U.E. = UTILITY EASEMENT

SURVEYOR'S NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- ☐ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 3,400 S.F. DENOTES LOT SQUARE FOOTAGE (GROSS & NET) ± A NEGLIGIBLE AMOUNT.
- BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, STATE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90).
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X AE 6 & AE 2" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12082C-0212-D, DATED 06/02/2012. 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 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS R-1. THE SETBACKS ARE AS FOLLOWS:
MAXIMUM HEIGHT - 35- FEET / FRONT SETBACK - 25- FEET / REAR SETBACK - 25- FEET
SIDE SETBACK - 10% OF LOT WIDTH / SIDE SETBACK (SIDE ABUTTING STREET) - 15- FEET
EACH SIDE YARD SETBACK SHALL BE INCREASED BY ONE-HALF (1/2) FOOT FOR EACH ONE (1) FOOT, OR FRACTION THEREOF, OF BUILDING HEIGHTS ABOVE TWENTY-FIVE (25) FEET.
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 1, 3, 4 & 5, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 3, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- THAT PORTION OF GUM STREET RIGHT-OF-WAY, BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA DRIVE AND BEING BOUNDED ON THE EAST BY THE BASE OF A SAND BLUFF HAS BEEN ABANDONED PER CITY OF FERNANDINA BEACH ORDINANCE NO. 2016-40 AS RECORDED IN OFFICIAL RECORDS BOOK 2159, PAGES 780 THROUGH 794 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

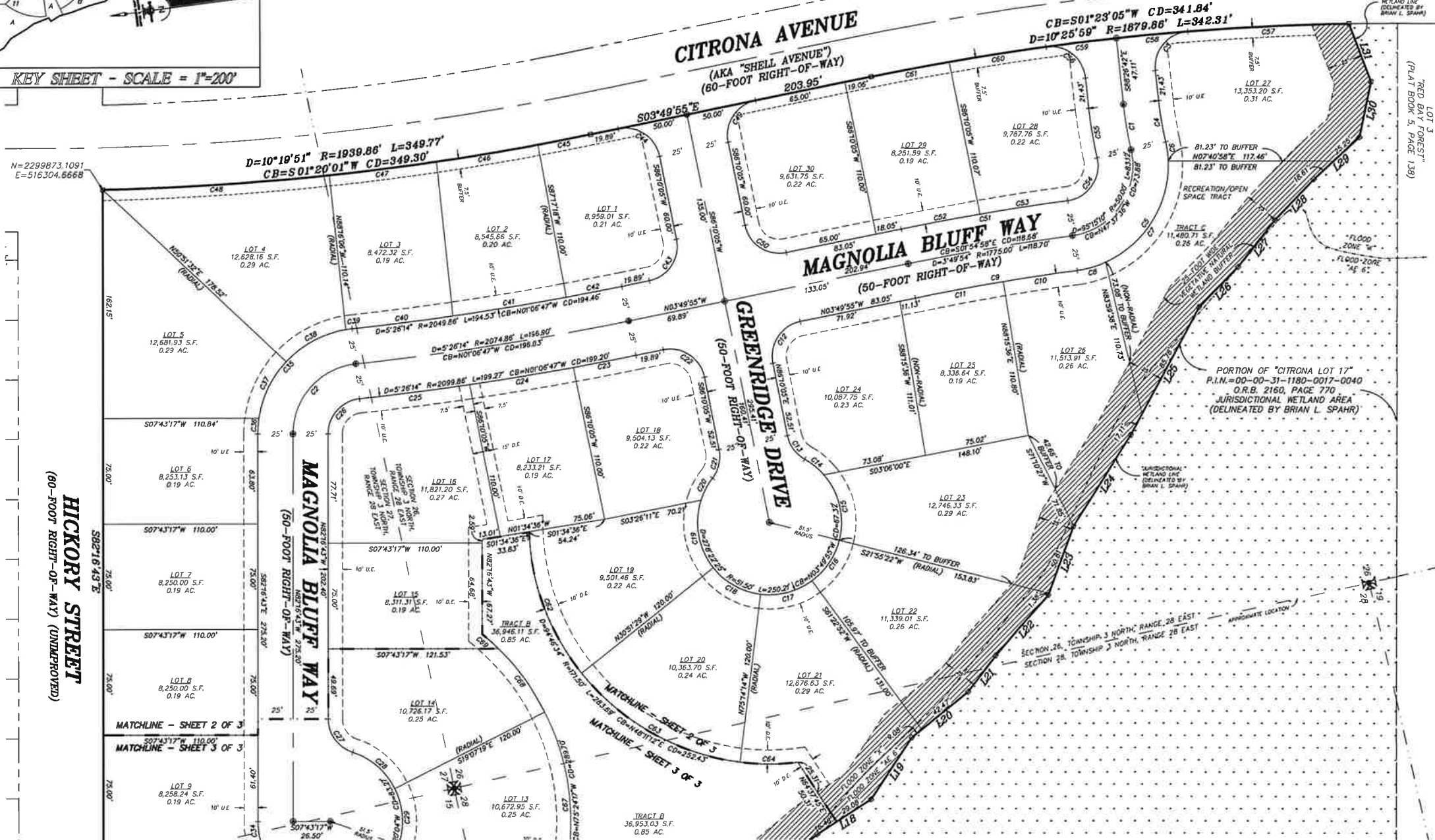
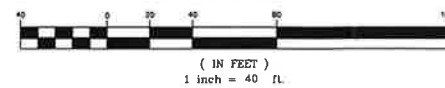


MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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

A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING A PORTION OF SECTIONS 15, 19, 26, 27 AND 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N27°59'12"W	17.24'	L12	N137°8'43"W	67.78'	L23	N62°21'11"W	52.19'
L2	N27°27'26"W	24.81'	L13	N73°23'24"W	60.05'	L24	N45°54'25"W	76.56'
L3	N45°57'20"W	15.19'	L14	N33°20'39"W	41.08'	L25	N54°23'32"W	102.89'
L4	N33°43'52"W	28.16'	L15	N36°44'18"W	39.55'	L26	N36°20'27"W	39.63'
L5	N23°01'54"W	34.46'	L16	N55°44'32"W	35.28'	L27	N43°55'01"W	42.49'
L6	N23°07'33"W	29.42'	L17	N32°00'36"W	50.08'	L28	N36°37'53"W	40.36'
L7	N28°02'32"W	31.72'	L18	N25°22'15"W	45.56'	L29	N34°56'00"W	43.86'
L8	N14°26'03"W	56.32'	L19	N49°07'08"W	52.31'	L30	N70°37'36"W	40.23'
L9	N62°79'29"E	14.79'	L20	N317°3'40"W	51.55'	L31	S76°43'41"W	43.73'
L10	N23°32'21"W	36.64'	L21	N44°39'30"W	32.34'			
L11	N8°03'30"W	31.34'	L22	N14°03'50"W	57.18'			

LEGEND
D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
U.E. = UTILITY EASEMENT


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SECTION 36, T28N, R28E, T12S, R12E

LOT 16
11,821.20 S.F.
0.27 AC.

LOT 17
8,231.21 S.F.
0.19 AC.

LOT 18
10,400.00 S.F.
0.24 AC.

DRIVE

WAY

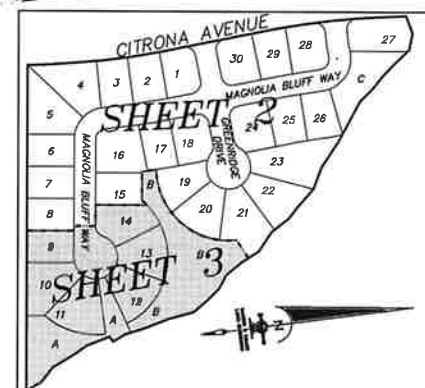
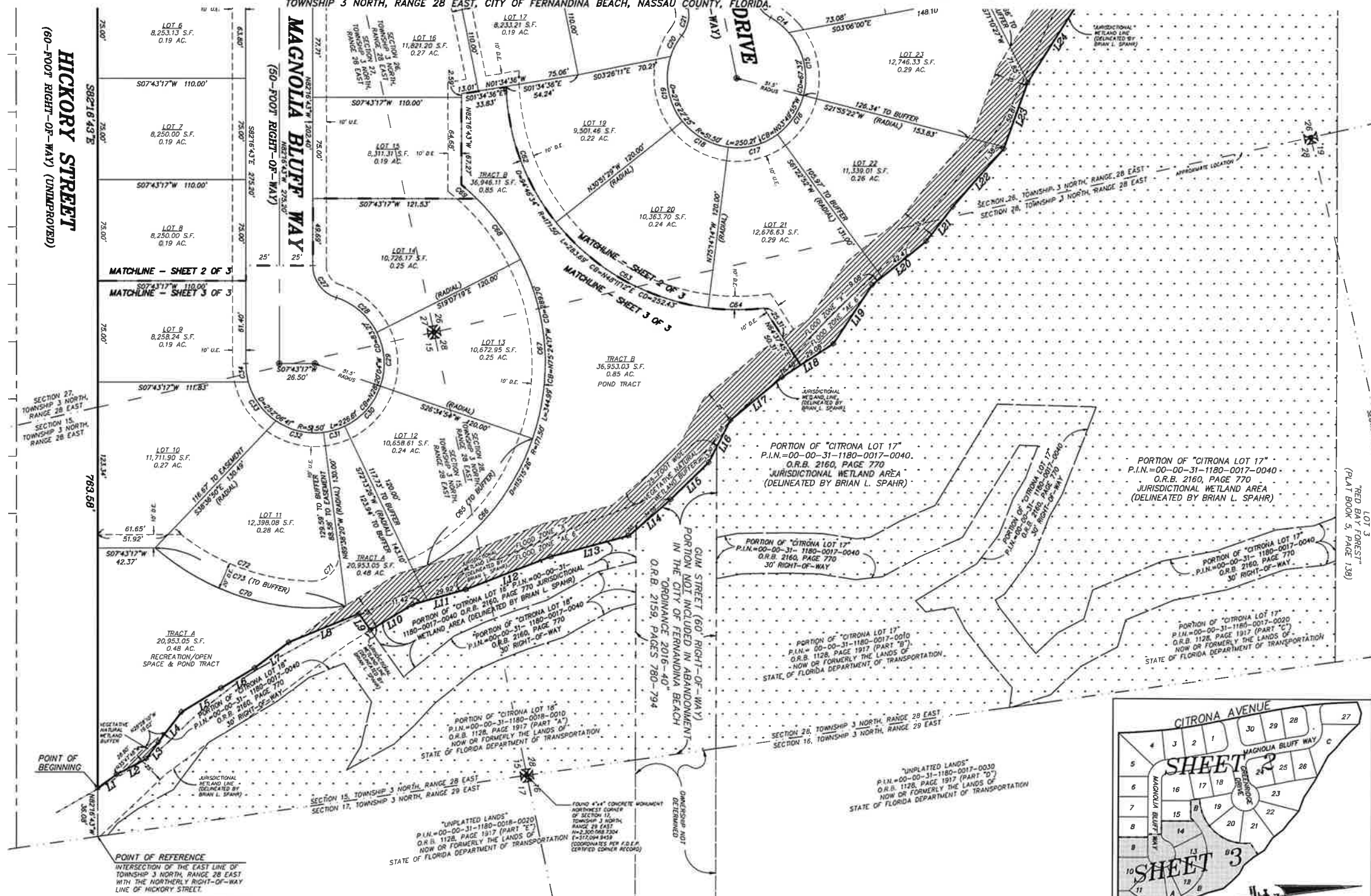
75.27'

MAGN



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.68'	275.00'	64°28'29"	N88°09'03"E	32.66'
C2	73.20'	50.00'	83°53'03"	S40°20'12"E	66.84'
C3	39.94'	25.00'	91°32'41"	S42°40'22"E	35.93'
C4	29.71'	250.00'	64°28'29"	N88°09'03"E	29.69'
C5	124.69'	75.00'	95°51'10"	N47°37'36"W	110.81'
C6	13.62'	75.00'	102°24'24"	S89°57'01"W	13.60'
C7	89.67'	75.00'	68°30'16"	S55°35'39"W	84.43'
C8	21.39'	75.00'	16°20'31"	N8°10'16"W	21.32'
C9	117.03'	1750.00'	349°54"	S1°54'58"E	117.01'
C10	53.14'	1750.00'	1°44'23"	S0°52'12"E	53.14'
C11	63.89'	1750.00'	2°05'31"	S2°47'09"E	63.89'
C12	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C13	21.46'	25.00'	49°11'13"	N8°13'29"E	20.81'
C14	17.64'	51.50'	19°37'18"	S46°47'32"W	17.55'
C15	49.72'	51.50'	55°19'12"	S84°75'46"W	47.82'
C16	35.47'	51.50'	59°27'29"	N48°20'53"W	34.77'
C17	36.99'	51.50'	43°22'54"	N65°51'41"W	38.07'
C18	39.89'	51.50'	44°22'46"	N36°57'09"E	38.90'
C19	50.87'	51.50'	56°35'29"	N87°26'16"E	48.82'
C20	17.64'	51.50'	19°37'18"	S54°27'21"E	17.55'
C21	21.46'	25.00'	49°11'13"	N69°14'18"W	20.81'
C22	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C23	45.11'	2099.86'	1°13'51"	N37°52'59"E	45.11'
C24	75.06'	2099.86'	2°02'53"	N1°34'36"W	75.06'
C25	79.10'	2099.86'	2°09'30"	N8°01'35"E	79.09'
C26	36.60'	25.00'	83°53'03"	S40°20'12"E	33.42'
C27	31.46'	25.00'	72°06'41"	N8°13'56"E	28.43'
C28	40.69'	51.50'	45°16'05"	S48°14'38"W	39.64'
C29	41.08'	51.50'	45°42'13"	N88°16'12"W	40.00'
C30	41.03'	51.50'	45°38'32"	N40°35'50"W	39.95'
C31	16.30'	51.50'	18°08'14"	N8°42'27"W	16.23'
C32	37.46'	51.50'	41°40'20"	N21°11'50"E	36.64'
C33	36.29'	51.50'	40°22'39"	N62°13'20"E	35.55'
C34	13.76'	51.50'	15°18'37"	S89°36'02"E	13.72'
C35	109.80'	75.00'	83°53'03"	S40°20'12"E	100.26'
C36	11.24'	75.00'	83°51'21"	S77°59'03"E	11.23'
C37	45.22'	75.00'	34°32'55"	S56°24'55"E	44.54'
C38	48.82'	75.00'	37°77'51"	S20°29'32"E	47.96'
C39	4.51'	75.00'	326°57"	S0°07'09"E	4.51'
C40	72.51'	2049.86'	2°01'36"	N0°35'32"E	72.50'
C41	81.95'	2049.86'	2°17'27"	N1°33'59"E	81.95'
C42	40.07'	2049.86'	1°07'22"	N376°18"W	40.07'
C43	38.27'	25.00'	90°00'00"	N48°49'55"W	35.36'
C44	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C45	37.92'	1939.86'	1°07'12"	N376°18"W	37.92'
C46	73.42'	1939.86'	2°10'07"	N1°37'36"W	73.42'
C47	77.02'	1939.86'	2°16'30"	N0°35'39"E	77.02'
C48	161.41'	1939.86'	4°46'03"	N4°06'55"E	161.36'
C49	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C50	39.27'	25.00'	90°00'00"	N41°10'05"E	35.36'
C51	120.37'	1800.00'	3°49'54"	S1°54'58"E	120.35'
C52	56.96'	1800.00'	1°48'48"	S2°55'31"E	56.96'
C53	63.41'	1800.00'	2°01'06"	S100°34"E	63.41'
C54	41.56'	25.00'	95°51'10"	N47°37'36"W	36.94'
C55	35.65'	300.00'	64°28'29"	N88°09'03"E	35.63'
C56	39.94'	25.00'	91°32'41"	S42°40'22"E	35.93'
C57	114.85'	1879.86'	3°30'06"	S4°51'02"W	114.87'
C58	50.68'	1879.86'	1°32'41"	S27°39'38"W	50.68'
C59	50.68'	1879.86'	1°32'41"	S04°55'7"W	50.68'
C60	70.11'	1879.86'	2°08'13"	S103°28"E	70.10'
C61	55.95'	1879.86'	1°42'19"	S25°45'E	55.95'
C62	109.05'	171.50'	36°25'57"	N77°21'30"E	107.22'
C63	132.84'	171.50'	44°22'46"	N36°57'09"E	128.54'
C64	41.80'	171.50'	13°57'51"	N74°65'0"E	41.69'
C65	125.48'	171.50'	41°55'18"	N42°27'27"W	122.70'
C66	136.62'	171.50'	45°38'32"	N40°35'10"W	133.03'
C67	136.80'	171.50'	45°42'13"	N86°16'12"W	133.20'
C68	56.09'	171.50'	18°44'21"	S61°30'30"W	55.84'
C69	15.48'	171.50'	57°20'20"	S49°33'10"W	15.48'
C70	153.26'	181.50'	48°22'56"	N24°33'08"E	148.75'
C71	34.25'	20.00'	98°07'32"	N40°34'34"W	30.22'
C72	105.49'	161.50'	37°25'27"	N27°11'58"E	103.62'
C73	152.35'	181.50'	48°05'37"	N24°41'44"E	147.92'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N27°59'12"W	17.24'	L12	N13°18'43"W	67.78'	L23	N62°21'11"W	52.19'
L2	N07°55'26"W	24.81'	L13	N7°23'24"W	60.05'	L24	N49°54'25"W	76.56'
L3	N45°57'20"W	15.19'	L14	N33°20'39"W	41.98'	L25	N54°23'32"W	102.89'
L4	N34°53'52"W	28.16'	L15	N36°44'18"W	39.55'	L26	N38°20'27"W	39.63'
L5	N23°01'54"W	34.46'	L16	N55°50'32"W	35.28'	L27	N43°55'01"W	42.49'
L6	N23°08'33"W	29.42'	L17	N32°20'36"W	50.08'	L28	N38°37'53"W	40.36'
L7	N29°02'32"W	31.32'	L18	N25°22'15"W	45.56'	L29	N34°56'00"W	43.86'
L8	N14°26'03"W	56.78'	L19	N49°18'18"W	52.31'	L30	N70°37'36"W	40.23'
L9	N62°19'29"E	14.79'	L20	N31°17'30"W	51.55'	L31	S76°43'41"W	43.73'
L10	N22°32'21"W	36.64'	L21	N44°39'30"W	32.34'			
L11	N8°03'30"W	41.34'	L22	N40°50'50"W	57.18'			



KEY SHEET
SCALE = 1" = 200'

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WILDLIFE ASSESSMENT

**School Board Property
Citrona Dr. & Hickory St.
Fernandina Beach
Nassau County, Florida**

February 09, 2018

I. Introduction

The purpose of this report is to identify the presence, and habitat utilization, of common and protected wildlife species at the School Board property located north of Hickory St. and east of Citrona Dr. in Sections 15,19,26-28, Township 3 North, Range 28 East, and Sections 15-17, Township 3 North, Range 29 East of Nassau County, Florida. Emphasis was placed on species listed by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) as Threatened, Endangered or Species of Special Concern (SSC).

II. Methodology

Prior to the site assessment, aerial Orthophoto satellite images, United States Geologic Survey (USGS) topographic maps (**APPENDIX A**) and U.S. Department of Agriculture (USDA) soil survey maps (**APPENDIX C**), were reviewed to determine potential natural resources on-site. The soil survey for Nassau County was consulted in an effort to evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1991). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2013), the bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2015), and the U.S. Fish and Wildlife Service (USFWS) Threatened & Endangered Species System (TESS) (USFWS 2015) were accessed to determine potential for sensitive species suitable habitat. A copy of the USFWS TESS Species by County Report is located in (**APPENDIX C**).

During the site assessment, pedestrian transects were completed throughout the property and within each vegetative community. Within each transect, data collected included, but was not limited to; plant species, wildlife species, weather conditions, time assessment commenced and terminated, and any anthropogenic activity. All vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System developed by the Florida Department of Transportation (FDOT 1999). Within the scope of this assessment, special attention was given to sensitive habitats known to support listed plant and wildlife

species; however, no formal “species-specific” surveys were completed during this wildlife assessment. These methods are consistent with recognized FWC and USFWS survey guidelines for a general wildlife assessment. A Digital Elevation map showing the survey transects can be found in (APPENDIX B).

III. Database Review of Soil Conditions

The *Soil Survey of Nassau County* (Natural Resource Conservation Service, 1989) indicates five soil types as occurring within the property:

Echaw Fine Sand (04) - This is a moderately well drained soil class found in the southwest corner of the subject property. Slopes are 0 to 2 percent and convex. This soil is composed of approximately 88 percent Echaw and 12 percent minor components including: Leon non-hydric, Resota, Mandarin and Lynn haven soils. These soils are found along the ridges of marine terraces and are created from sandy marine deposits. The entire soil profile is composed of fine sand from 0 to 80 inches. The water table is 30 to 60 inches below land surface. This soil belongs to hydrologic soil group A and is seldom flooded. These soils are commonly associated with habitats such as North Florida Flatwoods and the rises and knolls of mesic uplands.

Kureb Fine Sand (08) - This is an excessively drained soil class found within the interior of the subject property, stretching from the northeast corner down to the southern property boundary. Slopes are 0 to 5 percent and convex. The soil is composed of approximately 93 percent Kureb and 7 percent Resota. It is found along the ridges and dunes of marine terraces. These soils develop from Eolian, sandy fluvial or marine deposits. The profile is sandy throughout, from 0-80 inches. The water table is more than 80 inches below land surface. This soil belongs to hydrologic soil group A and rarely floods. These soils are associated with habitats such as sand pine scrub and the dunes of xeric uplands.

Leon Fine Sand (09) - This is a poorly drained soil class found in a small portion of the western side of the property, adjacent to the Echaw Fine Sand. Slopes range from 0 to 2 percent and are convex. The soil is composed of approximately 90 percent Leon non-hydric, 5 percent Leon hydric, and 5 percent minor components including: Sapelo: non-hydric, Ridgewood, Pottsburg, Kingsferry and Wesconnett soils. Leon fine sand is found among flatwoods on marine terraces. It develops from sandy marine deposits. The profile consists of fine sand throughout 80 inches, with the Leon hydric soils above the Leon non-hydric soil. The water table is 0 to 6 inches below land surface for Leon hydric and 6 to 18 inches below land surface for Leon non-hydric. This soil belongs to hydrologic soil group A/D and floods occasionally. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

Buccaneer Clay (15)- This is a very poorly drained soil class found along the entire eastern side of the property, adjacent to Egan’s Creek. Slopes range from 0 to 2 percent and are linear. The soil is composed of 94 percent Buccaneer and 6 percent minor components including Meggett and Croatian soils. Buccaneer clay is found in floodplains along marine terraces. It is formed from clayey marine deposits. The profile consists of clay from 0 to 80 inches. The water table is located 0 to 6 inches below land surface. This soil belongs to hydrologic soil group D and frequently floods. It is commonly associated with stream terraces, floodplains and depressions.

Kingsferry Fine Sand (24) - This is a very poorly drained soil class found in the middle northern portion of the subject property. Slopes are 0 to 2 percent and are linear. The soil is composed of approximately 89 percent Kingsferry and 11 percent minor components including: Leon non-hydric, Lynn haven, and Rutlege soils. Kingsferry soils are found on the flats of marine terraces. They are formed from sandy marine deposits. The profile consists of fine sand from 0 to 80 inches. The water table is level with the land surface. This soil belongs to hydrologic soil group B/D and frequently floods. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

A copy of the Custom Soil Resource Report can be found in (**APPENDIX C**).

IV. Existing Site Conditions

Two (2) vegetative/ecological communities were identified within the boundary of the subject property. These communities were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), (Florida Department of Transportation, 1999). The communities discovered on-site are typical of northeast Florida, and no unusual or unique vegetative communities were discovered. Each community observed has been assigned a FLUCCS code and is described below.

Pine-Mesic Oak (FLUCCS 414) A pine-mesic oak habitat covers the majority of this property. This type of forest grows on moister sites and consists of slash pine (*Pinus elliottii*), longleaf pine (*P. palustris*) and loblolly pine (*P. taeda*) which grow in strong association with a wide variety of mesic oaks and other hardwood species. The canopy consists of Southern red oak (*Quercus falata*), water oak (*Q. nigra*), white oak (*Q. alba*) and laurel oak (*Q. laurifolia*), in addition to hickories (*Carya spp.*), sweetgum (*Liquidambar styraciflua*) and dogwood (*Cornus spp.*) which commonly grow alongside pine species under mesic conditions. Gallberry (*Ilex spp.*), wax myrtle (*Myrica cerifera*) and saw palmetto (*Serenoa repens*) are among the common understory species.

Wetland Forested Mixed (FLUCCS 630) A wetland forested mixed community can be found in the northern and eastern portions of the property. The vegetative community within the mixed forested wetland is dominated by cypress (*Taxodium spp.*), black gum (*Nyssa sylvatica*), loblolly bay (*Gordonia lasianthus*), swamp bay (*Persea palustris*), pond pine (*P. serotina*), fetterbush (*Lyonia lucida*), Virginia chainfern (*Woodwardia virginica*), netted chainfern (*Woodwardia areolata*), and royal fern (*Osmunda regalis*). The wetlands on site are adjacent to and west of Egan's Creek.

A map showing the FLUCCS habitats within the subject property can be found in (**APPENDIX B**).

A. Comprehensive wildlife survey

Pursuant to the methodology required by FWC and USFWS, LG² Environmental Solutions (LG²ES) conducted the on-site wildlife survey on February 7, 2018. A comprehensive list of wildlife species that were directly observed or evidenced by scat, burrows or tracks are listed in the following table.

Table 1. Wildlife Species Observed on Site at the School Board Property in June 2016.

Common Name	Taxonomic Name
Cardinal, Northern	<i>Cardinalis cardinalis</i>
Black Vulture	<i>Coragyps atratus</i>
Armadillo	<i>Dasypus novemcinctus</i>
Marsh Rabbit	<i>Sylvilagus palustris</i>
Squirrel, Eastern Gray	<i>Sciurus carolinensis</i>
Northern Parula	<i>Parula americana</i>
Warbler, Yellow-rumped	<i>Dendroica coronata</i>
Yellow Rat Snake	<i>Pantherophis alleghaniensis</i>

- B. Species Discussions.** No listed wildlife species were observed on the School Board Property during the site assessment performed on February 7, 2018.

Gopher tortoise (GT): During the site inspections, special attention was given to habitat types and soil characteristics that are associated with gopher tortoise utilization. The gopher tortoise is listed as Threatened by FWC and Conservation Permits for the relocation of the gopher tortoises must be obtained for any onsite burrow(s) prior to clearing and/or grading the property.

A formal gopher tortoise survey was not conducted within the scope of this site visit; however, transects were walked through the entire property. No gopher tortoises or their burrows were seen on the property.

Bald eagle: The FWC Bald Eagle Nest Locator was used to determine if any documented or historical nests exist within one mile of the subject property. The search resulted in zero documented nests (**Figure 1**). Undocumented nests could still exist, however, none were observed during this survey.

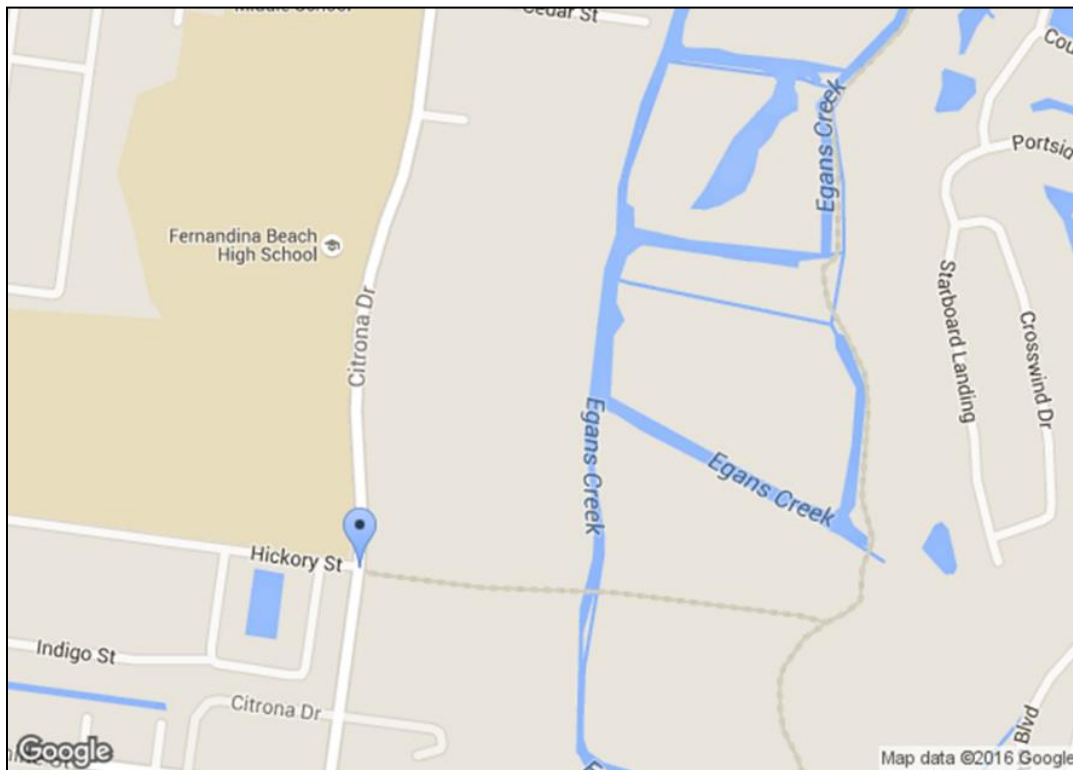


Figure 1. Eagle nest locator map summary indicating no documented Bald eagle nests are located within 1-mile distance of subject property.

Date: 6/13/2016 8:59:07 AM

Search Entered: Within 1 mile of Citrona Dr. and Hickory Street (latitude 30.6589285 and longitude -81.4448999)

0 record(s) were found; 0 record(s) are shown

(see disclaimer that follows)

This report was generated using the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest locator web site, which can be found at <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>. The data displayed reflect all known FWC documented eagle nesting territories that fall within the search criteria specified at the top of the page. Search results reflect the activity status observed by FWC and are current through spring 2014. Not all eagle nests in Florida have been documented by the FWC. Non-documented nests receive the same level of protection as FWC documented nests.

V. Conclusion

The subject property was examined to identify any utilization by animal species on the property. Special attention was given to the presence of species listed by the USFWS and the FWC as rare, endangered, and threatened or Species of Special Concern. Special attention was given to bald eagles, red-cockaded woodpeckers, Sherman's fox squirrels and gopher tortoises due to the anticipated habitat type and location. No listed species were observed during the February 7, 2018 site assessment.

LG²ES estimates there is little to no acreage of suitable gopher tortoise habitat located on-site. It is considered unlikely that the gopher tortoises would burrow on property. Should gopher tortoises later be found to inhabit the subject property, appropriate FWC surveys and permitting may be required.

We appreciate your business and look forward to our continuing to serve you and your environmental needs.

If you have any questions or require additional information, please contact me at 904-955-5480 or at tjackson@lg2es.com.

Very respectfully,

A handwritten signature in cursive script that reads "Tina Jackson".

Tina Jackson
Environmental Scientist
LG2 Environmental Solutions, Inc.

VI. REFERENCES

FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC) 2009. Florida Land Use Cover Classification System (FLUCCS) Final Report: December 31, 2009

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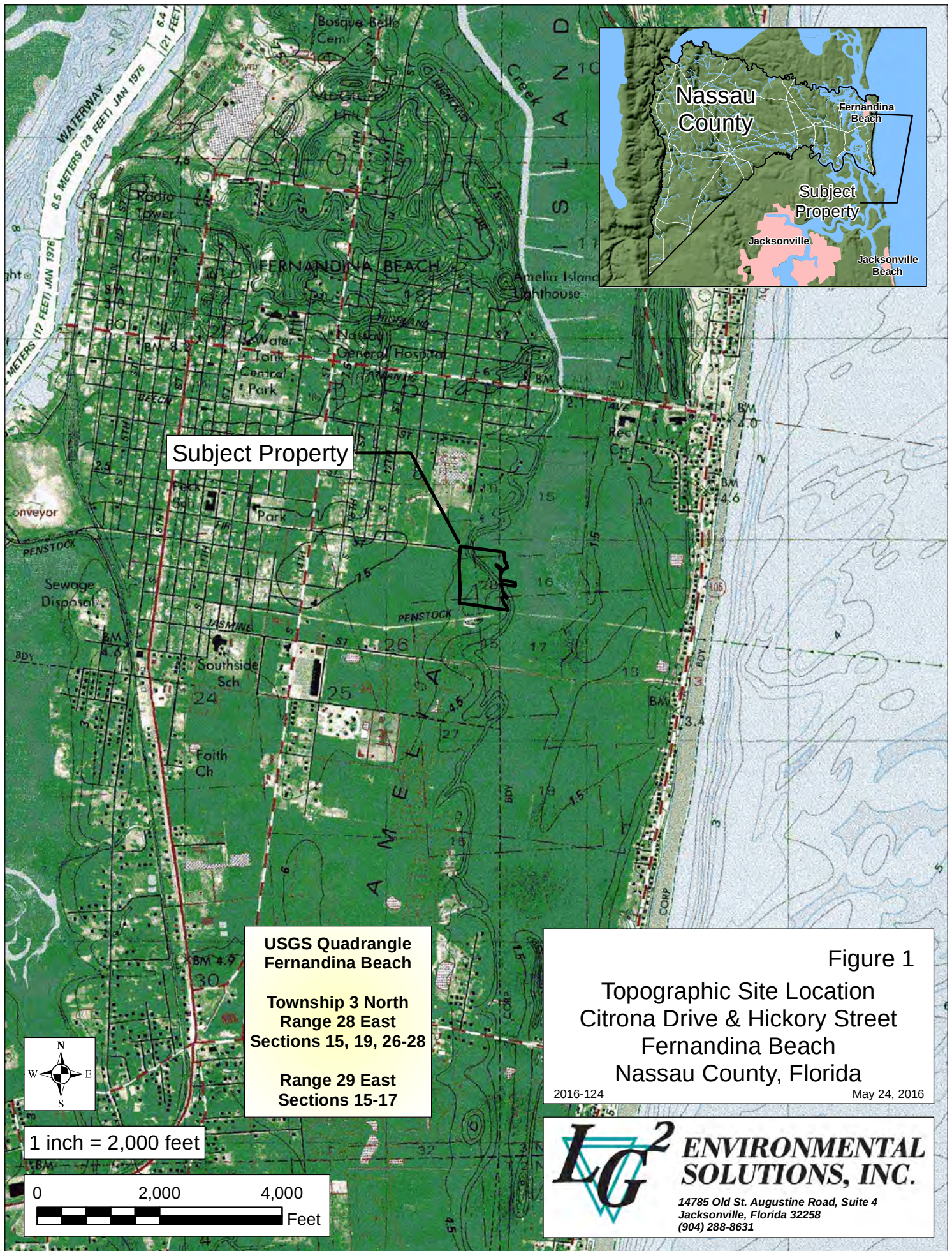
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APPENDIX A
Aerial Site Photograph
USGS 7.5 Topographic Map





APPENDIX B

Digital Elevation Map with Survey Transects
FLUCCS Map

Subject Property

1 2 3 4 5 6 7 8 9

10 11

NA00026

NA00919

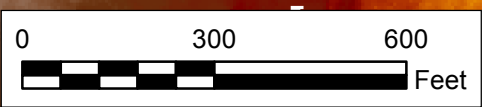
- 25m Transects
- Archaeological Site

DEM with Transects
School Board Property
Fernandina Beach
Nassau County, Florida

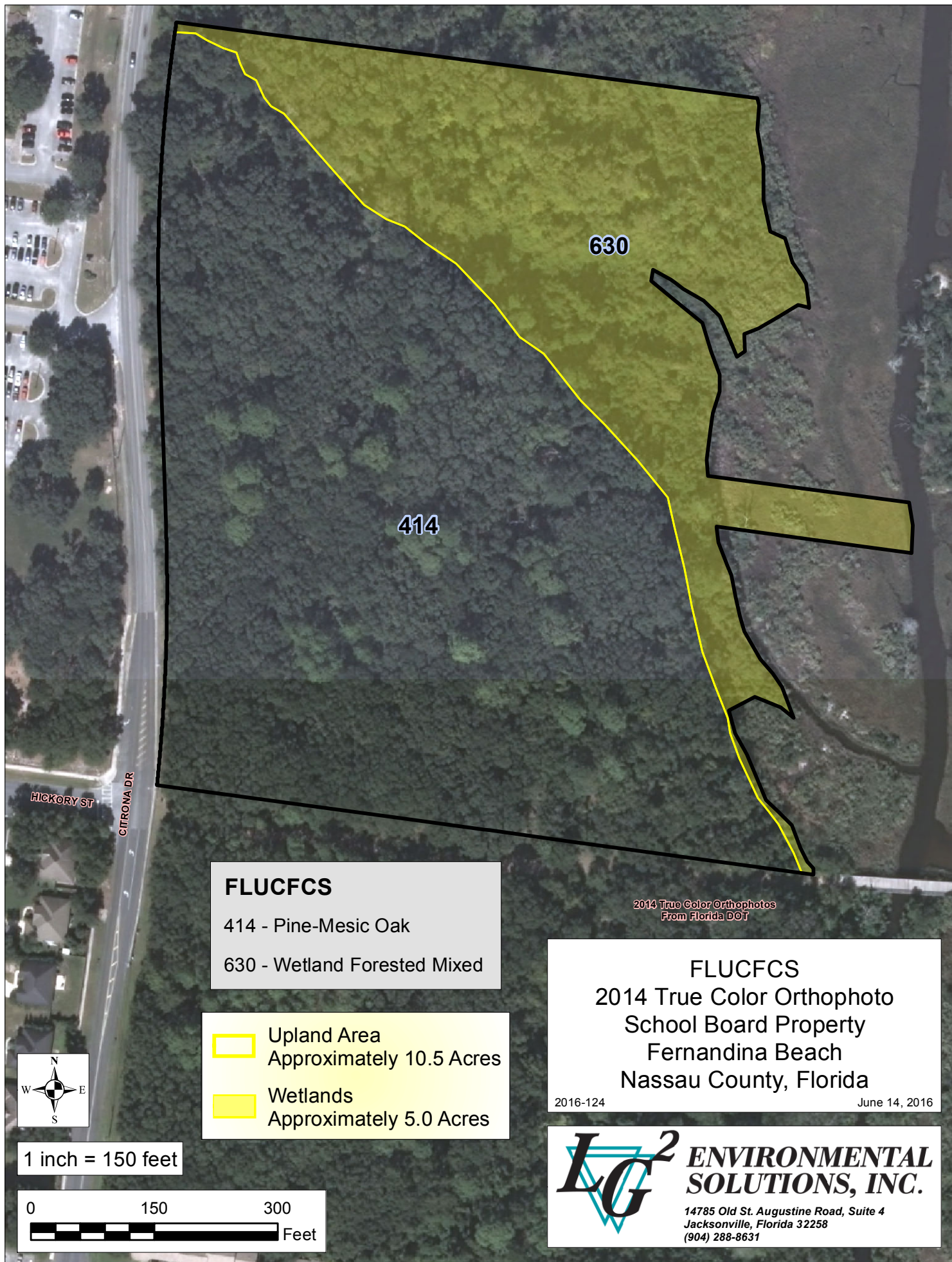
2016-124 June 3, 2016



1 inch = 300 feet



LG² ENVIRONMENTAL SOLUTIONS, INC.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-8631



APPENDIX C

USDA NRCS Web Soil Survey Report
U.S. Fish & Wildlife Service Species by County Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Nassau County, Florida**

School Board Property



June 13, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

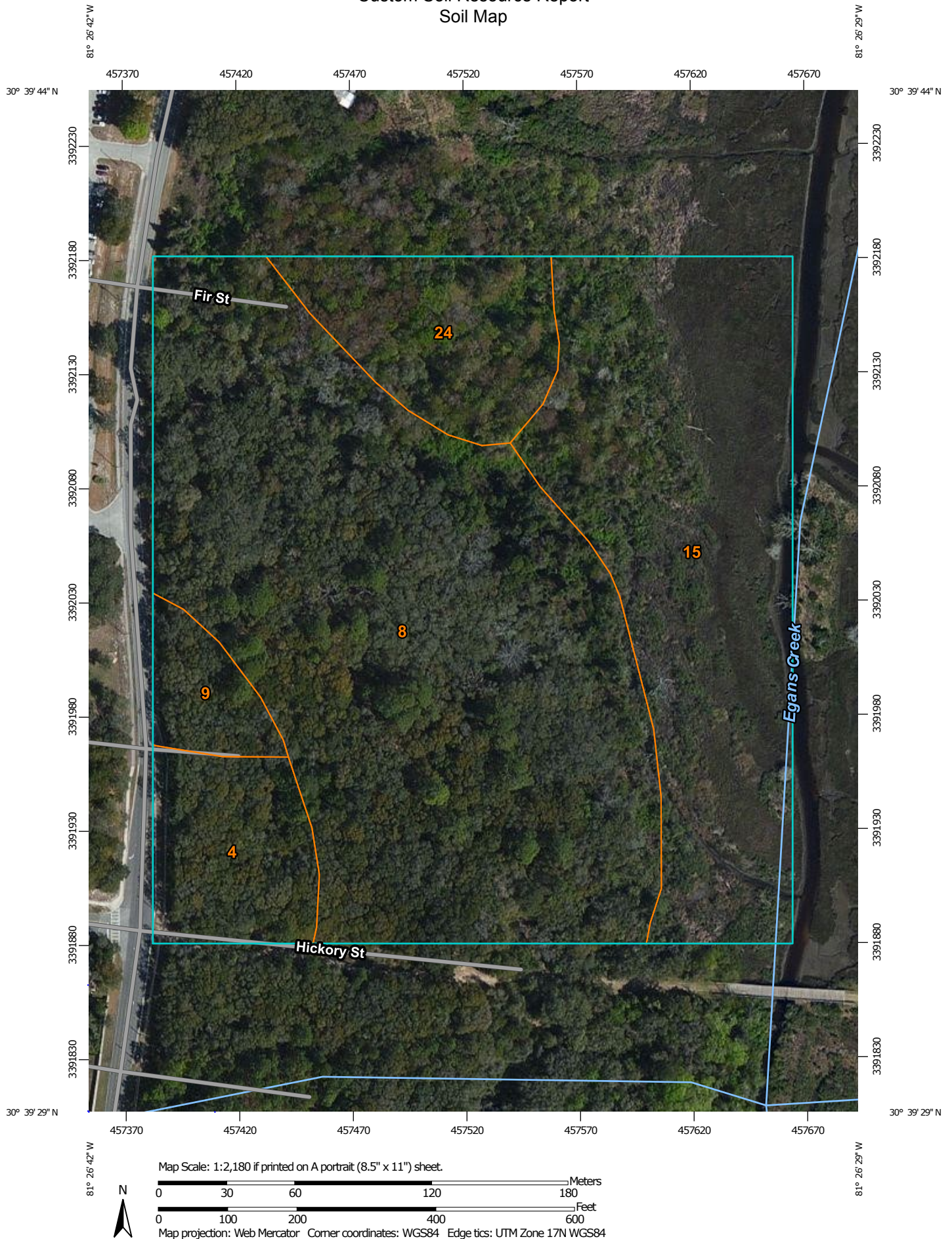
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 14, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2011—Mar 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Nassau County, Florida (FL089)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Echaw fine sand	1.4	6.8%
8	Kureb fine sand, 0 to 5 percent slopes	11.0	52.2%
9	Leon fine sand	0.6	3.1%
15	Buccaneer clay, frequently flooded	6.2	29.5%
24	Kingsferry fine sand	1.8	8.4%
Totals for Area of Interest		21.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

4—Echaw fine sand

Map Unit Setting

National map unit symbol: 4gb0

Elevation: 0 to 130 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Echaw and similar soils: 88 percent

Minor components: 12 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Echaw

Setting

Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand

E - 6 to 35 inches: fine sand

Bh - 35 to 38 inches: fine sand

E' - 38 to 78 inches: fine sand

Bh - 78 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)

Depth to water table: About 30 to 60 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Minor Components

Leon, non-hydric

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Resota

Percent of map unit: 3 percent

Landform: Knolls on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Mandarin

Percent of map unit: 3 percent

Landform: Rises on marine terraces, flats on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Lynn haven

Percent of map unit: 3 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

8—Kureb fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4gbq

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Kureb and similar soils: 93 percent

Minor components: 7 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kureb

Setting

Landform: Ridges on marine terraces, dunes on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 5 inches: fine sand
C/Bh - 5 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)

Minor Components

Resota

Percent of map unit: 7 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

9—Leon fine sand

Map Unit Setting

National map unit symbol: 4gbr

Custom Soil Resource Report

Elevation: 10 to 450 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Leon, non-hydric, and similar soils: 90 percent

Leon, hydric, and similar soils: 5 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand

E - 7 to 18 inches: fine sand

Bh - 18 to 31 inches: fine sand

E' - 31 to 37 inches: fine sand

B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Description of Leon, Hydric

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 18 inches: fine sand
Bh - 18 to 31 inches: fine sand
E' - 31 to 37 inches: fine sand
B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Sapelo, non-hydric

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Ridgewood

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Pottsburg

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Kingsferry

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Wesconnett

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

15—Buccaneer clay, frequently flooded

Map Unit Setting

National map unit symbol: 4g94

Elevation: 20 to 350 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Buccaneer and similar soils: 94 percent

Minor components: 6 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buccaneer

Setting

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey marine deposits

Typical profile

A - 0 to 5 inches: clay

Btg - 5 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Natural drainage class: Very poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: D

Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G153AA345FL)

Minor Components

Meggett

Percent of map unit: 3 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G153AA341FL)

Croatan

Percent of map unit: 3 percent

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Organic soils in depressions and on flood plains (G153AA645FL)

24—Kingsferry fine sand

Map Unit Setting

National map unit symbol: 4g9g

Elevation: 0 to 150 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Kingsferry and similar soils: 89 percent

Custom Soil Resource Report

Minor components: 11 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kingsferry

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 34 inches: fine sand

Bh1 - 34 to 67 inches: fine sand

Bh2 - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Leon, non-hydric

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Lynn haven

Percent of map unit: 4 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

Custom Soil Resource Report

Rutlege

Percent of map unit: 3 percent

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

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United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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U.S. Fish & Wildlife Service Species by County Report

Group	Common Name	Scientific Name	Species Profile URL	Population
Amphibians	Striped newt	<i>Notophthalmus perstriatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=D02P	
Birds	Wood stork	<i>Mycteria americana</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=B06O	AL, FL, GA, MS, NC, SC
Mammals	West Indian Manatee	<i>Trichechus manatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Mammals	West Indian Manatee	<i>Trichechus manatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Reptiles	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Leatherback sea turtle	<i>Dermochelys coriacea</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Leatherback sea turtle	<i>Dermochelys coriacea</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Loggerhead sea turtle	<i>Caretta caretta</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00U	Northwest Atlantic Ocean DPS
Reptiles	Eastern indigo snake	<i>Drymarchon corais couperi</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C026	Entire
Reptiles	Gopher tortoise	<i>Gopherus polyphemus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C044	Eastern

RESOLUTION 2017-123

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING WITH W.R. HOWELL COMPANY (DEVELOPER) AND NASSAU COUNTY SCHOOL DISTRICT REGARDING CONDITIONS TO VACATION OF A PORTION OF THE GUM STREET RIGHT-OF-WAY EAST OF CITRONA DRIVE; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the City of Fernandina Beach to attach specific conditions that are prerequisite to the City's vacation of a portion of the Gum Street right-of-way east of Citrona Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the Memorandum of Understanding, attached hereto as Exhibit "A", between the City of Fernandina Beach, the Nassau County School District and W.R. Howell Company.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute the Memorandum of Understanding and all necessary documentation upon review and approval of the City Attorney.

SECTION 3. This Resolution shall become effective immediately upon passage.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH



Robin C. Lentz
Mayor – Commissioner

ATTEST:

APPROVED AS TO FORM & LEGALITY:



Caroline Best
City Clerk



Tammi E. Bach
City Attorney

**MEMORANDUM OF UNDERSTANDING
FOR CONDITIONS ON THE VACATION OF THE**

GUM STREET RIGHT-OF-WAY

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W. R. Howell Company, Inc. ("Developer") whose address is 4545 Ortega Blvd., Jacksonville, FL 32210 and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS, City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona and north of Hickory and that is planned for residential development ("Property"); and

WHEREAS, City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

NOW THEREFORE, the parties agree to the following terms:

1. The Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to Property and Gum Street in order to satisfy the requirement of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for

approval of the preliminary plat for residential development on the Property, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along Egans Creek Greenway and contiguous to the Gum Street right-of-way.

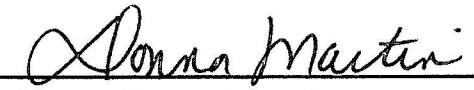
2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.
3. The School Board's successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts.
4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

This Memorandum of Understanding has been executed by the parties this 10 day of August 2017,

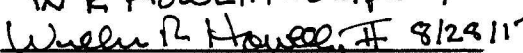
City of Fernandina Beach:

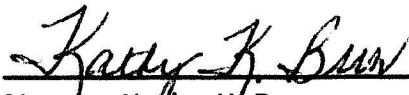
Nassau County School District:

 8/22/17
Name Dale L. Martin Date
Title City Manager
Address 204 Ash St
Fernandina Beach FL 32034


Name: Donna Martin Date
Title: Chairman
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

Developer:

W R HOWELL COMPANY
 8/22/17
Name William R. Howell Date
Title PRESIDENT
Address 4545 ORTEGA BLVD
JACKSONVILLE, Florida 32210


Name: Kathy K. Burns Date
Title: Superintendent of Schools
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

ATTEST:

By: 
Printed Name: Caroline Best
Title: City Clerk
Date: Aug 23, 2017

APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
e-mail dmartin@fbfl.org

Nassau County School District:

Ray Poole
Chief of Legal Services
904-491-9903
ray.poole@nassau.k12.fl.us

Developer:

Name W R HOWELL, COMPANY
William R Howell, Jr
Title PRESIDENT
PH# 904 - 631 - 3643
Address 4545 ORTEGA BLVD
JACKSONVILLE, FLORIDA
32210

**MEMORANDUM OF UNDERSTANDING
FOR CONDITIONS ON THE VACATION OF THE
GUM STREET RIGHT-OF-WAY**

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W.R. Howell Company, a Florida corporation ("Developer") whose address is 2955 Hartley Road, Suite 108, Jacksonville, FL 32257, and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS, City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona Drive and north of Hickory Street and that is planned for residential development ("Property"); and

WHEREAS, City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

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2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.
3. The School Board's successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts.
4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

ATTEST:
By: Caroline Best
Printed Name: Caroline Best
Title: City Clerk

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
dmartin@fbfl.org

Nassau County School District:

name
Title
phone
e-mail

Developer:

William R. Howell, II
President/Chair
2955 Hartley Rd, Ste 108, Jacksonville, FL 32257

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution
Memorandum of Understanding - School Board Property Vacation

2017-123

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Adopt Resolution 2017-123

SYNOPSIS: The Nassau County School District is under contract with W.R. Howell Company who will purchase vacant land east of Citrona and north of Hickory for residential development. After several meetings with the City Commission, the City Commission placed several conditions on the vacation of right-of-way which include donation of \$115,000 to the City for land conservation, FDOT surplus land on the Greenway to the City or alternatively, the Developer providing an access right-of-way to the FDOT parcels and the Developer deeding several acres of jurisdictional wetlands to the City for conservation purposes.

FISCAL IMPACT: If approved, the School Board's successor in interest (Developer) will pay \$115,000 to the City for placement in a land conservation fund to be created by the Comptroller.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2017-123.

Tammi E. Bach, City Attorney	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017
Katie Newton, Legal Assistant	08/10/2017

Date: July 07, 2017

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

ENGINEERING PLANS

FOR

AMELIA BLUFF

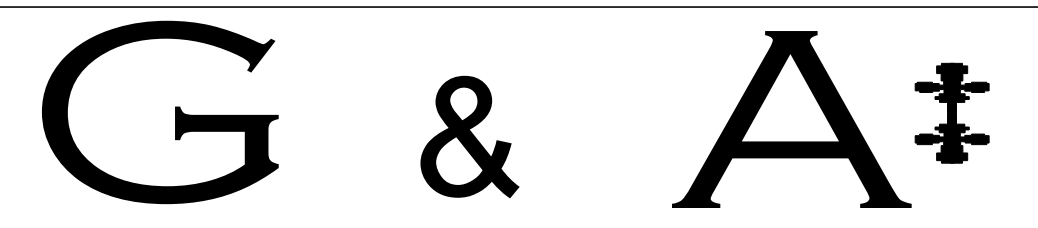
FOR

AMELIA BLUFF LLC

GILLETTE & ASSOCIATES, INC.

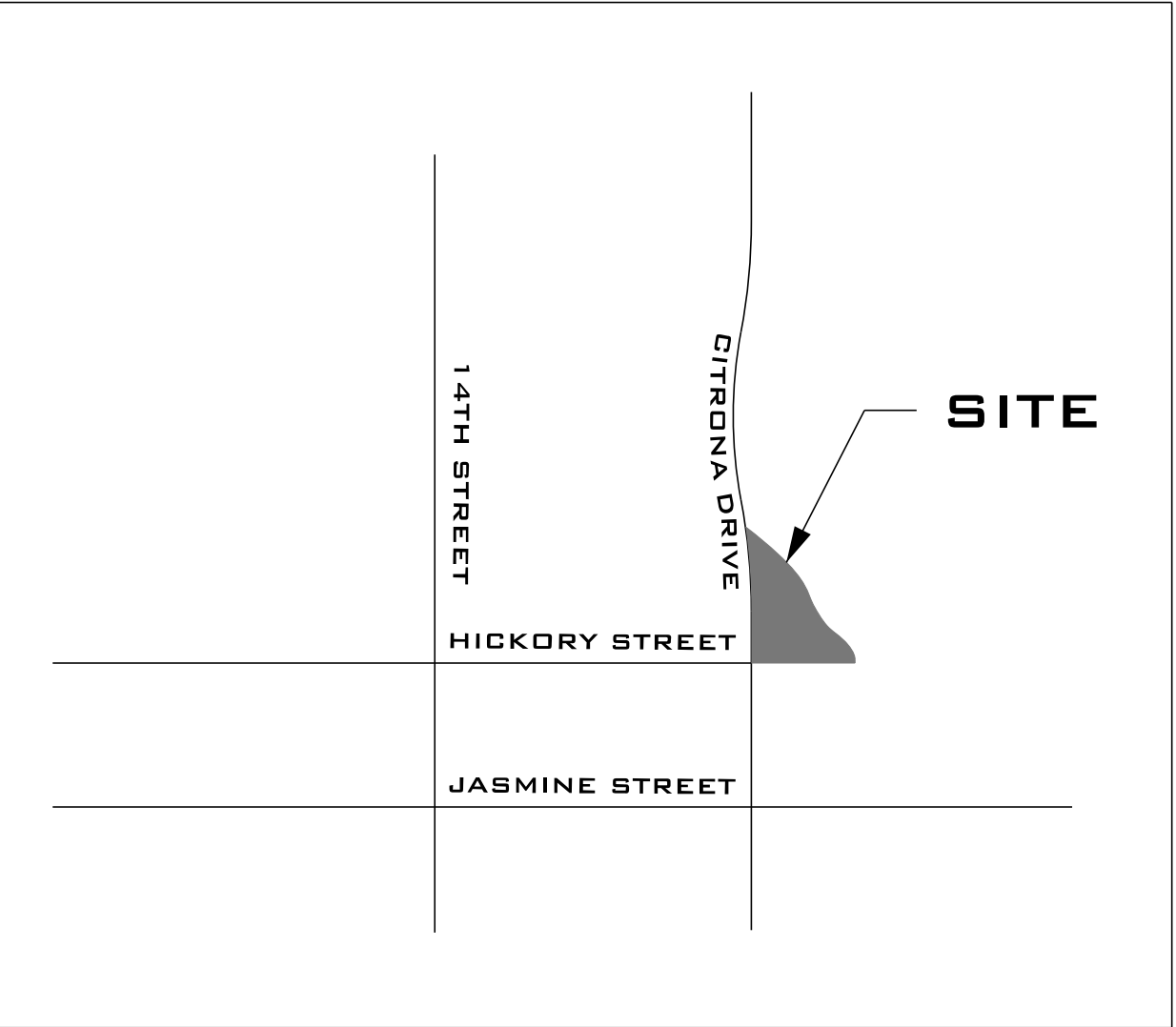
CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: (904) 261-8819



Issue Date:
November 6, 2017
Revision Date:
March 9, 2018

SITE LOCATION MAP



AMELIA BLUFF
FOR
AMELIA BLUFF LLC

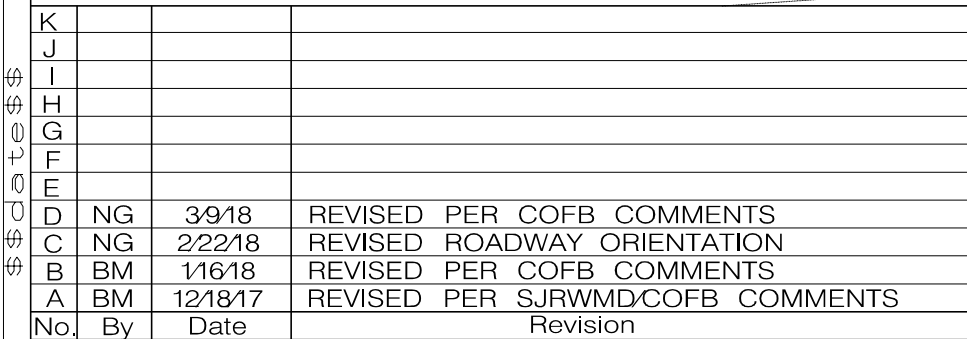
RELEASED FOR CONSTRUCTION BY

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH: 904-310-3421
FDEP: 904-256-1700
SJRWMD: 904-730-6270

G&A Project
No.:17-10.27

\$\$\$times\$\$\$dates\$ \$\$\$\$G&A\$\$\$New\$\$\$

GENERAL NOTES										INDEX																																																																																																																																																																																																																					
SITE / GEOMETRY										WATER NOTES										SHEET	DESCRIPTION																																																																																																																																																																																																										
1.ALL WORK SHALL BE PERFORMED IN A SAFE MANNER,ALL SAFETY RULES AND GUIDELINES OF O.S.H.A SHALL BE FOLLOWED.THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES,AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT,ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A,REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE, PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS,EITHER SURFACE OR SUBSURFACE,WHICH MAY AFFECT THE WORK TO BE PERFORMED,AND THE EQUIPMENT,LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION,AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3.ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4.ELEVATIONS ARE BASED ON NATIONA GEODETIC VERTICAL DATUM OF 1988. 5.TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY:MANZIE & DRAKE (904-491-5700) 6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING,RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7.THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY,COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8.THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE.THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS,IN THE EVENT OF ANY CONFLICT WHATSOEVER,THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD,AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9."AS-BUILT" DRAWINGS -AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION,FIELD LOCATIONS,CERTIFICATION,AND SUBMITTAL OF AS-BUILT DRAWINGS. 10."AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR.RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11.THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS,IF A MONUMENT IS DISTURBED,THE CONTRACTOR SHALL CONTACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12.ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13.ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14.ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15.THE LOCATION OF ALL EXISTING UTILITIES,STRUCTURES,AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED.THE LOCATIONS ARE APPROXIMATE.THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION,IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS,THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY.THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION.THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS.PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS,AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS,FOR REVIEW AND APPROVAL,PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A.UNSUITABLE MATERIALS UNDER WATER,SEWER,OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B.ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS										18.ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP),IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHNS RIVER WATER MANAGEMENT DISTRICT. 20.WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD.THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION,20 FOOT LENGTHS OF C900 (DR18)WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS.THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21.WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE,A 20 FOOT SECTION OF C900 (DR18)WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING.THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION.THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22.NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23.BLANK 24.TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS.TRACER WIRE SHALL BE A MINIMUM OF 14 GAUGE SOLID COPPER WIRE,COATED,AND SUITABLE FOR BURIAL.WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25.ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS,ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26.ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27.GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28.SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS,THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. 30.THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE.EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS,REVEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31.ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32.MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 33.ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34.IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT,THE CITY OF FERNANDINA BEACH STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM THE CITY OF FERNANDINA BEACH. 35.BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36.NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37.STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS,WHERE PAVEMENT SPLITS. THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38.ALL CONSTRUCTION,MATERIAL,AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS.										1	ALL PERMITTING AGENCIES																																																																																																																																																																																																										
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										FIRE NOTES	1.WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,COMPLETED,AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.(NFPA 1,16.4.3.1,2009 EDITION)																																																																																																																																																																																																																				
												2.CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT,WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT.(NFPA 1,16.3.4.1,2009)																																																																																																																																																																																																																			
3.NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																																																																																																																																																																																																																															
	SEWER NOTES	1.THE CONTRACTOR SHALL PROVIDE,TO THE ENGINEER OF RECORD ,A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE,THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.																																																																																																																																																																																																																													
2.SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS.DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.																																																																																																																																																																																																																															
			3.GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE																																																																																																																																																																																																																												
4.ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.																																																																																																																																																																																																																															
			5.A SEPARATE SEWER SERVICE 16" MINJ SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED,AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.																																																																																																																																																																																																																												
6.GRAVITY SEWER TO BE GREEN IN COLOR																																																																																																																																																																																																																															
			7.NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY,EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.																																																																																																																																																																																																																												
8.FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWAGE IN THE HOUSE OR BUILDING.																																																																																																																																																																																																																															
			9.FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM.THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 41 STANDARD FOR HYDROSTATIC TESTING.PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTILITY COMPANY REPRESENTATIVE.																																																																																																																																																																																																																												
10.ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM).GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.																																																																																																																																																																																																																															
			11.WHEN A PROPERTY LINE CAN NOT BE DEFINED,THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.																																																																																																																																																																																																																												
12.(NOTE) DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING																																																																																																																																																																																																																															
			13.ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT																																																																																																																																																																																																																												
14.SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.																																																																																																																																																																																																																															
			15.THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.																																																																																																																																																																																																																												
16.IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS,LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM,TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING,TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER,NO LEAKAGE ALLOWED IN SYSTEM.																																																																																																																																																																																																																															
	17.RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN																																																																																																																																																																																																																														
18. ALL FORCE MAIN TO BE PVC (DR-18)																																																																																																																																																																																																																															
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Scale: 1" = 60'	
Project Mgr: NG	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Designed by: NG	
Drawn by: BM	Certificate of Authorization No. 9332
QA/QC: AG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

AMELIA BLUFF LLC

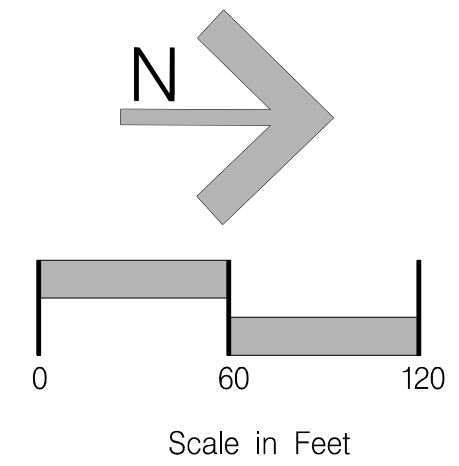
Registered Professional

SHEET NO.
DR-1

5 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

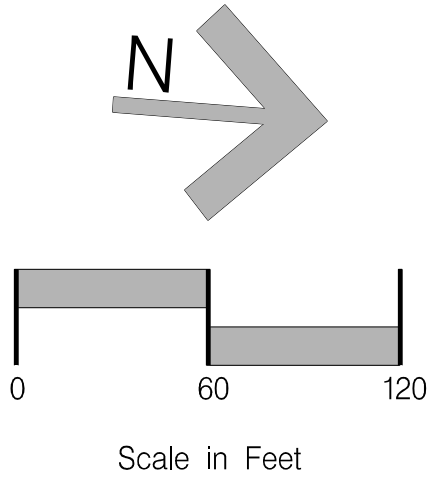


NOTE:
ALL FINISHED FLOOR ELEVATIONS LISTED
ARE FOR THE LOWEST FLOOR OF THE
STRUCTURE. THIS MAY INCLUDE THE
GARAGE IF IT IS ENCLOSED.

* SEE SHEET DT-1 FOR DETAILS FOR
STRUCTURES S-DROP 1 & S-DROP 2

	NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
				N	S	E	W
	S-1	CURB INLET	12.68	9.08	—	—	—
	S-2	CURB INLET	12.68	—	9.04	9.04	—
	S-3	MANHOLE	11.82	9.09	—	—	8.59
	S-4	CURB INLET	11.67	—	8.01	6.51	—
	S-5	TYPE C INLET	10.00	—	—	—	6.46
	S-6	CURB INLET	18.09	14.74	—	—	—
	S-7	CURB INLET	18.09	—	14.69	12.44	—
	S-8	CURB INLET	15.26	11.89	11.64	—	—
	S-9	CURB INLET	15.26	11.54	11.04	—	11.53
	S-10	MANHOLE	13.84	10.87	—	8.12	—
	S-11	TYPE C INLET	11.50	—	—	—	7.97
	S-12	CURB INLET	15.26	—	11.91	—	—
	S-13	CURB INLET	15.26	11.84	—	11.59	—
	S-14	MES	—	—	—	—	—
	S-15	MES	—	—	—	—	—
K	S-DROP 1	DROP STR	11.83	—	—	8.50	—
	S-OUT 1	MES	—	—	—	—	4.00
K	S-DROP 2	DROP STR	13.85	—	—	10.50	—
	S-OUT 2	MES	—	—	—	—	7.00

NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	18"	27'	RCP
P-2	S-2	S-3	18"	307'	RCP
P-3	S-3	S-4	18"	54'	RCP
P-4	S-4	S-5	36"	87'	HOPE
P-6	S-6	S-7	15"	27'	RCP
P-7	S-7	S-8	15"	292'	RCP
P-8	S-8	S-9	18"	68'	RCP
P-9	S-9	S-10	24"	172'	RCP
P-10	S-10	S-11	24"	151'	RCP
P-12	S-12	S-13	15"	40'	RCP
P-13	S-13	S-9	18"	40'	RCP
P-14	POND 1	POND 2	12"	118'	HOPE
P-DROP 1	S-DROP 1	S-OUT 1	15"	52'	HOPE
P-DROP 2	S-DROP 2	S-OUT 2	15"	30'	HOPE



\$\$\$FileNames\$\$\$

NO.	BY	DATE	REVISION
1	NG	3/9/18	REVISED PER COFB COMMENTS
2	NG	2/22/18	REVISED ROADWAY ORIENTATION
3	BM	1/16/18	REVISED PER COFB COMMENTS
4	BM	12/18/17	REVISED PER SJRWMD COFB COMMENTS

Scale: 1" = 60'
Project Mgr: NG
Designed by: NG
Drawn by: BM
QAQC: AG

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22' x 34'

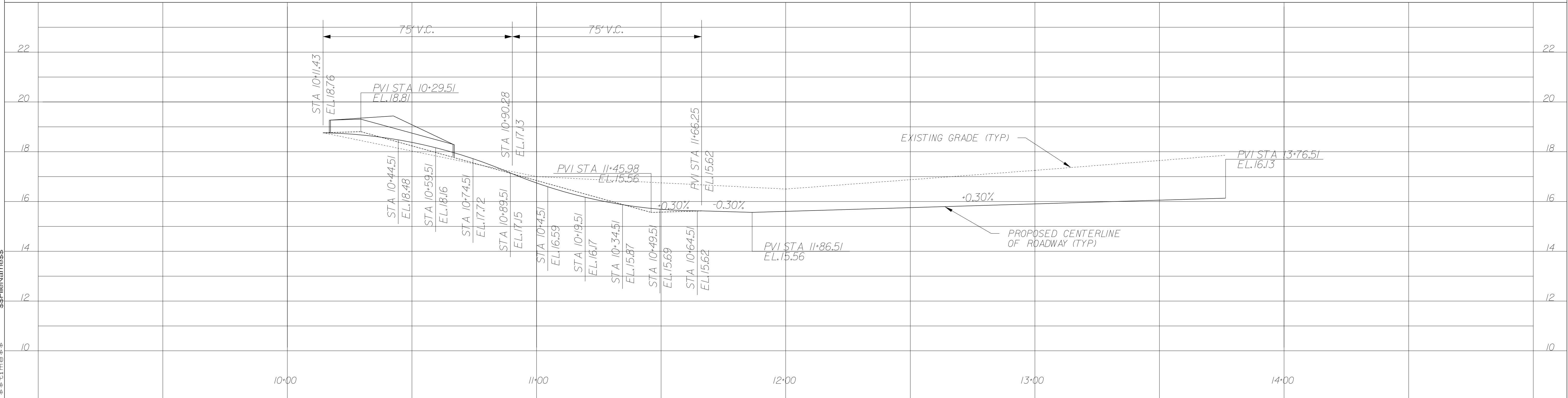
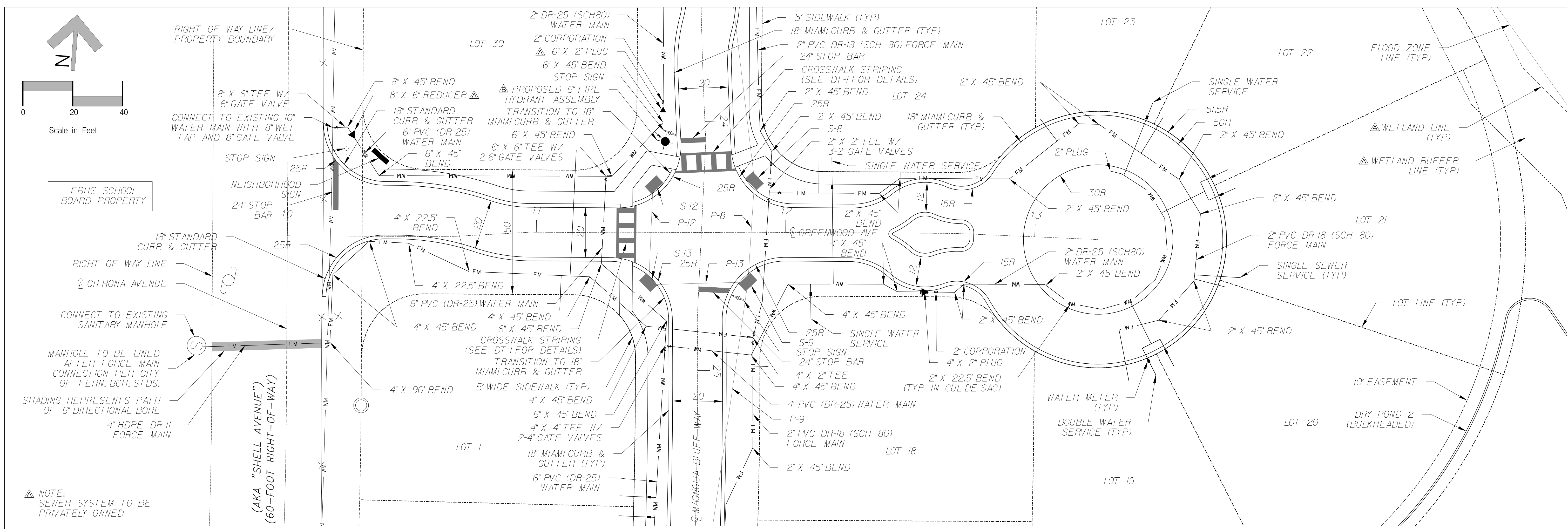
G & A⁺
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

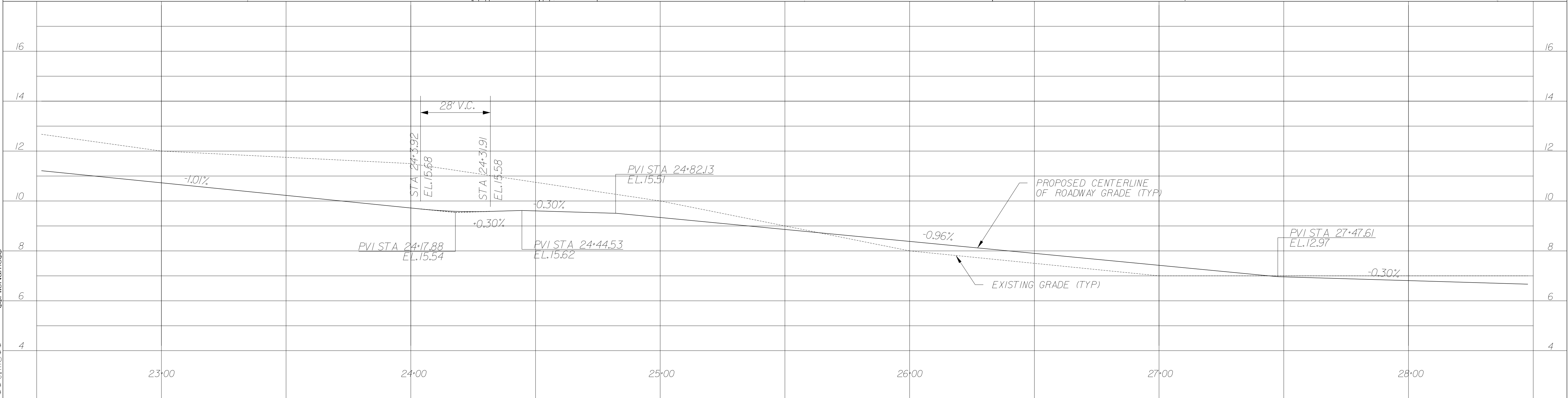
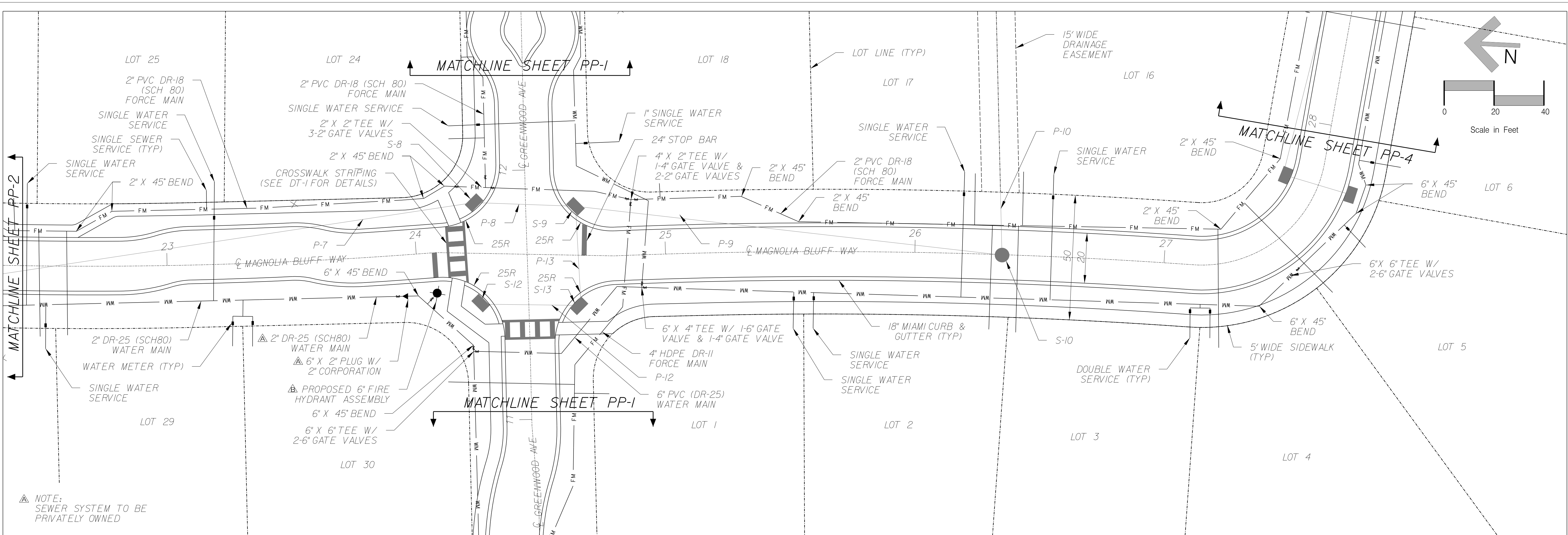
AMELIA BLUFF LLC

PLAN AND PROFILE
SHEET KEY

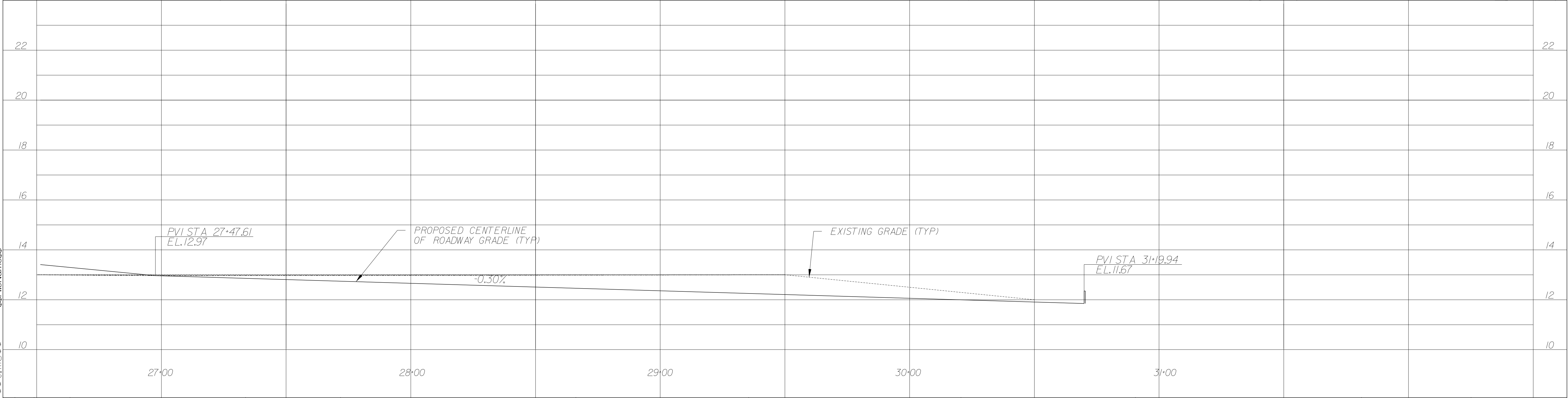
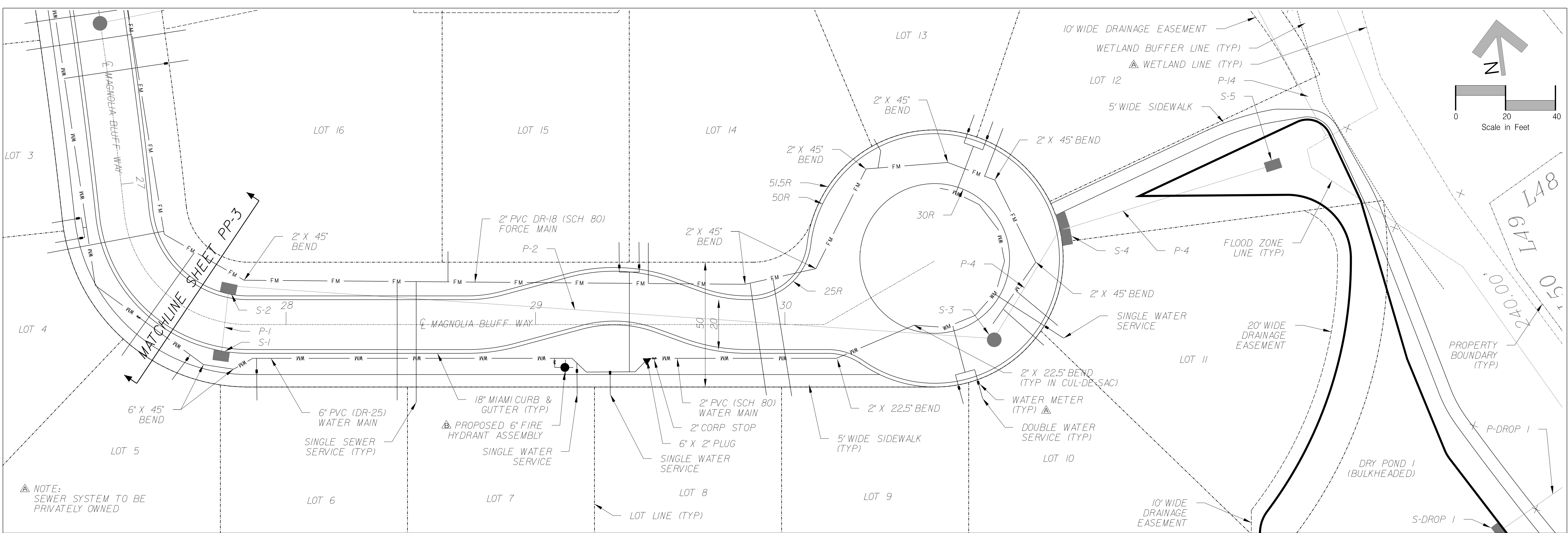
				SHEET NO. KEY-1 7 of 15 Issue Date March 9, 2018 Project No. 17-10.27
				Registered Professional



K L J I H G F E D C B A			No.			By			Date			Revision			Scale:			Project Mgr: NG			Designed by: NG			Drawn by: BM			QAQC: AG			Certificate of Authorization No. 9332			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			G & A ⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819			AMELIA BLUFF			AMELIA BLUFF LLC			GREENWOOD AVE PLAN AND PROFILE			Registered Professional			SHEET NO. PP-1 8 of 15 Issue Date March 9, 2018 Project No. 17-10-27		
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SHEET NO. PP-3 10 of 15			Issue Date March 9, 2018 Project No. 17-10.27		
Registered Professional			MAGNOLIA BLUFF WAY PLAN AND PROFILE		
AMELIA BLUFF			AMELIA BLUFF LLC		
G & A ⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819			Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"		
Project Mgr: NG Designed by: NG Drawn by: BM QAQC: AG			Scale: 1" = 20'		
Revision No. By Date			Revised Per COFB Comments Revised Per COFB Comments Revised Per COFB Comments Revised Per COFB Comments		



K J I H G F E D C B A	NG	3918	REVISED PER COFB COMMENTS
	NG	22218	REVISED ROADWAY ORIENTATION
	BM	11618	REVISED PER COFB COMMENTS
	BM	121817	REVISED PER SJRWMDCOFB COMMENTS
	No.	By	Date
Scale: 1" = 20'			
Project Mgr: NG			
Designed by: NG			
Drawn by: BM			
QAQC: AG			
Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034			
Certificate of Authorization No. 9332			
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			
G & A ⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819			
AMELIA BLUFF			
AMELIA BLUFF LLC			
MAGNOLIA WAY PLAN AND PROFILE			
Registered Professional			
SHEET NO. PP-4 11 of 15 Issue Date March 9, 2018 Project No. 17-10.27			



LEGEND

- TREE PROTECTION BARRICADE
- INDICATES TREE TO BE RETAINED
- INDICATES TREE TO BE REMOVED
- INDICATES PROPOSED STREETLIGHT (8)

NOTE TO CONTRACTOR :

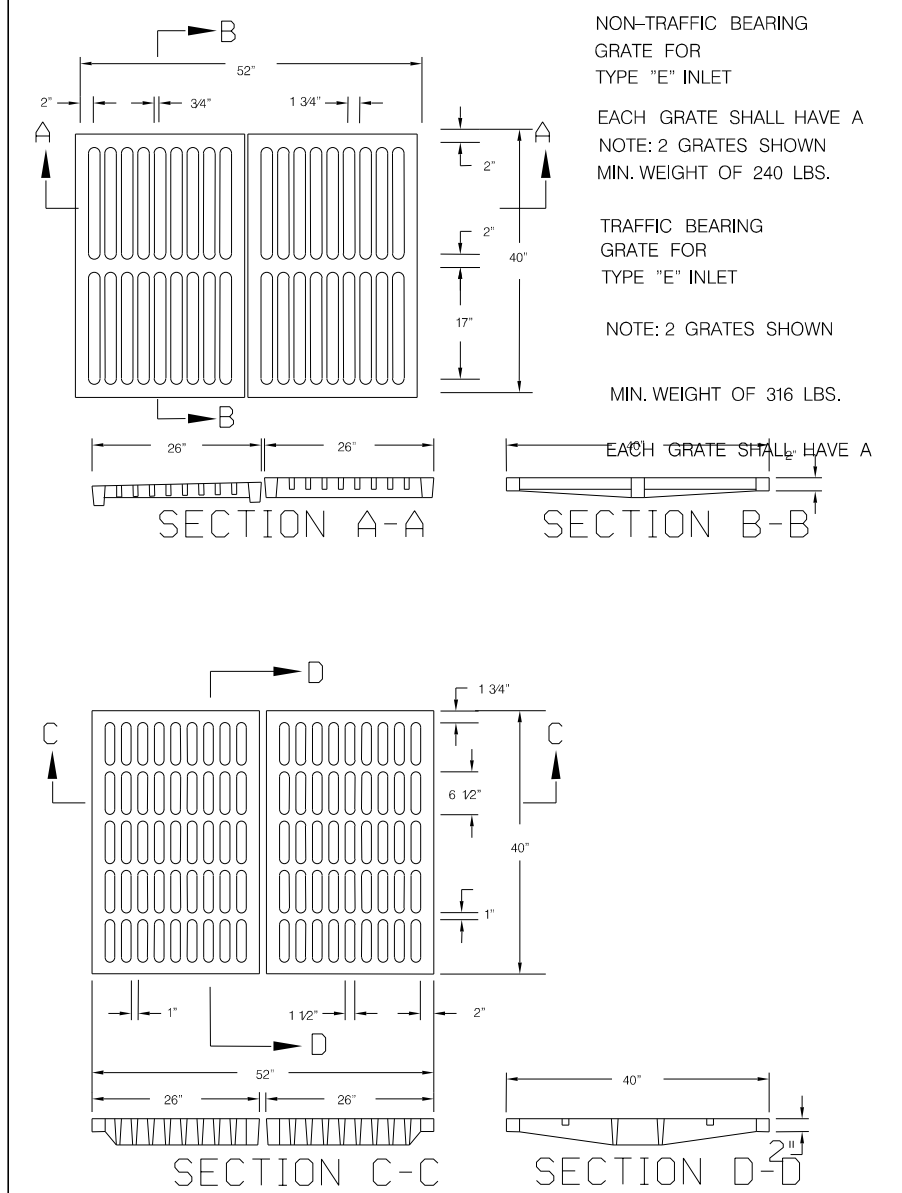
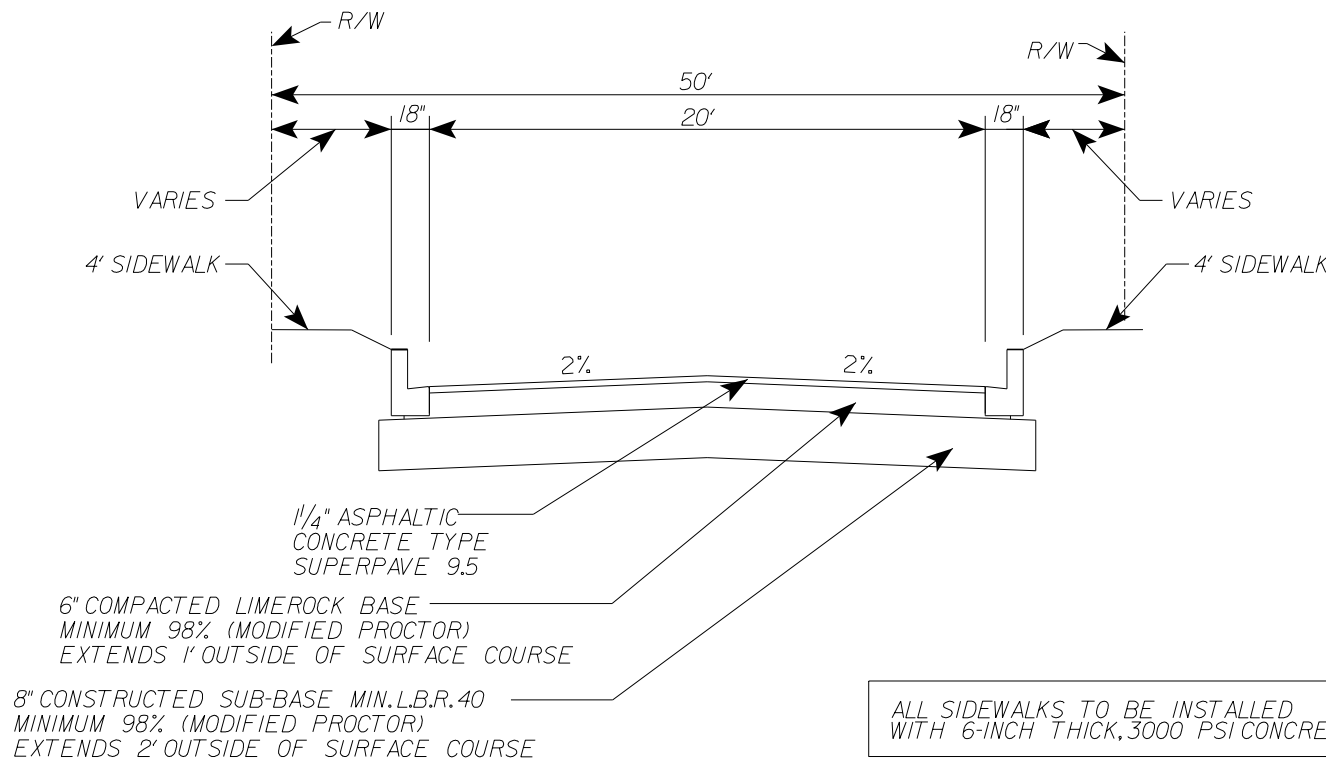
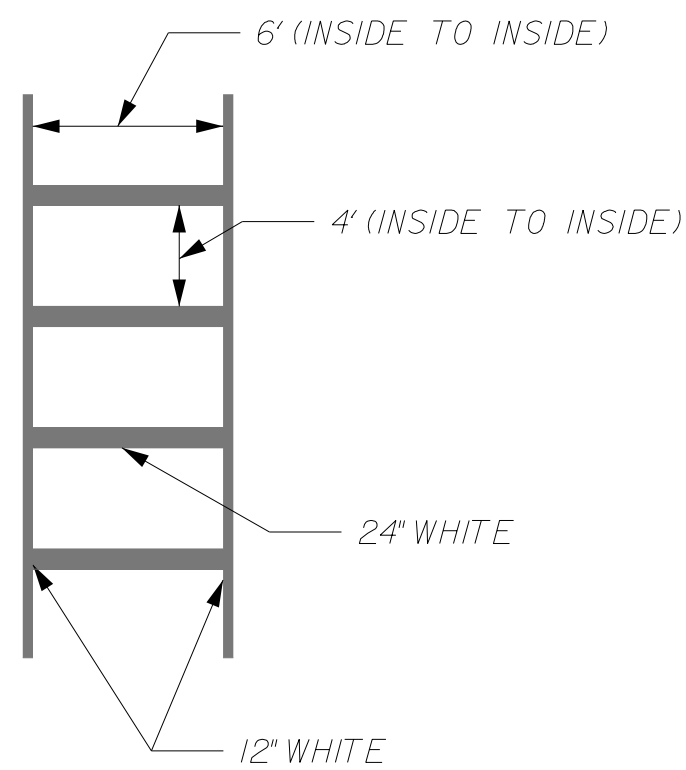
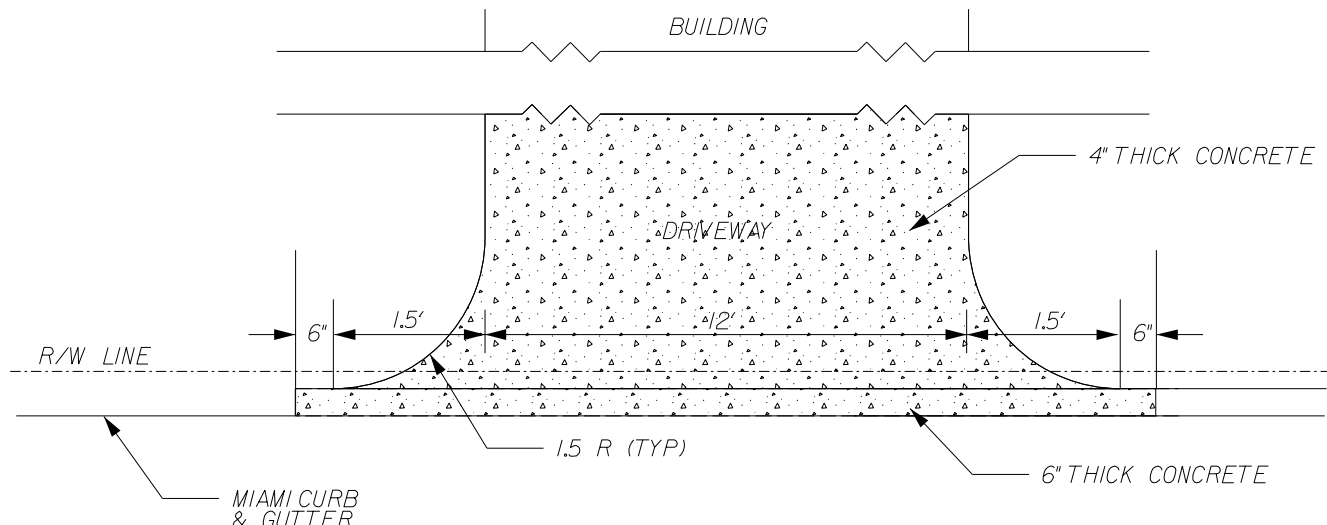
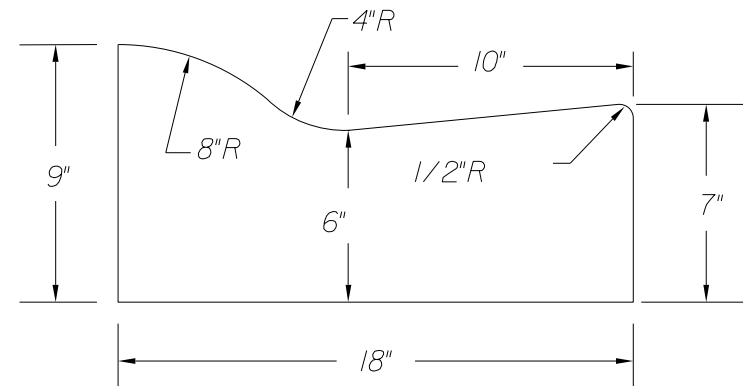
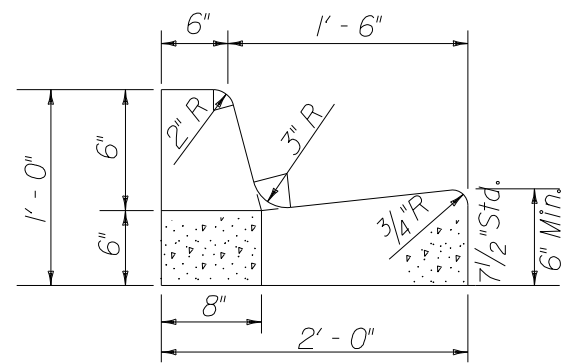
REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

NOTE TO CONTRACTOR :

EACH TREE TO BE TREATED WITH 2-4 OZ OF AGRHIZONE (BIORIL.COM) IN A 16% SOLUTION

RIGHTS OF WAYS/PONDS/OPEN SPACE AREAS ONLY		
	COUNT	INCHES
	406	4,611
25% REQUIRED RETENTION	N/A	1,153
TOTAL TREES RETAINED:	161	1,191
38" EXCESS TREES RETAINED - NO MITIGATION REQUIRED		

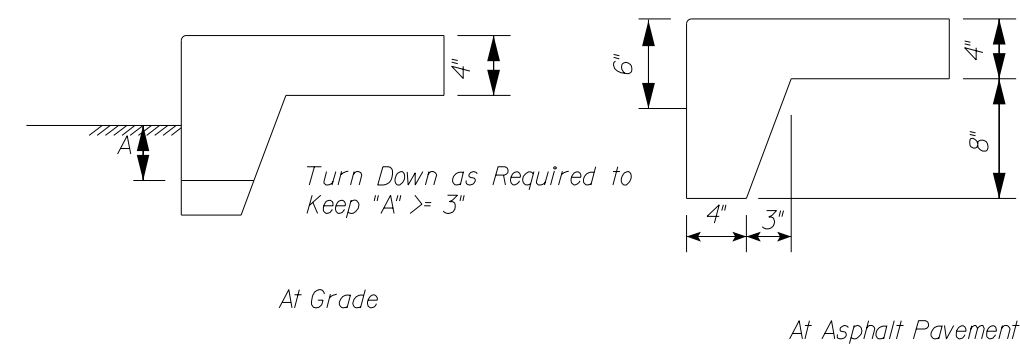
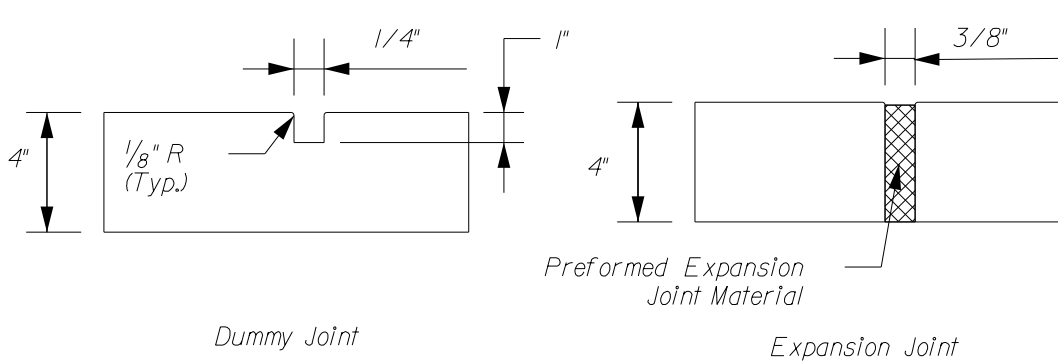
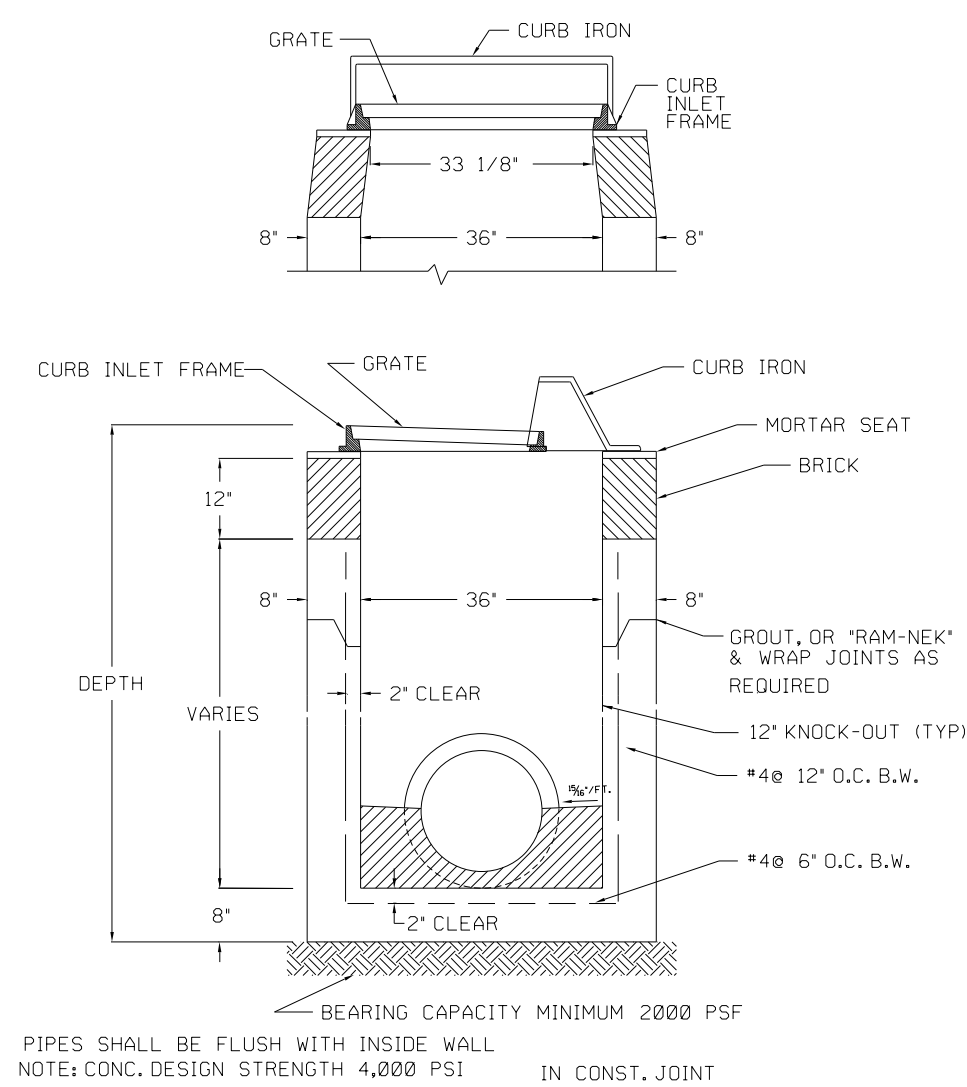
K J I H G F E D C B A No. NG NG BM BM 3918 22218 11618 121817 REVISED PER COFB COMMENTS REVISED ROADWAY ORIENTATION REVISED PER COFB COMMENTS REVISED PER SJRWMD/COFB COMMENTS Scale: 1" = 60' Project Mgr: NG Designed by: NG Drawn by: BM QA/QC: AG Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34" G & A[±] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 AMELIA BLUFF AMELIA BLUFF LLC TREE RETENTION/ REMOVAL PLAN Registered Professional				SHEET NO. TREE-1 12 of 15 Issue Date March 9, 2018 Project No. 17-10-27
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STANDARD CURB & GUTTER

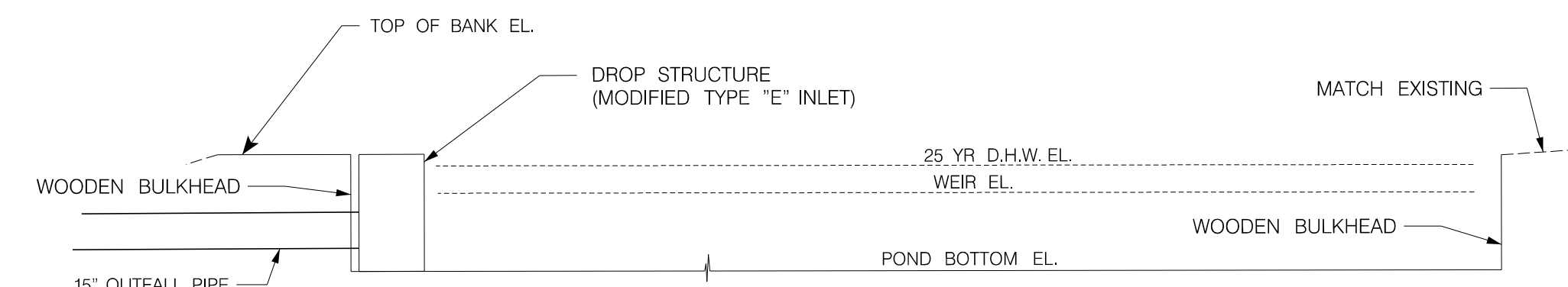
MIAMI CURB & GUTTER

DRIVEWAY CONNECTION DETAIL

CROSSWALK DETAIL 

SIDEWALK JOINT DETAILS

SIDEWALK TURNDOWN DETAILS

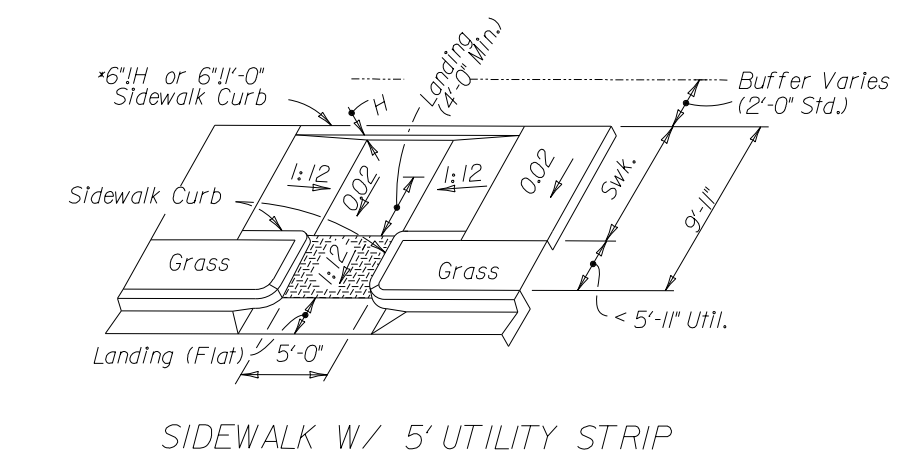
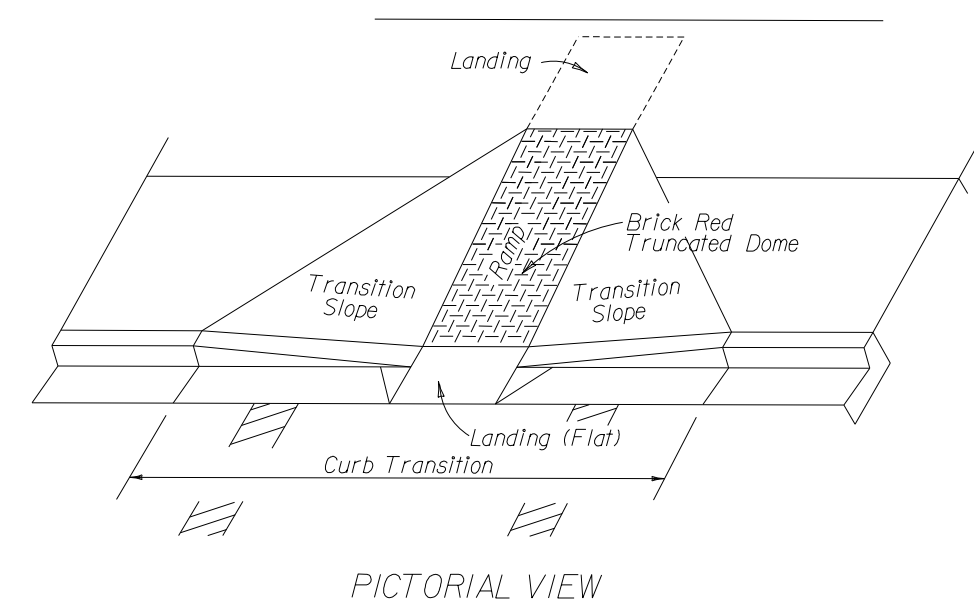


POND	T.O.B. EL.	25 YR D.H.W. EL.	WEIR EL.	WEIR WIDTH	POND BOTTOM EL.
POND 1	12.00	11.91	11.50	10'	10.50
POND 2	12.00	11.91	-	-	10.50

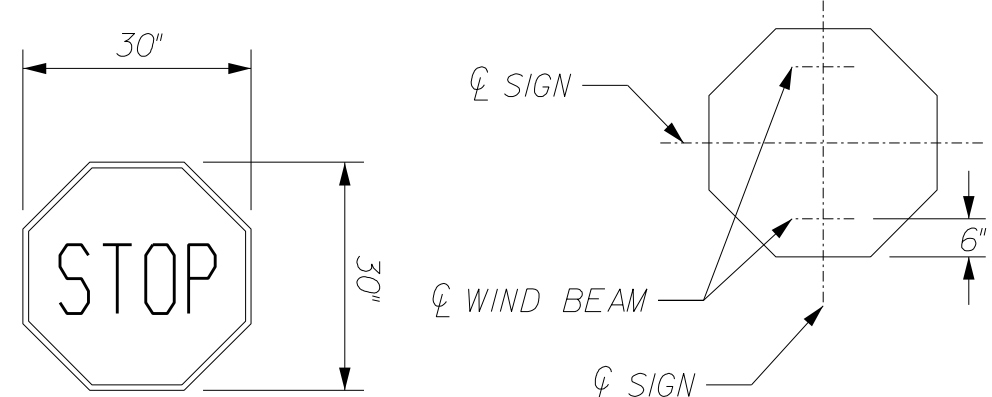
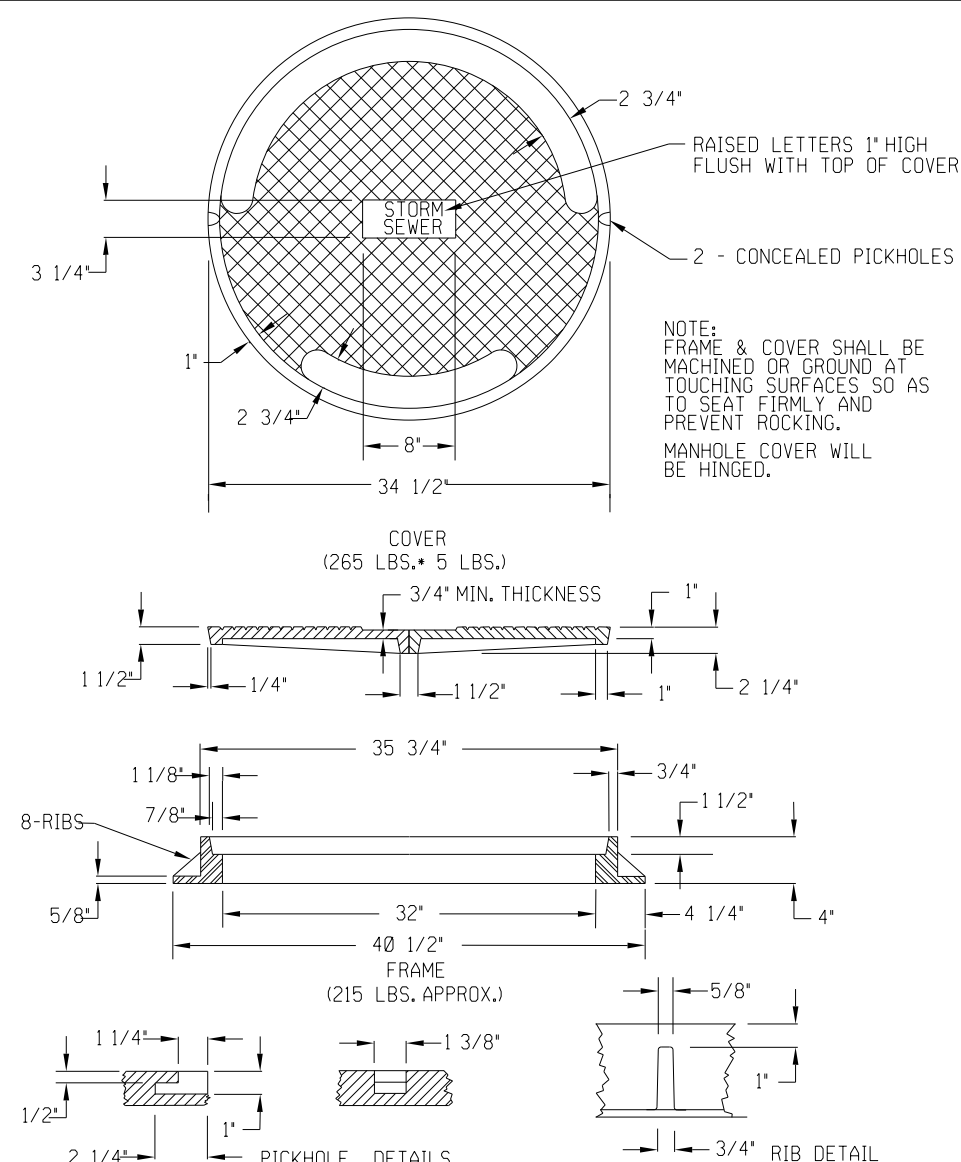
36" CURB INLET

DRY POND CROSS SECTIONS AND DETAILS

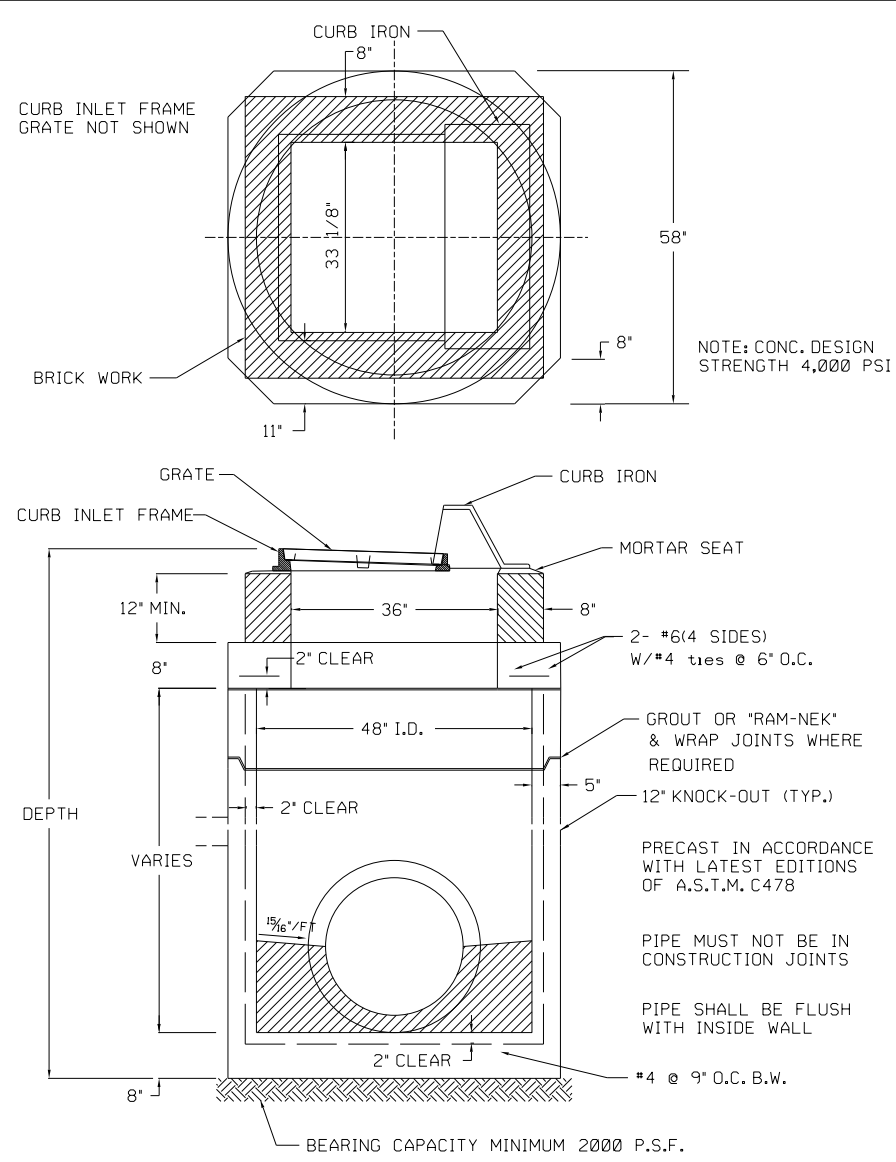
TIMBER RETAINING WALL DETAIL 



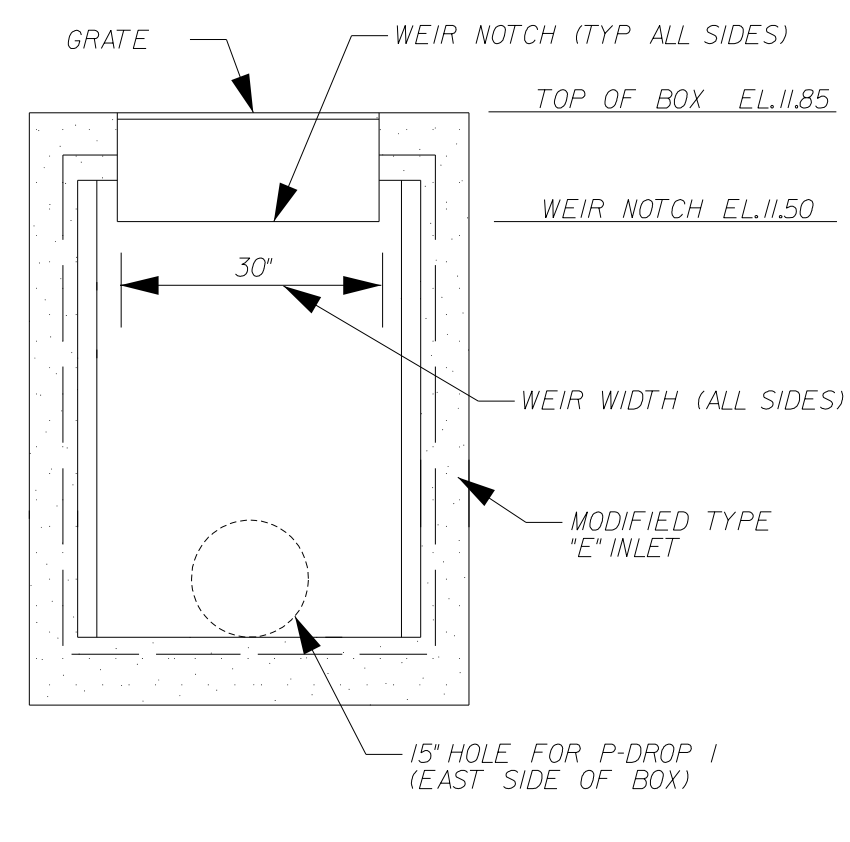
ADA CROSSWALK DETAIL

STOP SIGN DETAIL STREET NAME SIGN DETAIL 

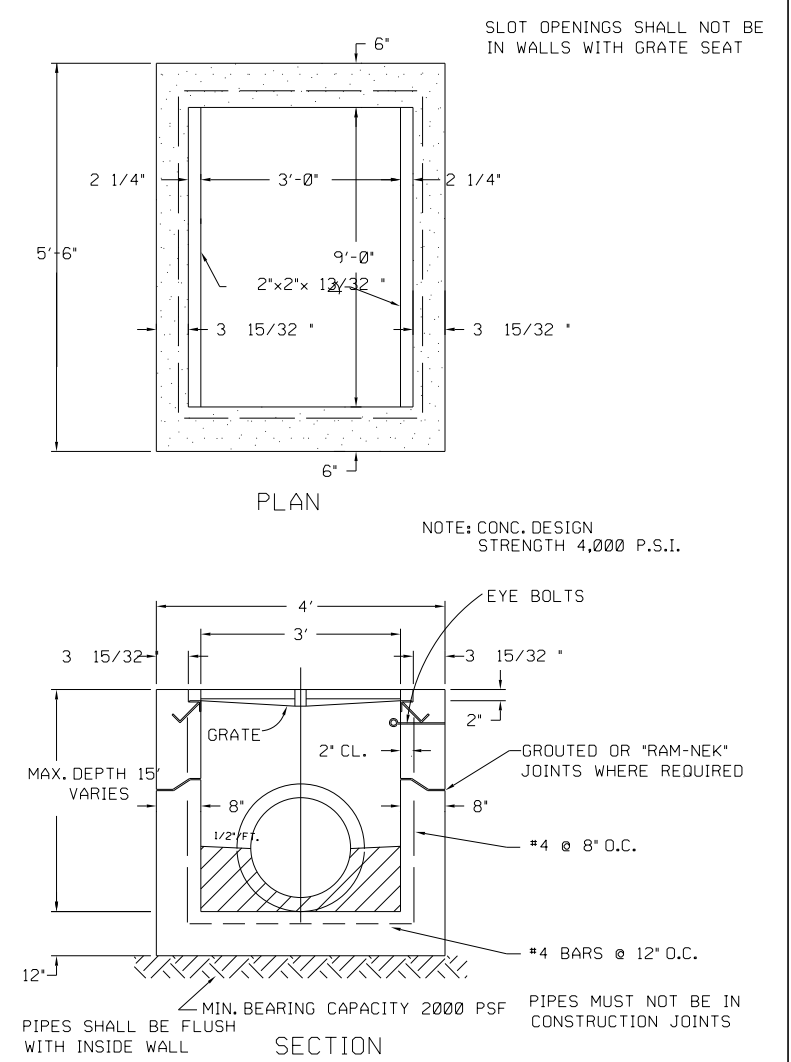
MANHOLE FRAME AND COVER



48" I.D. CURB INLET



STRUCTURE S-DROP 1 DETAIL



DOUBLE STORM SEWER TYPE "E" INLET

K J I H G F E D C B A				Scale: NONE	
				Project Mgr: NG Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	
				Designed by: NG	
				Drawn by: BM Certificate of Authorization No. 9332	
	NG	3918	REVISED PER COFB COMMENTS	QAQC: AG DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	
	NG	22218	REVISED ROADWAY ORIENTATION		
	BM	11618	REVISED PER COFB COMMENTS		
	BM	121917	REVISED PER SURVWDCOFB COMMENTS		
	No.	By	Date	Revision	

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

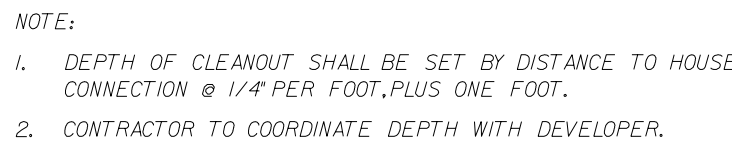
AMELIA BLUFF

AMELIA BLUFF LLC

MISCELLANEOUS DETAILS

Registered Professional

SHEET NO. DT-1 <u>13</u> of <u>15</u>	
Issue Date	
March 9, 2018	
Project No.	
17-10.27	



6" PVC
MIN. S=0.006

R/W

CLEANOUT

FROM HOUSE
(SEE NOTE #3)

4'-0"

TERMINATE SEWER SERVICE
INSIDE PROPERTY LINE WITH
CLEANOUT

-

- ## DRAIN CONFLICT



- NOTES:**
1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED, A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
 2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
 3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
 4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60" UNLESS PRE-APPROVED BY EA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84" UNLESS APPROVED BY EA.
 5. THE SOLS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

NOTE:
ANGLE BETWEEN INFLUENT FORCE
MAIN AND GRAVITY EFFLUENT PIPE
SHALL BE BETWEEN 135° - 225° UNLESS
APPROVED OTHERWISE BY JEA.

Diagram illustrating the connection between a Force Main (Influent) pipe and Gravity Effluent pipes at a manhole. The diagram shows the Force Main (Influent) pipe entering the manhole structure, and the Gravity Effluent pipes exiting. The connection is designed to form concrete channels to create easy flow curves. The angle between the Force Main (Influent) pipe and the Gravity Effluent pipes is specified as 135° - 225° unless approved otherwise by JEA.

MINIMUM COVER (SEE NOTE #1)

DEPTH VARIES

EXISTING UTILITY PIPE

LOCATE WIRE (SEE NOTE #3)

FULL LENGTH OF PIPE CENTERED AT CROSSING (SEE NOTE #1)

SEPARATION VARIES (SEE NOTES #1&2)

PROPOSED FORCE MAIN SIZE & TYPE VARIES

MECHANICAL JOINT 11-1/4", 22-1/2" OR 45" (SIZE VARIES)

RESTRAINED JOINT (TYP.) SIZE AS REQUIRED

9' MIN' 9' MIN'

THE LENGTH OF THE PIPE TO BE RESTRAINED ON EACH SIDE OF BEND SHALL BE IN ACCORDANCE WITH RESTRAINT JOINT SCHEDULE.

CASE "B" CROSSING

CASE "B" CROSSING

- NOTES:**
1. IF EXISTING CONDUIT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
 2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
 3. LOCATING WIRE REQUIRED; SEE DETAIL S-49.
 4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 80" UNLESS PRE-APPROVED BY THE A/E. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84" UNLESS APPROVED BY A/E.
 5. THE SOILS BETWEEN THE MAIN AND THE CONDUIT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

Diagram illustrating the components and geometry of a pipe pull operation:

- PIPE INSERTION/ DRILL EXIT ANGLE**: The angle between the horizontal ground surface and the pipe.
- PIPE PULL HEAD**: The component at the end of the pipe being pulled.
- SWIVEL**: The joint connecting the pipe pull head to the drill stem.
- DRILL STEM**: The component used to pull the pipe.
- R_0** : The radius of curvature of the pipe path.

12" AND SMALLER FUSIBLE PVC PIPE ALLOWABLE BEND RADIUS AND PULLING FORCE



- NOTE:**
1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
 2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30)

2" HORIZONTAL SWING CHECK VALVE (FPT BRONZE, 125PSI)

PVC PLUG OR CONNECTION TO PRIVATE RESIDENTIAL FORCE MAIN

2" TEE AND ADAPTERS

LOCATE WIRE (PIG TAIL)

MOUNT ALL VALVES IN CO-POLYMER METER BOX (2" METER BOX). ALL HOLES IN LID SHALL BE PLUGGED (PVC PLUG).

2" TRUE UNION 2000 BALL VALVE (PVC, THREADED ENDS) W/PVC PLUG. MOUNT VALVE IN VERTICAL POSITION FOR CLEAN-OUT ACCESS.

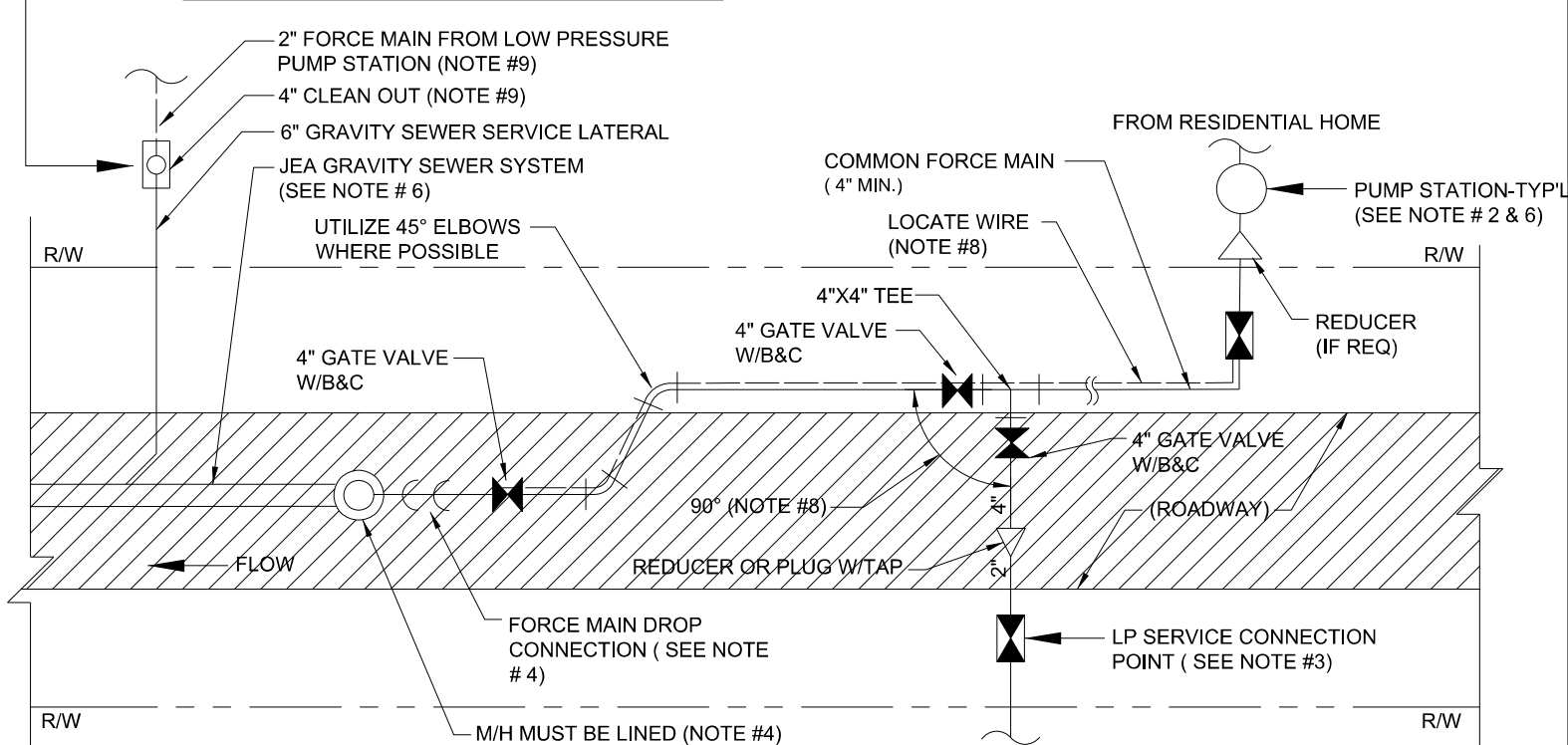
2" TRUE UNION 2000 BALL VALVE (PVC)

4" (MIN) FORCE MAIN MAIN MANIFOLD SYSTEM (PVC, DR-18 PIPING) W/ LOCATE WIRE ALONG MAIN PIPING.

4" PLUG W/ 2" THREADED OUTLET (RESTRAINED JOINTS)

LOW PRESSURE SERVICE CONNECTION POINT

L.P. CONNECTION INTO LATERAL



PLAN VIEW

LOW PRESSURE MANIFOLD SYSTEM

- NOTES:**
1. THIS LOW PRESSURE (LP) SEWER SERVICE ARRANGEMENT IS FOR "SPECIAL CASES ONLY" AND MUST FIRST BE APPROVED BY JEA MANAGEMENT PRIOR TO DESIGN OR CONSTRUCTION. THIS LOW PRESSURE SEWER MANIFOLD ARRANGEMENT MAY BE UTILIZED TO SERVE UP TO 9 EQUIVALENT RESIDENTIAL UNITS (ERU/AND SHALL BE PERMITTED SIMILAR TO A GRAVITY SEWER SYSTEM. THIS STANDARD SHALL APPLY TO RESIDENTIAL CUSTOMERS ONLY.
 2. RESIDENTIAL PUMP STATION (PS) SHALL BE MAINTAINED BY THE CUSTOMER AND SHALL MEET EPB RULE No. 3 (DAVAL COUNTY). THE CUSTOMER IS RESPONSIBLE FOR FINAL PUMP DESIGN AND SELECTION. A CHECK VALVE AND BALL VALVE SHALL BE PROVIDED AT THE PS AND MAINTAINED BY THE CUSTOMER.
 3. EACH CUSTOMER SHALL HAVE A SEPARATE "LOW PRESSURE SERVICE CONNECTION POINT" (SEE ABOVE DETAIL). THE CHECK VALVE LOCATED IN THE BOX SHALL DEFINE THE "POINT OF SERVICE". THIS BOX (2" METER BOX WITH PVC PLUG IN TOP) SHALL BE APPROXIMATELY 7 FEET INSIDE THE R/W AND A MINIMUM OF 6 FEET FROM THE WATER METER BOX (IN FRONT OF CUSTOMER HOME).
 4. LOW PRESSURE FORCE MAIN DRP CONNECTION AT MIN SHALL INCLUDE A 4" GATE VALVE AND BE IN ACCORDANCE WITH JEA STANDARD PLATE No. S-18. PROVIDE PROTECTIVE LINER TO RECEIVING MANHOLE (SEE SPEC# 446). FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
 5. ALL PUMP STATIONS, PIPES (W/LOCATE WIRE), VALVES AND FITTINGS WHICH ARE MAINTAINED BY JEA SHALL BE OF JEA APPROVED MATERIALS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JEA W&S STANDARD.
 6. PER DEP RULES AND EPB RULE No.3, A LOW PRESSURE PUMP STATION CONNECTION INTO A JEA FORCE MAIN IS NOT ALLOWED. (NO EXCEPTIONS).
 7. AS BUILT FOR ALL UTILITIES WITHIN THE R/W SHALL BE PROVIDED TO JEA IN ACCORDANCE WITH STANDARD.
 8. LOCATE WIRE IS REQUIRED ALONG THE MAIN PIPING TO THE LAST CUSTOMER CONNECTION BOX.
 9. FOR RESIDENTIAL CUSTOMERS LOCATED IN AREAS OF LOW ELEVATION, THE CUSTOMER MAY BE REQUIRED TO OPERATE AND MAINTAIN A LOW PRESSURE PUMP STATION (SEE NOTE #2) WHICH MAY DISCHARGE INTO A 6 INCH GRAVITY SEWER SERVICE LATERAL. IN THESE CASES, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A 4 INCH CLEAN-OUT LOCATED AT THE CONNECTION POINT (AT R/W LINE).

LOW PRESSURE RESIDENTIAL SEWER FORCE MAIN CONNCETIONS

K				
J				
I				
H				
G				
F				
E				
D	NG	3918	REVISED	PER COFB COMMENTS
C	NG	22218	REVISED	ROADWAY ORIENTATION
B	BM	11618	REVISED	PER COFB COMMENTS
A	BM	121817	REVISED	PER SURWMD COFB COMMENTS
No	By	Date	Revision	

QA/QC: AG

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

AMELIA BLUFF LLC

SFWFR DETAILS

Registered Professional

March 9, 2018

Project No.
17-10.27

ORDINANCE 2016-40

AMENDED AT SECOND AND FINAL READING

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, identified as Nassau County School Board, seeks to vacate a portion of public right-of-way described as a portion of Gum Street located between Citrona Drive and just west of the Egans Creek Greenway; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting, and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on October 26, 2016; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions contained in a memorandum of understanding to be approved by resolution of the City Commission.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for the vacation of a portion of the Gum Street right-of-way is an unopened public right-of-way totaling approximately 600 linear feet between Citrona Drive and just west of the Egans Creek Greenway, and is shown on the map attached hereto as Exhibit "A".

SECTION 2. LEGAL DESCRIPTION. The legal description of the vacated portion of right-of-way is attached hereto as Exhibit "B".

SECTION 3. Vacation of a portion of the above-described right-of-way is subject to specific terms and conditions contained in a separate memorandum of understanding to be approved by resolution of the City Commission including:

- a) Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to the School Board property and Gum Street in order to satisfy the requirement of Section 70-40 of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for approval of the preliminary plat for *Amelia Bluff subdivision* by the City, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along the Egans Creek Greenway contiguous to the Gum Street right-of-way; and
- b) The School Board or its successor in interest shall transfer clear title to all jurisdiction wetlands on the property to the City in fee simple to be set aside as

conservation land; and

c) The School Board or its successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts. ~~and~~

~~d) The School Board shall remove the chain link fence running parallel to the right of way on Atlantic Avenue in Fernandina Beach at the School Board property located at 1201 Atlantic Avenue.~~

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH



ROBIN C. LENTZ
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

EXHIBIT A - MAP



Legend

 FDOT OWNED LAND

ORDINANCE 2016-40

EXHIBIT "B"

LEGAL DESCRIPTION:

A PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF GUM STREET (A 60 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF THE CITY OF FERNANDINA BEACH BEING BOUNDED AS FOLLOWS:

ON THE WEST:

BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE.

ON THE EAST:

BY THE EAST LINE OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF RIGHT-OF-WAY WHICH SHALL REMAIN PUBLIC RIGHT-OF-WAY:

A PORTION OF GUM STREET (A 60 FOOT-WIDE RIGHT-OF-WAY) IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), LYING IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00°22'45" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 28, A DISTANCE OF 81.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 116.05 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 82°17'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.05 FEET TO SAID EAST BOUNDARY OF SECTION 28; THENCE NORTH 00°22'45" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 60.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 126.16 FEET; THENCE CONTINUE NORTH 82°17'13" WEST ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 95 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE SOUTHEASTERLY ALONG AND WITH SAID BASE OF BLUFF A DISTANCE OF 87 FEET, MORE OR LESS TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET, BEARING NORTH 82°17'13" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82°17'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

OFFICE USE ONLY

REC'D: 9/27/16 BY: B
 PAYMENT: \$ 850 TYPE: CK 236892
 APPLICATION #: 2016-0001444
 CASE #: PAB
 BOARD MEETING DATE: Nov. 14/2016



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☒ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATION

Owner Name: Nassau County School Board, c/o Dr. John Ruis, Superintendent

Mailing Address: 1201 Atlantic Avenue, Fernandina Beach, Florida 320

Telephone: (904) 491-9901 Fax: _____

Email: john.ruis@nassau.k12.fl.us

Agent Name: Ezell Law Firm, P.A., c/o Brenda B. Ezell

Mailing Address: 3560 Cardinal Point Drive, Suite 101, Jacksonville, Florida 32257

Telephone: 904-432-3200 Fax: 904-432-3201

Email: brenda@ezellfirm.com

PROPERTY INFORMATION

Street Address: Citrona & Hickory Drive

Parcel Identification Number(s): 00-00-31-1180-0017-0000

Lot Number: 17, 18, 19 Block Number: _____ Subdivision: Citrona

Section: 27, 15, 26, 28 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: One (1)

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 15.55

Existing Zoning Classification: R-1

Existing Future Land Use Classification: Conservation

Previous Planning/Zoning Approvals: N/A

Description of Request:

We request vacation of the 60-foot right-of-way commonly known as Gum Street, which right-of-way
is not currently in use, and apparently has never been constructed for use by the public. This
property is currently for sale and the abandonment requested will allow for future development.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.
Ezell Law Firm, P.A.

September 22, 2016
Date

By: [Signature]
Signature of Applicant

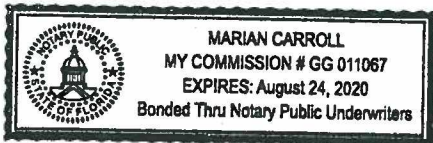
STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 22 day of September, 2016.

Marian Carroll Marian Carroll
Notary Public: Signature Printed Name

8-24-20
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Nassau County School Board

(print name of property owner(s))

hereby authorize: Ezell Law Firm, P.A., c/o Brenda B. Ezell

(print name of agent)

to represent me/us in processing an application for: Vacation of Right-of-Way

(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.

NASSAU COUNTY SCHOOL BOARD

(Signature of owner)

By: John L. Ruis
(Signature of owner)

(Print name of owner)

John L. Ruis
(Print name of owner)

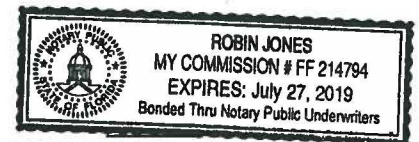
Title: Superintendent

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 9 day of September, 2016.

Robin Jones
Notary Public: Signature

Robin Jones
Printed Name



My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



'16 SEP 27 PM 2:50

TEL 904.432.3200

3560 CARDINAL POINT DRIVE, SUITE 101
JACKSONVILLE, FLORIDA 32257

FAX 904.432.3201

September 22, 2016

City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Application for Vacation of Right-of-Way – Unopened portion of Gum Street

Ladies and Gentlemen:

We are pleased to act as agent of the Nassau County School Board in its efforts to close an unopened, unused right-of-way in the City of Fernandina Beach currently known as Gum Street.

Enclosed please find the completed application for vacation of the subject right-of-way, along with a check in the amount of \$850.00 for the application fee. We are hopeful that this application is in line to be heard at the Planning Advisory Board Committee meeting to be held on November 9, 2016.

Please feel free to contact me if you have any questions. Additionally, please let me know if I need to come in to meet with a planner prior to the application deadline, which I am happy to do if need be.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda B. Ezell", is written over a large, stylized circular flourish.

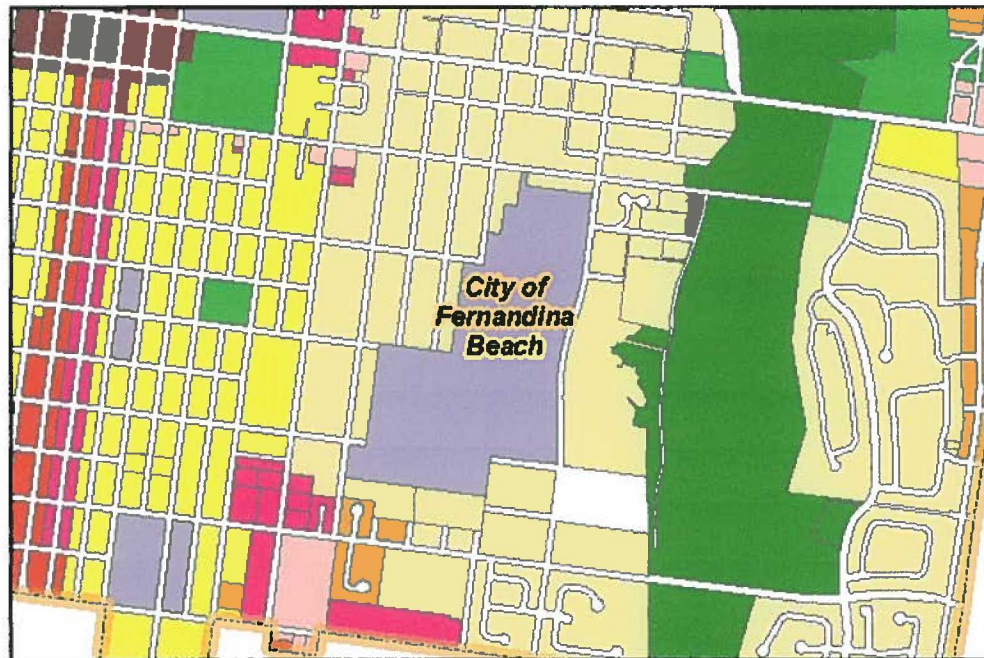
Brenda B. Ezell

904-491-7300

www.NassauFLPA.com



A. Michael Hickox
Nassau County Property Appraiser

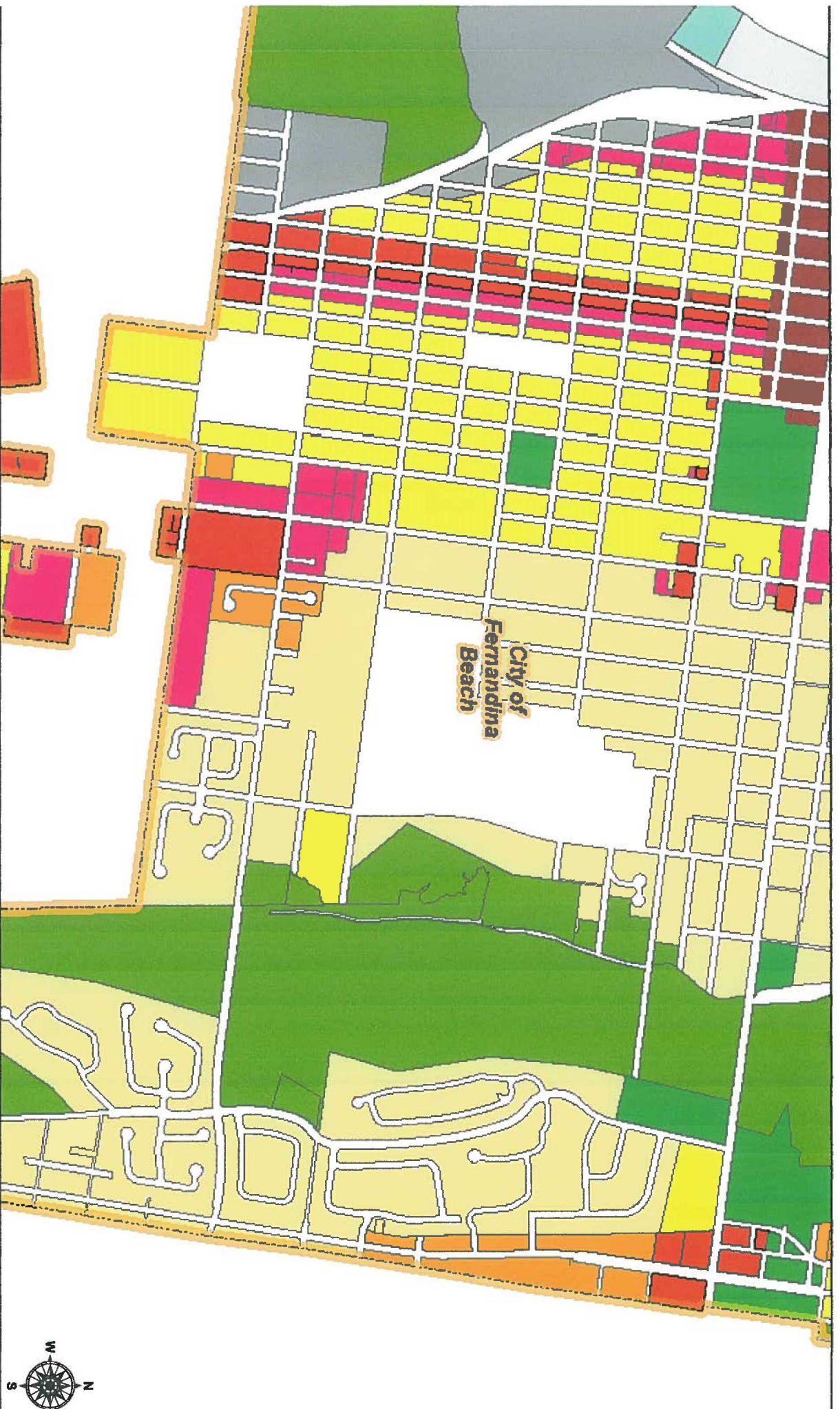


Land Use Report	Results	
Zoning	R-1	Note: (Must be verified with Municipality)
Future Land Use	CONSERVATION	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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By accessing this website and/or data contained within the databases, you hereby release Nassau County, its employees, agents, contractors, and suppliers from any and all responsibility and liability associated with its use. In no event shall Nassau County or its officers or employees be liable for any damages arising in any way out of the use of the website, or use of the information contained in the databases.



August 31, 2016

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

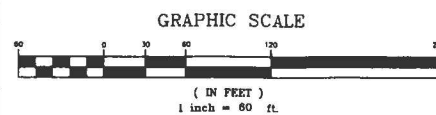
A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST ALONG SAID RANGE LINE A DISTANCE OF 1.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°58'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'50" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 28°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°19'29" EAST A DISTANCE OF 34.95 FEET; (11) SOUTH 85°51'50" EAST A DISTANCE OF 33.93 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'08" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°50'11" WEST A DISTANCE OF 19.23 FEET; (18) NORTH 12°53'15" WEST A DISTANCE OF 21.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 08°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 80.60 FEET, THENCE NORTH 82°17'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 126.18 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 35.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'43" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'30" EAST, A DISTANCE OF 30.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 18°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°52'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 01°17'22" EAST A DISTANCE OF 24.88 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 18.13 FEET; (13) SOUTH 60°55'19" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; (15) SOUTH 23°07'52" EAST A DISTANCE OF 28.63 FEET; (16) SOUTH 23°27'38" EAST A DISTANCE OF 23.60 FEET; (17) NORTH 54°47'07" EAST A DISTANCE OF 11.40 FEET; (18) NORTH 02°02'34" WEST A DISTANCE OF 21.04 FEET; (19) NORTH 70°00'14" EAST A DISTANCE OF 18.60 FEET; (20) NORTH 59°43'18" EAST A DISTANCE OF 26.78 FEET; (21) NORTH 57°42'29" EAST A DISTANCE OF 28.89 FEET; (22) SOUTH 74°40'51" EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) NORTH 09°53'34" WEST, A DISTANCE OF 30.18 FEET; (2) NORTH 35°20'45" WEST A DISTANCE OF 31.42 FEET; (3) NORTH 20°16'22" WEST A DISTANCE OF 30.31 FEET; (4) NORTH 85°32'41" WEST A DISTANCE OF 20.95 FEET; (5) NORTH 14°54'27" WEST A DISTANCE OF 39.02 FEET; (6) NORTH 03°19'30" WEST A DISTANCE OF 41.10 FEET; (7) NORTH 11°57'47" WEST A DISTANCE OF 45.15 FEET; (8) NORTH 01°17'05" EAST A DISTANCE OF 28.48 FEET; (9) NORTH 13°17'42" WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°19'02" WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,279.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,938.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 101°59'11", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 02°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.

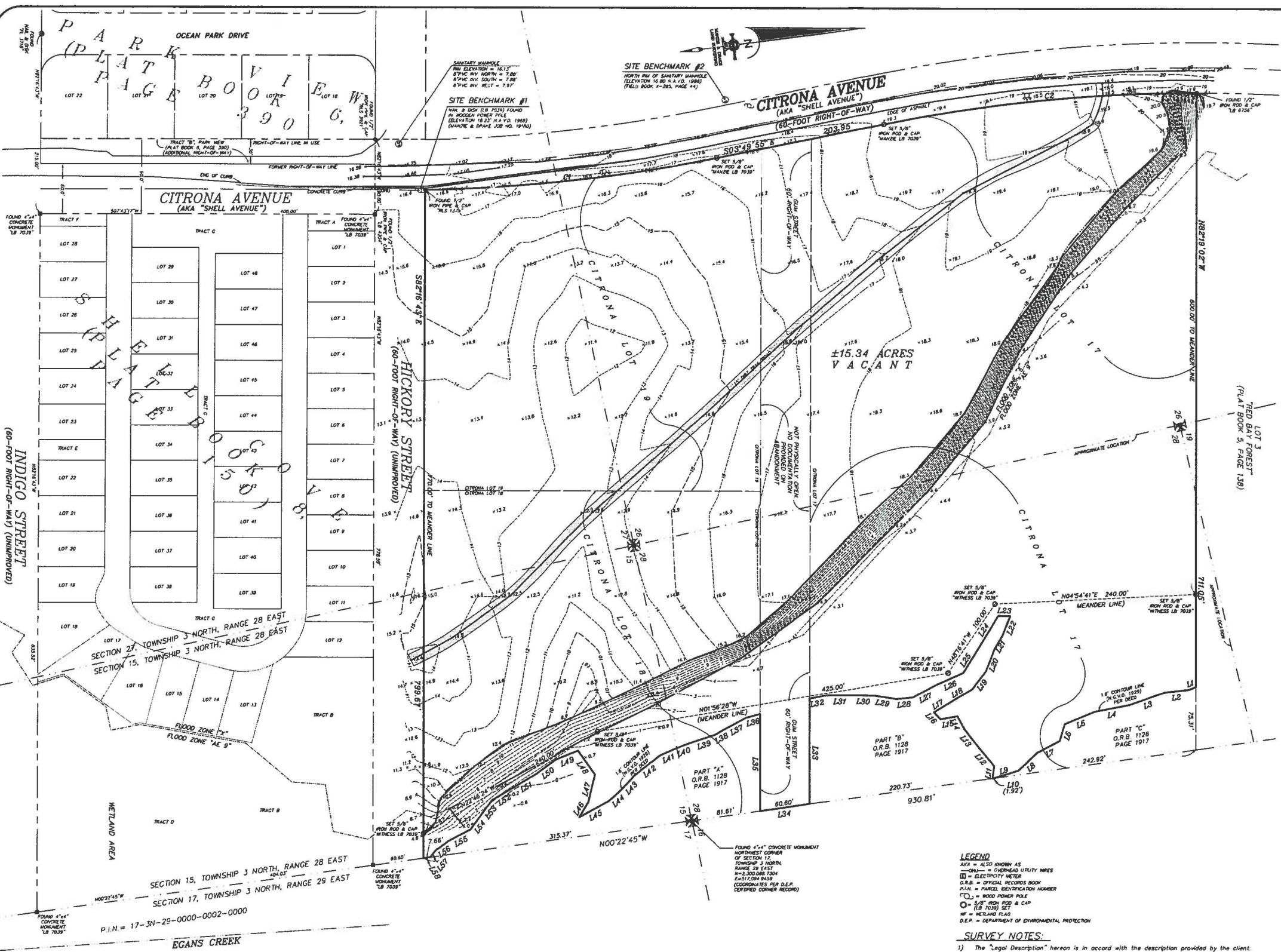
LEGEND
 AKA = ALSO KNOWN AS
 CON = CONCRETE
 DUB = DIRECTIONAL UTILITY MARKS
 E = ELECTRICITY METER
 O.R.B. = OFFICIAL RECORDS BOOK
 P.L.N. = PRACTICE IDENTIFICATION NUMBER
 P.O. = POWER POLE
 S.R. = 5/8" IRON ROD & CAP
 W.F. = WETLAND FLAG
 D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, Dated May 05, 2015) was referenced during the preparation of this survey.
- Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
- 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.
- The property shown hereon lies within Flood Zone "Z-AE-9" as per F.E.M.A. Flood Insurance Rate Map, Panel 13086C-0232-E, Dated 12/17/2010. Flood Zone information 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.
- Site Benchmarks are as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- This survey is protected by copyright and is certified only to the entities listed and only for the 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.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	349.77	1939.86	101°59'11"	S1°20'01"W	349.30'
C2	376.62	1879.86	11°28'44"	S1°54'27"W	375.99'



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N11°17'42"W	9.39'	L17	S74°40'51"E	14.75'	L33	N82°17'13"W	126.16'	L49	N16°30'11"W	19.23'	L65	N23°08'33"W	30.99'	L81	N11°57'05"E	28.48'
L2	N11°17'05"E	28.48'	L18	N57°42'29"E	28.89'	L34	N50°31'35"W	49.25'	L50	N35°07'08"W	20.13'	L66	N44°53'52"W	22.09'	L82	N11°37'42"W	45.15'
L3	N11°37'42"W	45.15'	L19	N59°43'18"E	26.78'	L35	N02°22'45"W	60.60'	L51	N35°20'45"W	31.42'	L67	N27°58'12"W	18.73'	L83	N11°37'42"W	45.15'
L4	N31°39'30"W	41.10'	L20	N54°47'07"E	11.40'	L36	N6°34'18"W	17.30'	L52	N45°57'20"W	21.70'	L68	N27°58'12"W	18.73'	L84	N11°37'42"W	45.15'
L5	N14°54'27"W	39.02'	L21	N54°47'07"E	11.40'	L37	N21°04'41"W	28.79'	L53	N45°57'20"W	21.70'	L69	N27°58'12"W	18.73'	L85	N11°37'42"W	45.15'
L6	N65°32'41"W	20.95'	L22	N54°47'07"E	11.40'	L38	N22°29'59"W	13.37'	L54	N45°57'20"W	21.70'	L70	N27°58'12"W	18.73'	L86	N11°37'42"W	45.15'
L7	N20°16'22"W	30.31'	L23	S23°27'38"E	23.60'	L39	N10°42'03"W	28.07'	L55	N20°27'26"W	29.62'	L71	N27°58'12"W	18.73'	L87	N11°37'42"W	45.15'
L8	N35°20'45"W	31.42'	L24	S23°27'38"E	23.60'	L40	N12°55'15"W	23.23'	L56	N20°27'26"W	29.62'	L72	N27°58'12"W	18.73'	L88	N11°37'42"W	45.15'
L9	N9°53'34"W	30.18'	L25	S23°27'38"E	23.60'	L41	N12°55'15"W	23.23'	L57	N20°27'26"W	29.62'	L73	N27°58'12"W	18.73'	L89	N11°37'42"W	45.15'
L10	N00°22'45"E	1.92'	L26	S60°55'19"E	28.29'	L42	N12°55'15"W	23.23'	L58	N20°27'26"W	29.62'	L74	N27°58'12"W	18.73'	L90	N11°37'42"W	45.15'
			L27	S23°27'38"E	23.60'	L43	N12°55'15"W	23.23'	L59	N20°27'26"W	29.62'	L75	N27°58'12"W	18.73'			
			L28	S23°27'38"E	23.60'	L44	N12°55'15"W	23.23'	L60	N20°27'26"W	29.62'	L76	N27°58'12"W	18.73'			
			L29	S23°27'38"E	23.60'	L45	N12°55'15"W	23.23'	L61	N20°27'26"W	29.62'	L77	N27°58'12"W	18.73'			
			L30	S23°27'38"E	23.60'	L46	N12°55'15"W	23.23'	L62	N20°27'26"W	29.62'	L78	N27°58'12"W	18.73'			
			L31	S23°27'38"E	23.60'	L47	N12°55'15"W	23.23'	L63	N20°27'26"W	29.62'	L79	N27°58'12"W	18.73'			
			L32	S23°27'38"E	23.60'	L48	N12°55'15"W	23.23'	L64	N20°27'26"W	29.62'	L80	N27°58'12"W	18.73'			

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.

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."

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

SCALE: 1"=80' JOB NO: 19580 DATE: 5/26/16 CADD: MKD
 F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST ALONG SAID RANGE LINE A DISTANCE OF 7.86 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'28" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'53" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.90 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°18'29" EAST A DISTANCE OF 34.96 FEET; (11) SOUTH 68°51'50" EAST A DISTANCE OF 33.95 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'08" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°51'11" WEST A DISTANCE OF 18.23 FEET; (18) NORTH 12°55'15" WEST A DISTANCE OF 23.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 08°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET, A DISTANCE OF 60.00 FEET RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 60.60 FEET; THENCE NORTH 82°17'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 128.18 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 38.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'43" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'30" EAST, A DISTANCE OF 20.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 18°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°32'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 61°17'22" EAST A DISTANCE OF 24.88 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 18.11 FEET; (13) SOUTH 40°55'18" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; (15) SOUTH 23°07'52" EAST A DISTANCE OF 28.63 FEET; (16) SOUTH 23°27'38" EAST A DISTANCE OF 23.60 FEET; (17) NORTH 54°47'07" EAST A DISTANCE OF 11.40 FEET; (18) NORTH 02°02'34" WEST A DISTANCE OF 21.04 FEET; (19) NORTH 70°00'14" EAST A DISTANCE OF 18.60 FEET; (20) NORTH 59°43'18" EAST A DISTANCE OF 26.78 FEET; (21) NORTH 57°42'28" EAST A DISTANCE OF 28.89 FEET; (22) SOUTH 74°40'51" EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) NORTH 09°53'34" WEST, A DISTANCE OF 30.18 FEET; (2) NORTH 35°20'45" WEST A DISTANCE OF 31.42 FEET; (3) NORTH 20°16'22" WEST A DISTANCE OF 30.31 FEET; (4) NORTH 65°32'41" WEST A DISTANCE OF 20.95 FEET; (5) NORTH 14°54'27" WEST A DISTANCE OF 39.02 FEET; (6) NORTH 03°19'30" WEST A DISTANCE OF 41.10 FEET; (7) NORTH 11°37'42" WEST A DISTANCE OF 45.15 FEET; (8) NORTH 01°17'05" EAST A DISTANCE OF 28.48 FEET; (9) NORTH 13°17'12" WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°17'02" WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11°28'44", AN ARC DISTANCE OF 376.62 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°54'27" WEST A DISTANCE OF 375.99 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 101°9'51", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 798.67 FEET TO THE POINT OF BEGINNING.

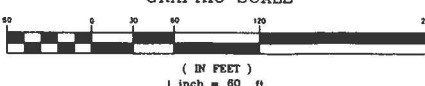
LEGEND

AKA = ALSO KNOWN AS
 ——— = OVERHEAD UTILITY WIRES
 □ = ELECTRICITY METER
 O.R.B. = OFFICIAL RECORDS BOOK
 P.L.N. = PARCEL IDENTIFICATION NUMBER
 (C) = CROWN POWER POLE
 ○ = 5/8" IRON ROD & CAP
 (L.B. 7039) SET
 WF = WETLAND FLAG
 D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

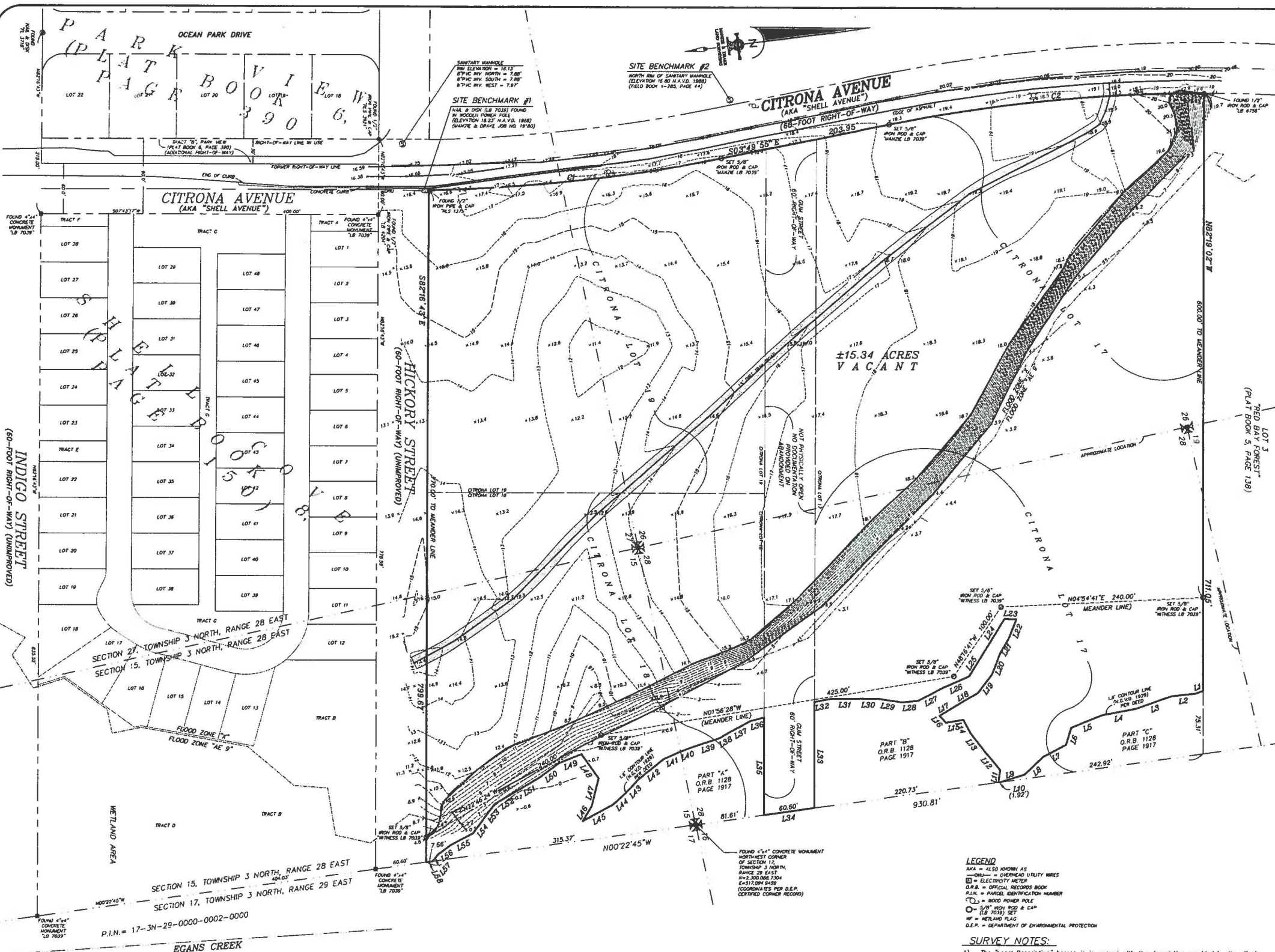
- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
- Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
- 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.
- The property shown hereon lies within Flood Zone "Z-AE-9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0232-E, Dated 12/17/2010. Flood Zone information above and shown on this survey is provided as a courtesy and is approximate of 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.
- Site Benchmarks are as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 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.

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	349.77	1839.86	101°9'51"	S1°20'01"W	349.30'
C2	376.62	1879.86	11°28'44"	S1°54'27"W	375.99'



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N131°7'42"W	9.39'	L11	S74°40'51"E	14.75'	L21	S51°51'35"E	19.13'	L31	N7°00'33"E	36.21'	L41	N16°30'11"W	19.23'	L51	N23°08'33"W	30.99'
L2	N117°05'E	28.48'	L12	N57°42'29"E	28.89'	L22	N32°28'28"W	19.58'	L32	N30°49'27"W	38.63'	L42	N23°01'54"W	28.69'	L52	N23°01'54"W	28.69'
L3	N115°47'47"W	45.15'	L13	N55°43'18"E	26.78'	L23	N39°09'39"E	14.02'	L33	N82°17'13"W	126.16'	L43	N39°44'13"W	22.86'	L53	N44°53'52"W	22.09'
L4	N319°30"W	41.10'	L14	N70°00'14"E	18.60'	L24	N50°51'35"W	49.25'	L34	N10°22'45"W	60.60'	L44	N35°07'06"W	20.13'	L54	N45°57'20"W	21.70'
L5	N14°54'27"W	39.02'	L15	N2°02'34"W	21.04'	L25	N50°52'57"W	31.17'	L35	S82°17'13"E	116.05'	L45	N20°48'20"W	40.14'	L55	N20°27'26"W	29.62'
L6	N65°32'41"W	20.55'	L16	N54°47'07"E	11.40'	L26	N16°05'50"W	36.06'	L36	N6°54'18"W	17.30'	L46	S51°28'44"E	20.70'	L56	N27°59'12"W	18.73'
L7	N201°16'27"W	30.31'	L17	S23°27'38"E	23.60'	L27	N21°05'17"W	30.49'	L37	N21°04'41"W	28.79'	L47	S68°51'50"E	33.95'	L57	N42°45'29"W	11.18'
L8	N35°20'45"W	31.42'	L18	S23°07'52"E	29.63'	L28	N11°19'30"E	20.13'	L38	N22°29'59"W	13.37'	L48	N62°19'29"E	34.96'	L58	N00°22'45"W	7.86'
L9	N9°53'34"W	30.18'	L19	S45°21'52"E	27.37'	L29	N16°34'43"E	27.18'	L39	N10°42'03"W	28.07'	L49	N14°26'03"W	28.71'			
L10	N00°22'45"E	1.92'	L20	S60°55'19"E	28.29'	L30	N8°58'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

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.

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"=80' JOB NO: 19580 DATE: 5/26/16 CAD: MKD
 F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

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

LETTER OF INTENT

Applicant seeks to vacate the public-right-of way commonly known as Gum Street. While it is generally the policy of the City that such public rights-of-way be preserved for the public benefit, the subject right-of-way has existed since the Official Plat for the City of Fernandina was recorded in 1857 and has never been constructed, or open for public use. Further, said right-of-way is not shown on the City's GIS map within the boundaries of the property within which it lies ("Property"), which is currently under contract for sale.

The subject right-of-way is currently located wholly within the boundaries of the Property which is currently vacant. The Gum Street right-of-way has never been used for access to the Property nor will it be necessary for access to the property after it is redeveloped.

The applicant believes that all criteria set forth in City of Fernandina Beach Ordinance Code Section Sec. 70-40 (Vacation of public rights-of-way), have been met as follows:

1. The requested vacation is consistent with the Multimodal Transportation Element of the City's comprehensive plan, particularly, the following Policies:

Policy 2.04.04. The City shall not abandon any existing rights-of-way instead encourage dedication, preservation, and protection of existing and proposed rights-of-way during the development review process.

In this instance, the right-of-way has never been constructed, open for public use or necessary for the access to any other property than the property being developed.

Policy 2.04.05. When requesting abandonment of the existing rights-of-way is unavoidable, the applicant shall demonstrate the following for any proposed vacation of a City right of-way:

- a. The right-of-way is no longer required for public use and could not reasonably be utilized as a through street, sidewalk, bicycle lane or any other public function such as parking, stormwater management, utility location or open space;

This right-of-way has never been used by the public, and has never been constructed, and therefore cannot be used as a through street, sidewalk, bicycle lane or any other public function.

- b. The proposed vacation is in the public interest;

The proposed vacation will allow the development of property that is currently not being used for any purpose and therefore, vacation will allow the highest and best use of this land and provide a property tax revenue stream that does not currently exist.

- c. The proposed vacation would preserve or protect an environmental, historical or cultural feature of the City; and

There is no environmental, historical or cultural feature of the City being impacted by this vacation.

d. The proposed vacation will be offset by at least one public access through street connection.

The property within which this unopened right-of-way lies is served on its southerly and westerly boundaries by public streets. The Gum Street right-of-way being proposed for vacation runs lies wholly within the boundaries of the property, and therefore public access need not be offset in any way.

2. Adequate, legal access to all properties shall be maintained. The remaining access to any property shall not be by easement.

The subject right-of-way is located within the boundaries of the land to be sold and developed. There is adequate legal access to the subject property and all properties surrounding the subject property. No easements will be necessary for access to any parcel adjacent to this right-of-way.

3. The vacation would not jeopardize the current or future location of any utility.

No utilities are currently located in the requested vacation area, therefore no easements for utility purposes will be necessary.

4. The proposed vacation is not detrimental to the public interest and provides a positive benefit to the city.

The closure of this unopened, unconstructed right-of-way will not be detrimental to the public interest. Additionally, closure of the subject right-of-way will facilitate the sale of the property within which the right-of-way lies, providing for improvements to be constructed that will generate additional ad valorem revenue for the City.

5. All owners of property abutting the requested vacation shall approve of the vacation in writing, except in cases where the city is the applicant.

The applicant owns the property surrounding and within which the subject right-of-way lies. Therefore, no other approvals are needed.



STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

APPLICATION FOR VACATION OF ROW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Nassau County School Board				
AGENT:	Brenda Ezell, P.A.				
REQUESTED ACTION:	Vacation of ROW				
LOCATION:	Gum Street and Citrona Drive (PIN# 00-00-31-1180-0017-0000)				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Low Density Residential				
EXISTING USES ON SITE:	Vacant Land				
PROPERTY SIZE:	ROW Abandonment request totals 1.04 Acres (a 60 foot platted right of way extending from Citrona Drive running east approximately 755 feet to the property line abutting Egans Creek Greenway)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

APPLICABLE POLICY REFERENCES: 2.04.04 AND 2.04.05

Due to the characteristics of the site with respect to existing floodplains and wetlands, the existing ROW bisects the developable uplands associated with property. The ROW, as originally platted, impacts the ability to develop the property as a single family residential neighborhood. Staff finds that the applicant has demonstrated consistency with the Comprehensive Plan policies as demonstrated through their application's amended description of the request dated on October 27, 2016.



STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

APPLICABLE REFERENCE: 11.02.01 (NOTICE REQUIREMENTS)

The City has followed all required notice requirements for the applicant's request which included posted sign, posted agenda, mailed and published notice.

CONCLUSION:

Through the development of a single family subdivision, an appropriate location for ingress and egress will be established to provide required access as consistent with City Standards. Abandonment of the Gum Street ROW segment provides flexibility in design of the entire site and allows for the developer to better account for the environmental constraints contained on the property. The location in context of the property itself creates a hardship for the development of the property as it continues through the entire site. LDC Section 4.04.02 requires a minimum of 2 points of ingress and egress. Further an opportunity exists to connect to the unimproved Hickory Street ROW for access to the Egans Creek Greenway. As such Staff finds the applicant's request for a Vacation of ROW of a portion of Gum Street to be consistent with the City's Comprehensive Plan and the Land Development Code.

MOTION(S) TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time

Submitted by:

Kelly N. Gibson, AICP
Senior Planner

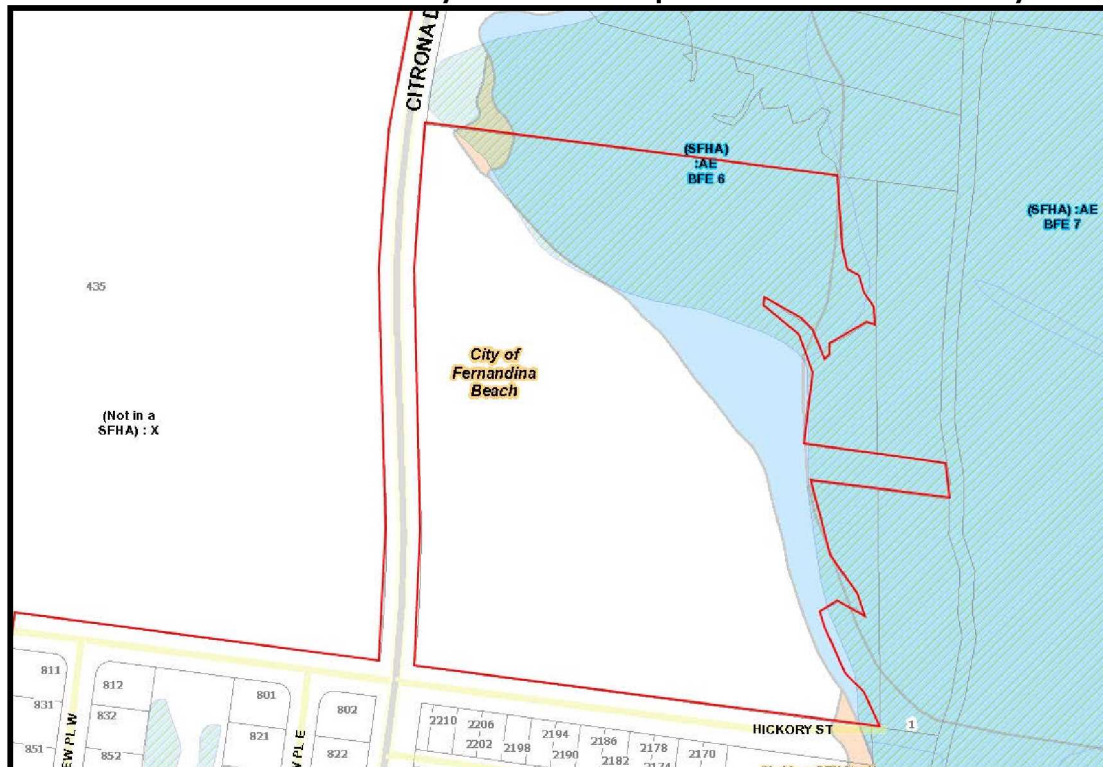


STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

EXHIBIT A - Location Map



EXHIBIT B - 2016 Preliminary Floodzone Map and Potential Wetland Layer



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

Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Vice-Chair
Chris Occhuizzo
Eric Lawrence

David Beal
Chip Ross

Board Members Present

Jamie Morrill

Others Present

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

2. **Review and Approve September 14, 2016 Regular Meeting Minutes – A motion was made by Member Occhuizzo, seconded by Member Beal to approve as presented.**

Chair Bennett noted that item 3.1. was withdrawn

3. **New Business**

- 3.1 **PAB 2016-23 - Future Land Use Map Amendment And Zoning Change For The Surf Properties At S. Fletcher Ave And Hutchins Ave – *This request was withdrawn from consideration.***

- 3.2 **PAB 2016-24: Nassau County School Board C/O Brenda Ezell, Pa, Gum Street + Citrona Drive** – Ms. Gibson explained that the applicant is requesting abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half. Ms. Gibson stated that the Land Development Code requires 2 points of ingress and egress whether this is for public or private roads to serve as access to the property as a subdivision. She also commented that this project would be presented to the Planning Advisory Board through a preliminary plat and to the Technical Review Committee for engineering and compliance with the City's Land Development code.

Brandie Ezell, representative for the Nassau County School Board explains that the School Board is attempting to sell the property and is requesting this ROW to be closed as it was never platted, opened or constructed. Ms. Ezell also comments that based on the review of all access points, all property owners would have alternate access and that requirements from the developer to provide necessary accesses

according to the Land Development Code would be met and that vacation of this ROW would not impair access since this segment of Gum Street was never used or required to provide access.

Member Ross asks why Nassau County did not offer the City of Fernandina Beach the possibility to make this segment an extension of the greenway. Ms. Ezell had no insight about this question. Member Ross also asks about section 70-40 Vacation of public Right of Way and the ordinance that controls this in Section 4, "... the proposed vacation is not detrimental to the public interest". Member Ross commented that this would be detrimental to the public since it is cutting off one more access to the greenway to the public and positive benefit to the City of Fernandina Beach. Ms. Ezell answered that it is the opinion that this right of way was never used to access greenway since it has other means of access. In addition, taxable revenue benefits to the City would also be created.

Member Ross asked to define "public interest". City Attorney Bach explained that this is a discretionary definition.

Public hearing was opened.

Philip Chapman, 2120 Florida Avenue, commented on the impact of this development and the already heavy traffic on Citrona Avenue and that the benefit would be to the Nassau County School Board not to the City of Fernandina.

Anna Occhuizzo, 1585 Canopy Drive, also agreed that this development would increase the traffic. She also added that chances that a change of density could be presented. She also commented that if the City of Fernandina Beach decides to go ahead with this approval maybe an exchange of property could also take place to expand on the greenway. City Attorney Bach explained that this would be an acceptable condition and that the City Commission could review this recommendation.

Christine Mazzucco, 2111 Oak Bluff Court, also agreed that we shouldn't just give the land away without anything in return.

Marlene Chapman, 2120 Florida Avenue, commented that there are people using the pathway located closer to Atlantic, south of the Beech Street access and that to just give the land up is ridiculous.

Motion by Member Occhuizzo to close the public hearing was presented; all voted in favor.

Board members discussed the impact of the flood plain within this property and the possibility to exchange some lower land area to expand the greenway and save trees. Member Beal asked City Attorney Bach to explain the ownership of right of ways. Ms. Bach explained that right of ways are platted and that this particular right of way was given to the City by the Spanish Land Grant and Rail Road Grant and that according to the Court benefiting from right of ways is not appropriate, but putting conditions is acceptable. Member Beal commented that it would behoove the developer to offer some kind of incentive to the vacation of this right of way. Board Members discussed possible increase in density and conditions. Ms. Gibson reiterated that the potential owner will have to present a preliminary and final plat to this Board and that at this point there are no changes of zoning planned at this time.

A motion was made by Member Ross, seconded by Member Occhuizzo, to deny PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, is not sufficiently compliant with the Comprehensive Plan and Land Development Code and City Ordinance 70-40, Section 4 to be

approved at this time. With conditional comment offered that if the City Commission moves to approve case PAB 2016-24, the City Commission would consider a land swap of some kind to benefit the public. Vote upon passage of the motion was taken by ayes and nays being all ayes, carried.

6. Board Business – Member Ross asked Ms. Gibson about the status of the Port Recommendation regarding the Comprehensive Plan and if the recommendation had been mailed to their representatives. Ms. Gibson will verify if this document has been sent. Member Ross asked what is next regarding the process and proposed that the Planning Advisory Board Chairman write a letter asking for their comments within a set time frame. Further discussion ensued with input from City Attorney Bach. The Planning Advisory Board Chairman will work with Ms. Gibson to draft this letter.

Member Ross asked City Attorney Bach about the process of permitting that allows filling of wetlands by St. Johns Water Management, its jurisdiction and the City of Fernandina Beach ordinance regarding the same action. City Attorney Bach and Ms. Gibson addressed and explained the ordinance. Member Ross also had questions about the impact of the annexation and possible dual jurisdiction. City Attorney Bach explained the City's position and its permitting process.

Member Ross asked that Chairman Bennett attend the next Commission Meeting and asked the Commission on behalf of the other PAB board members why the current PAB Board is being replaced. Chair Bennett mentioned that it wasn't clear which member would be replaced. City Attorney Bach added that she was aware of the new summary report and recommendations for the new Board members except for one, the last one being recommended by Commissioner Miller who has just been re-elected to the Commission. The new recommended members are Mark Bennett (appointed by Commissioner Kreger), David Beal (appointed by Commissioner Smith), Judith Lane (appointed by Commissioner Poynter), and Benjamin Morrison (Commissioner Lentz). She also mentioned that the Board is being reconstituted from 7 to 5 members with alternates being encouraged to apply.

7. Staff Report

8. Comments by the public – There were no comments from the public at this time.

9. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 6:22 pm.

Secretary

Mark Bennett, Chair

August 2, 2017
Newsweek Edition



**NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, August 15, 2017, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2016-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday, (904) 310-3115.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Ordinance
Right-of-Way Vacation - Portion of Gum Street

2016-40

ITEM TYPE: Ordinances (w/ fiscal impact)

REQUESTED ACTION: Enact Ordinance 2016-40 at Second Reading.

SYNOPSIS: The Nassau County School Board seeks to vacate a portion of the public right-of-way described as a portion of Gum Street located between Citrona Drive and the Egans Creek Greenway.

The Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way. Notice of public hearing on such application was published in the News-Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on October 26, 2016.

The City Commission tabled this Ordinance at first reading on December 6, 2016. The Commission voted to remove this Ordinance from the table on July 5, 2017, for consideration at its July 18, 2017 meeting. The developer that has a purchase and sale contract with the Nassau County School Board has agreed to include conditions to the vacation of right-of-way that include FDOT transferring 2 parcels on the Greenway to the City or developer granting access through the plat to the FDOT parcels, donating \$115,000 to the City for land conservation and transferring all wetlands on the affected property to the City for conservation purposes. This Ordinance was approved by the City Commission on First Reading at its Regular Meeting on July 18, 2017.

FISCAL IMPACT: To be determined based upon proposed design concept.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission enact proposed Ordinance 2016-40 at Second Reading.

Tammi E. Bach, City Attorney	08/08/2017
Marshall McCrary, Community Development Director	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017

Date: July 20, 2017

Submitted By: Cathy Sabattini, Administrative Coordinator

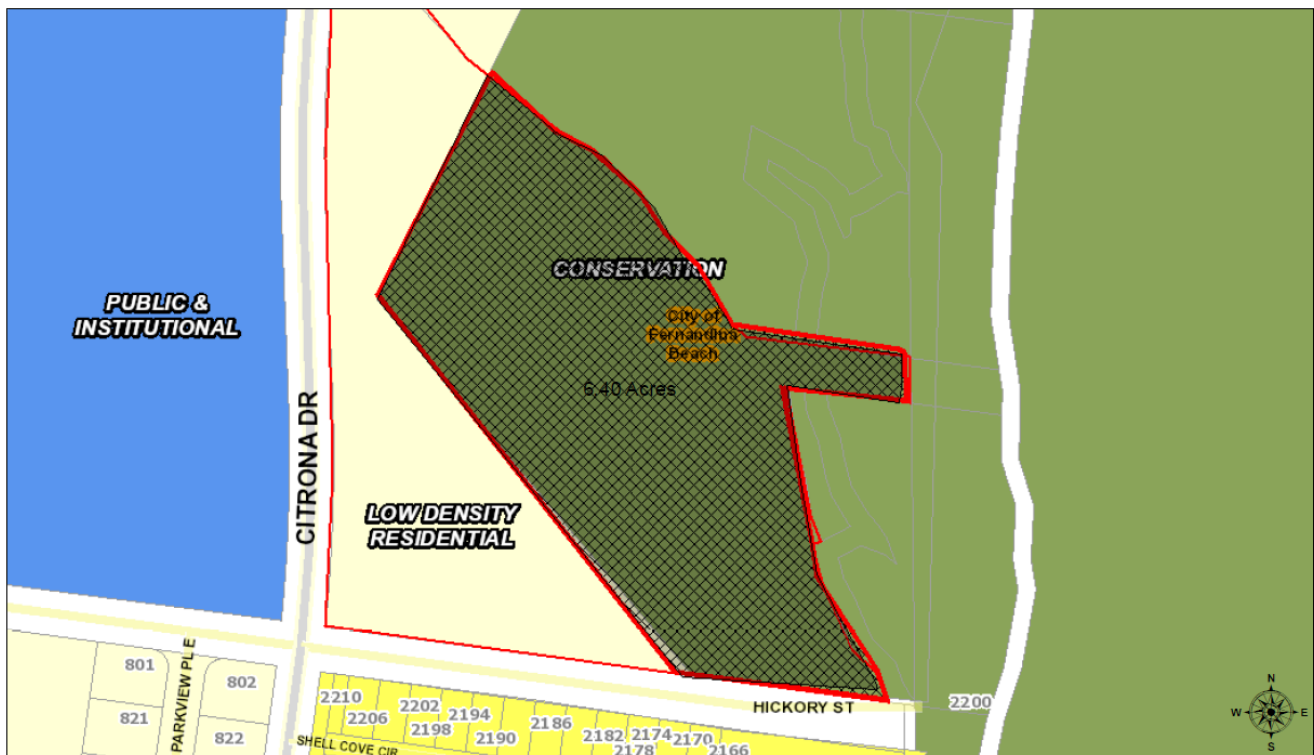
COMMISSION ACTION: Enact

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, March 19, 2019 at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2019-08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S FUTURE LAND USE MAP FROM CONSERVATION (CON) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL (LDR) FOR PROPERTY TOTALING APPROXIMATELY 6.40 ACRES OF LAND LOCATED ON CITRONA DRIVE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications with description by metes and bounds and the ordinance can be obtained in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 310-3115.

Note:

Please run as a DISPLAY in the March 6, 2019 edition of the News Leader.

Please send proof of publication to:

*City Clerk's Office
City Hall, 204 Ash Street
Fernandina Beach, FL 32034
904-310-3115*

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2019-57
Final Plat Approval - Amelia Bluff

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2019-57

SYNOPSIS: Approval of a Final Plat is requested for a 30-dwelling unit subdivision on 11.71 acres of Low Density Residential (R-1) land. The subject property is located on Citrona Drive between Hickory Street and Fir Street and identified as "Amelia Bluff."

In 2017, the City vacated a portion of unopened right-of-way (Ordinance 2017-25) known as, "Gum Street", which ran through the mid- section of the site. The City and property owner entered into a Memorandum of Understanding (MOU) (Resolution 2017-123) which stipulated certain criteria be met as part of any land development approvals. The wetlands portion of the property totaling 3.63 acres of land was transferred to the City of Fernandina through a quit claim deed on March 20, 2018 (Resolution 2018-39). Access to the abutting properties under ownership of the Florida Department of Transportation and located on the eastern edge of the property was established through the creation of a public right-of-way under Resolution 2018-40 on March 20, 2018. The City Commission approved the Amelia Bluff preliminary plat through Resolution 2018-64 on May 1, 2018. Site work commenced in May and infrastructure improvements have been installed. The City will inspect the roadways and infrastructure improvements and the required maintenance bonds will be received at the time a final plat receives signatures from City officials.

The preliminary and final plats have been reviewed by the City's Technical Review Committee (TRC) and received a compliance letter. The applicant has fulfilled the requirements of the MOU and requests approval of the subdivision as designed to meet or exceed standards of the Low Density Residential land use category (*as pending approval under PAB Case 2019-01*) and R-1 zoning district and applicable LDC policies. Receipt of payment for the future purchase of conservation lands will be forthcoming at the time the final plat is approved.

FISCAL IMPACT: None

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2019-57.

Kelly Gibson, AICP, Planning Director	4/2/2019
Nicole Bednar, Administrative Services Manager	4/4/2019
Dale Martin, City Manager	4/5/2019
Tammi E. Bach, City Attorney	4/5/2019
Katie Newton, Legal Assistant	4/8/2019

Date: March 20, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

RESOLUTION 2019-57

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING FINAL PLAT, PAB CASE 2018-26 TITLED "AMELIA BLUFF"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Amelia Bluff, LLC has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a final plat titled, "Amelia Bluff"; and

WHEREAS, the Amelia Bluff subdivision includes the creation of thirty lots for single family home sites; and

WHEREAS, the Technical Review Committee has reviewed the preliminary and final plat under SPR 2017-09 and is pending a local development order; and

WHEREAS, staff has reviewed the applicant's request for a preliminary plat and found the request to be compliant with the City's Comprehensive Plan, Land Development Code and Resolution 2017-123 Memorandum of Understanding; and

WHEREAS, on January 9, 2019, the Planning Advisory Board reviewed the final plat and issued a recommendation of approval by a vote of 5-0, subject to the approval of the Future Land Use Map Assignment of Low Density Residential to the property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The plat titled "Amelia Bluff," is hereby accepted and approved as a final plat.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 16th day of April, 2019.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney



STAFF REPORT
PAB 2018- 26 (Final Plat)
Planning Advisory Board Hearing
November 14, 2018 (January 15, 2019)
***CC Meeting March 19, 2019**

APPLICATION FOR FINAL PLAT
AMELIA BLUFF SUBDIVISION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Amelia Bluff, LLC				
AGENT:	Gillette and Associates				
REQUESTED ACTION:	30 detached single-family homes				
LOCATION:	Citrona Drive				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Conservation (CON) – Pending PAB Application 2019-01 to Low Density Residential				
EXISTING USES ON SITE:	vacant				
PROPERTY SIZE:	11.71 Acres (As of 3/20/18 -COFB Resolution 2018-39)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision (Ord.15-23)	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Approval of a Final Plat is requested for a 30-dwelling unit subdivision on 11.71 acres of Low Density Residential (R-1) land. The subject property is located on Citrona Drive between Hickory Street and Fir Street and identified as "Amelia Bluff." The developed density of the site is proposed to be 2.56 dwelling units per acre. Existing uses surrounding the property are described in the preceding section. Two points of ingress and egress will be located on Citrona Drive, pending approval of Nassau County for roadway access.

In 2017, the City vacated a portion of unopened right-of-way (Ordinance 2017-25) known as, "Gum Street", which ran through the mid- section of the site. The City and property owner entered into a Memorandum of Understanding (MOU) (Resolution 2017-123) which stipulated certain criteria be met as part of any land development approvals. The wetlands portion of the property totaling 3.63 acres of land was transferred to the City of Fernandina through a quit claim deed on March 20, 2018 (Resolution 2018-39). Access to the abutting properties under ownership of the Florida Department of Transportation and located on the eastern edge of the property was established through the creation of a public right-of-way under Resolution 2018-40 on March 20, 2018. The City Commission approved the Amelia Bluff preliminary plat through Resolution 2018-64 on May 1, 2018. Site work commenced in May and infrastructure improvements have been installed. The City will inspect the roadways and infrastructure improvements and the required maintenance bonds will be received at the time a final plat receives signatures from City officials.



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The preliminary and final plats have been reviewed by the City's Technical Review Committee (TRC) and received a compliance letter. The applicant has fulfilled the requirements of the MOU and requests approval of the subdivision as designed to meet or exceed standards of the Low Density Residential land use category (as pending approval under PAB Case 2019-01) and R-1 zoning district and applicable LDC policies. Receipt of payment for the future purchase of conservation lands will be forthcoming at the time the final plat is approved.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.02.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City's ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City's TRC review process also confirms and documents service capabilities. The City can serve this property as proposed and meet or exceed all required levels of service for each facility or service area.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

- a. Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The subdivision will be accessed from existing and improved rights-of-way under maintenance obligation by Nassau County.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management	See Policy 4.02.01



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Facilities

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

Policy 4.01.02. All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

Five public facilities have adopted levels of service under the City's Comprehensive Plan: Transportation, Water, Sewer, Drainage, and Solid Waste. The applicant's request for final plat approval complies with the established Future Land Use Map category of Low Density Residential (LDR) and R-1 (Low Density Residential) zoning district with a proposed developed density of 2.56 dwelling units per acre. The LDR land use category allows for up to four (4) dwelling units per acre, the potential of the site could have resulted in a maximum of 34 dwelling units. The Amelia Bluff final plat is requesting approval for 30 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 30 dwelling units, Staff estimates that approximately 287 Average Daily Trips (ADT) are generated by the proposed development; resulting in 30 p.m. peak hour trips. Traffic impacts would primarily be handled on State and Nassau County maintained roadways. Standard ITE rates and methodology for vehicular transportation impacts will not provide analysis beyond the rates described without additional traffic modeling. The City's existing ordinance does not require additional analysis to be performed. However, the impact associated with 30 new homes and the existing daily traffic pattern with the neighboring Fernandina Beach Middle School and High School cannot be ignored.

Staff has requested that the site engineer to work with Nassau County to develop crosswalks for pedestrian and bicycle access to provide safe movement across Citrona Drive. Congestion along Citrona Drive historically exists in keeping with the schools' daily schedule for student drop off and pick up. Staff has witnessed bicycle and pedestrian conflicts within this area during the morning and afternoon hours as students living nearby typically walk or bike to school. The existing sidewalk fronting the schools is in poor condition and expansion of sidewalks to an 8- 10-foot multi-use path should be considered and budgeted to avoid continued mode conflicts. County and City planning staff are examining options for improvements within this corridor through use of Transportation Alternative Project (TAP) federal funds as allocated through the North Florida Transportation Planning Organization (TPO).



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Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This is similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 14,350 gallons of water per day (41 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 24,150 gallons of wastewater per day (30 units x 2.3 x 350 gallons per ERC per day). The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations are made in conjunction with TRC site plan review and necessary improvements will be required to be demonstrated on engineering plan sets.

As for solid waste and drainage, the City currently has contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**



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3. **The proposed name of the subdivision.**
4. **Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
5. **All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
6. **Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
7. **Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
8. **Location of the nearest available public water supply and wastewater disposal system.**
9. **A topographic survey, soils report, grading plan, and an erosion control plan.**
10. **Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
11. **A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
12. **A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**
13. **A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**

The applicant has complied with the subdivision requirements for review of the final plat request. Additionally, the final plat is consistent with LDC section 4.04.00 minimum subdivision requirements. The Preliminary Plat has been reviewed for technical completeness by the City's TRC and a compliance letter was issued on June 4, 2018. No adjustments to the lot configuration has been requested between the time of preliminary and final plat application requests. Requirements associated with infrastructure improvements and landscape compliance are addressed in the applicant's site plan and engineering documents as provided as part of the preliminary plat review and attached as back up to this request.

CONCLUSION:

Staff finds the applicant's requested action to be consistent with applicable policies of the City's Comprehensive Plan, Land Development Code, and the requirements contained in the MOU (Resolution 2017-123) and recommends approval. The owner and engineer have worked closely with staff to design with nature in mind in an effort to preserve the tree canopy and surrounding native vegetation and to reduce fill and grade activities associated with infrastructure installation by working the natural topography. Although not part of any City requirements, Staff hopes that the developer will continue to work with Nassau County engineering office to ensure safe crosswalks are installed and inspections completed.

The City Commission voted to approve Ordinance 2019-08 at first reading on February 19, 2019. Final plat approval is required in order to subdivide the property into the individual homesites. The applicant's request and subsequent issuance of an approved resolution to convey lots will fulfil LDC requirements.



STAFF REPORT
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Submitted by:

Kelly N. Gibson, AICP
Director of Planning and Conservation

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: _____

BOARD MEETING DATE: _____

**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATIONOwner Name: Amelia Bluff, LLCMailing Address: 4339 Roosevelt Blvd, Jax, FL 32210Telephone: 904-545-10590 Fax: n/aEmail: wheardjr@comcast.netAgent Name: Gillette & Associates, Inc.Mailing Address: 20 South 4th St, Fernandina Bch, FL 32034Telephone: 904-261-8819 Fax: n/aEmail: nick@gilletteassociates.com**PROPERTY INFORMATION**Street Address: Citrona Drive & Hickory StreetParcel Identification Number(s): 00-00-31-1180-0017-0000Lot Number: 17, 18, 19 Block Number: _____ Subdivision: _____Section: 26 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 30

Less than One (1) acre Sq. Footage: — One (1) Acre or Greater: 15.34

Existing Zoning Classification: R-1

Existing Future Land Use Classification: LDR

Previous Planning/Zoning Approvals: TRC 2017-09

Description of Request:

Final Subdivision plat for
Amelia Bluff

SIGNATURE/NOTARY

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

10/18/18 [Signature]
Date Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 18th day of October, 2018

[Signature]
Notary Public: Signature

Tamra Krueger
Printed Name

11/21/21
My Commission Expires

Personally Known ✓ OR Produced Identification ID Produced:



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE AMELIA BLUFF, LLC
(print name of property owner(s))

hereby authorize: Gillette ? Associates, Inc.
(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.

William R Howell, II
(Signature of owner) MANAGER

(Signature of owner)

William R Howell, II
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF DUVAL MASSAU

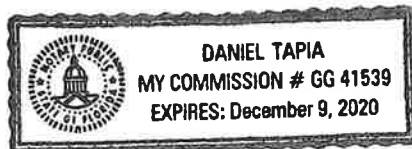
Subscribed and sworn to before me this 24TH day of SEPTEMBER, 2018.

[Signature]
Notary Public Signature

DANIEL TAPIA
Printed Name

DEC-9, 2020
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DRIVER'S LIC.





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE AMELIA BLUFF, LLC
(print name of property owner(s))
hereby authorize: Gillette & Associates Inc
(print name of agent)
to represent me/us in processing an application for: Final Plat
(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.

William R Howell, II
(Signature of owner) MANAGER

(Signature of owner)

William R Howell, II
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF DUVAL SS

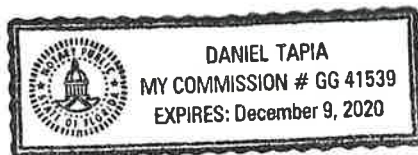
Subscribed and sworn to before me this 24TH day of SEPTEMBER, 2018.

[Signature]
Notary Public: Signature

DANIEL TAPIA
Printed Name

DEC-9, 2020
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL-DRIVER'S LIC.



ENGINEERING PLANS

FOR

AMELIA BLUFF

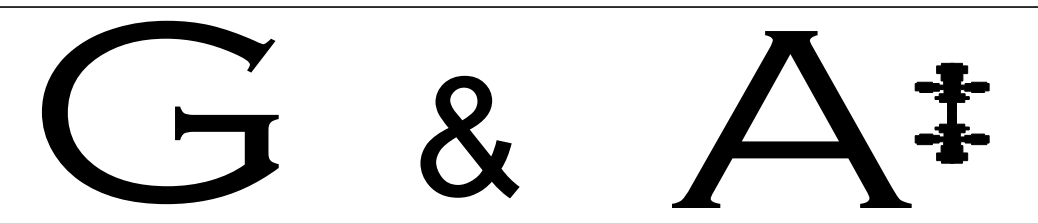
FOR

AMELIA BLUFF LLC

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: (904) 261-8819



Issue Date:
November 6, 2017
Revision Date:
March 9, 2018

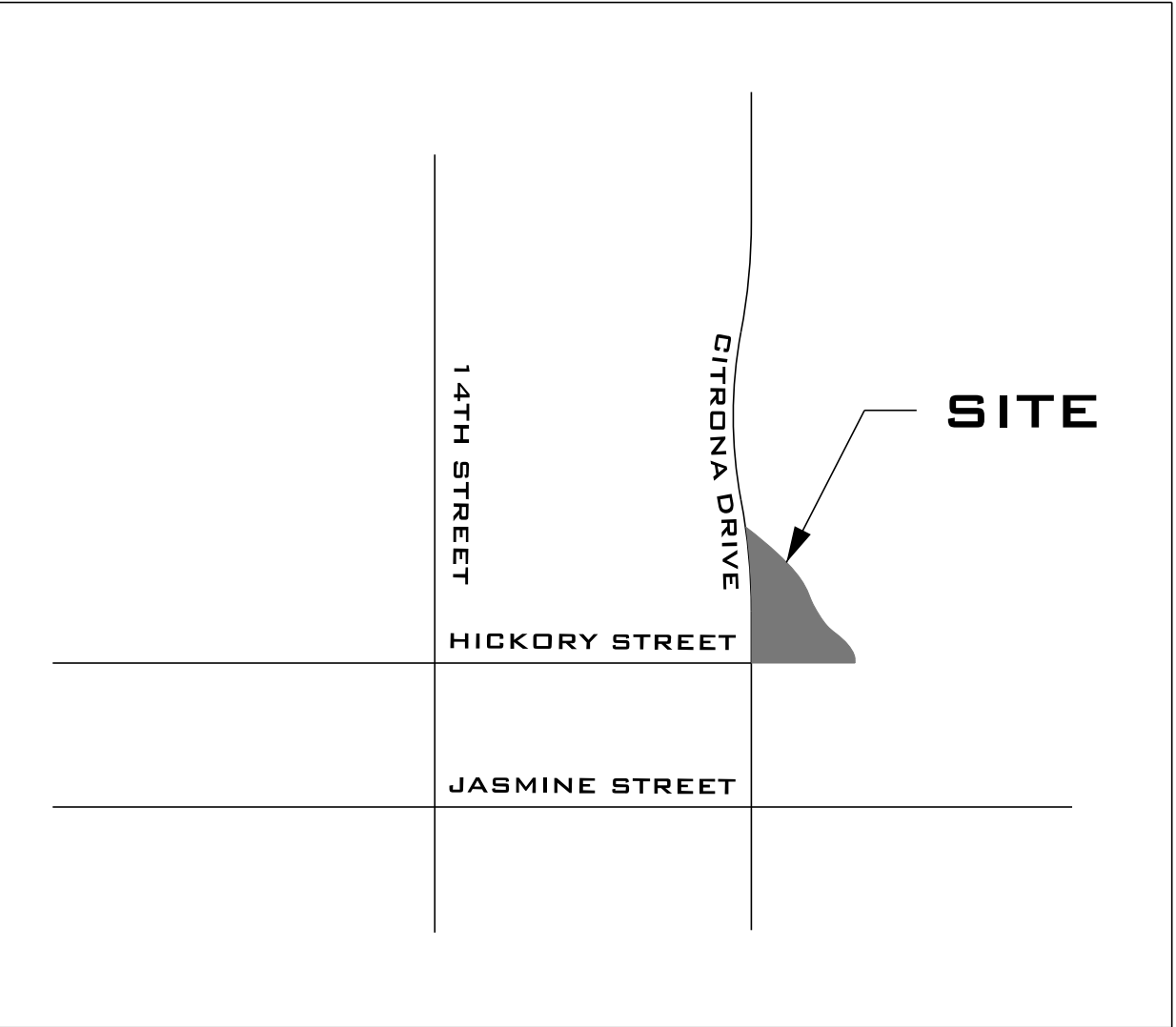
AMELIA BLUFF
FOR
AMELIA BLUFF LLC

RELEASED FOR CONSTRUCTION BY

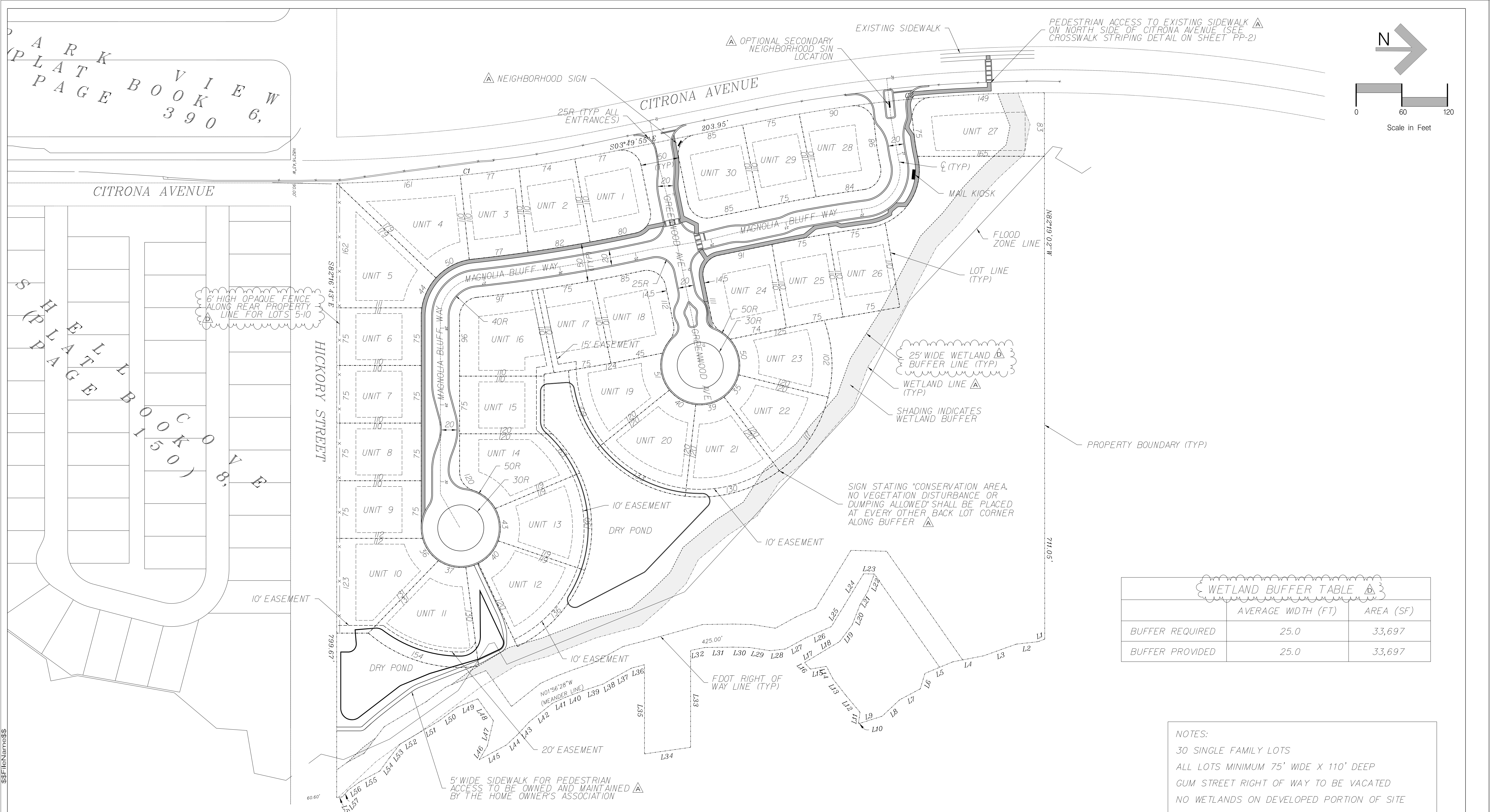
PERMITTING AGENCIES
CITY OF FERNANDINA BEACH: 904-310-3421
FDEP: 904-256-1700
SJRWMD: 904-730-6270

G&A Project
No.:17-10.27

SITE LOCATION MAP



GENERAL NOTES										INDEX											
SITE / GEOMETRY										WATER NOTES										SHEET	DESCRIPTION
1.ALL WORK SHALL BE PERFORMED IN A SAFE MANNER,ALL SAFETY RULES AND GUIDELINES OF O.S.H.A SHALL BE FOLLOWED.THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES,AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT.ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A,REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE, PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS,EITHER SURFACE OR SUBSURFACE,WHICH MAY AFFECT THE WORK TO BE PERFORMED,AND THE EQUIPMENT,LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION,AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3.ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4.ELEVATIONS ARE BASED ON NATIONA GEODETIC VERTICAL DATUM OF 1988. 5.TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY:MANZIE & DRAKE (904-491-5700) 6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING,RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7.THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY,COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8.THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE.THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS,IN THE EVENT OF ANY CONFLICT WHATSOEVER,THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD,AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9."AS-BUILT" DRAWINGS -AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION,FIELD LOCATIONS,CERTIFICATION,AND SUBMITTAL OF AS-BUILT DRAWINGS. 10."AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR.RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11.THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS,IF A MONUMENT IS DISTURBED,THE CONTRACTOR SHALL CONTACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12.ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13.ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14.ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15.THE LOCATION OF ALL EXISTING UTILITIES,STRUCTURES,AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED.THE LOCATIONS ARE APPROXIMATE.THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION,IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS,THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY.THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION.THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS.PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS,AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS,FOR REVIEW AND APPROVAL,PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A.UNSUITABLE MATERIALS UNDER WATER,SEWER,OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B.ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS										18.ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP),IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHNS RIVER WATER MANAGEMENT DISTRICT. 20.WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD.THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION,20 FOOT LENGTHS OF C900 (DR18)WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS.THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21.WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE,A 20 FOOT SECTION OF C900 (DR18)WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING.THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION.THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22.NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23.BLANK 24.TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS.TRACER WIRE SHALL BE A MINIMUM OF 14 GAUGE SOLID COPPER WIRE,COATED,AND SUITABLE FOR BURIAL.WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25.ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS,ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26.ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27.GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28.SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS,THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. 30.THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE.EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS,REVEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31.ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32.MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 33.ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34.IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT,THE CITY OF FERNANDINA BEACH STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM THE CITY OF FERNANDINA BEACH. 35.BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36.NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37.STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS,WHERE PAVEMENT SPLITS. THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38.ALL CONSTRUCTION,MATERIAL,AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS.										1	COVER SHEET
										2	INDEX SHEET										
3	PREDEVELOPMENT/DEMOLITION PLAN																				
		4	LOT LAYOUT PLAN																		
5	POST-DEVELOPMENT DRAINAGE PLAN																				
		6	LOT GRADING PLAN																		
7	PLAN AND PROFILE SHEET KEY																				
		8-11	PLAN AND PROFILE SHEETS																		
12	TREE RETENTION/REMOVAL PLAN																				
		13	MISCELLANEOUS DETAILS																		
14	WATER DETAILS																				
		15	SEWER DETAILS																		
FIRE NOTES	1.WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,COMPLETED,AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.(NFPA 1,16.4.3.1,2009 EDITION)																				
		2.CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT,WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT.(NFPA 1,16.3.4.1,2009)																			
3.NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																					
	SEWER NOTES										1	THE CONTRACTOR SHALL PROVIDE,TO THE ENGINEER OF RECORD ,A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE,THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.									
2.SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS.DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.																					
3.GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE										4	ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.										
5.A SEPARATE SEWER SERVICE 16" MINJ SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED,AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.																					
6.GRAVITY SEWER TO BE GREEN IN COLOR										7	NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY,EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.										
8.FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWAGE IN THE HOUSE OR BUILDING.																					
9.FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM.THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 41 STANDARD FOR HYDROSTATIC TESTING.PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTILITY COMPANY REPRESENTATIVE.										10	ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM).GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DR18. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.										
11.WHEN A PROPERTY LINE CAN NOT BE DEFINED,THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.																					
12.(NOTE): DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING										13	ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT										
14.SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.																					
15.THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.										16	IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS,LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM,TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING,TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER,NO LEAKAGE ALLOWED IN SYSTEM.										
17.RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN																					
18. ALL FORCE MAIN TO BE PVC (DR-18)										17	ALL PERMITTING AGENCIES										
LEGEND										1	PROPOSED SPOT ELEVATION										
EXISTING VALVE																					
EXISTING WATER LINE										2	DRAINAGE STRUCTURE										
EXISTING SANITARY SEWER																					
EXISTING FIRE HYDRANT										3	PIPE										
PROPOSED SANITARY SEWER																					
PROPOSED WATER LINE										4	PROPOSED CONTOUR										
PROPOSED FIRE HYDRANT																					
EXISTING EDGE OF PAVEMENT										5	PROPOSED EDGE OF PAVEMENT										
EXISTING PROPERTY LINE																					
EXISTING CONTOUR										6	PROPOSED PROPERTY LINE										
										7	PROPOSED R.O.W. LINE										
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WETLAND BUFFER TABLE		
	AVERAGE WIDTH (FT)	AREA (SF)
BUFFER REQUIRED	25.0	33,697
BUFFER PROVIDED	25.0	33,697

NOTES:
30 SINGLE FAMILY LOTS
ALL LOTS MINIMUM 75' WIDE X 110' DEEP
GUM STREET RIGHT OF WAY TO BE VACATED
NO WETLANDS ON DEVELOPED PORTION OF SITE

K

J

I

H

G

F

E

D

C

B

A

No.

By

Date

Revision

Scale: 1" = 60'

Project Mgr: NG

Designed by: NG

Drawn by: BM

QAQC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A⁺

GILLETTE & ASSOCIATES, INC.

20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

LOT LAYOUT PLAN

Registered Professional

SHEET NO.
LLP-1

4 of 15

Issue Date
March 9, 2018

Project No.
17-10.27



NOTE:
ALL FINISHED FLOOR ELEVATIONS LISTED
ARE FOR THE LOWEST FLOOR OF THE
STRUCTURE. THIS MAY INCLUDE THE
GARAGE IF IT IS ENCLOSED.
* SEE SHEET DT-1 FOR DETAILS FOR
STRUCTURES S-DROP 1 & S-DROP 2

STRUCTURE TABLE 						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	CURB INLET	12.68	9.08	—	—	—
S-2	CURB INLET	12.68	—	9.04	9.04	—
S-3	MANHOLE	11.82	9.09	—	—	8.59
S-4	CURB INLET	11.67	—	8.01	6.51	—
S-5	TYPE C INLET	10.00	—	—	—	6.46
S-6	CURB INLET	18.09	14.74	—	—	—
S-7	CURB INLET	18.09	—	14.69	12.44	—
S-8	CURB INLET	15.26	11.89	11.64	—	—
S-9	CURB INLET	15.26	11.54	11.04	—	11.53
S-10	MANHOLE	13.84	10.87	—	8.12	—
S-11	TYPE C INLET	11.50	—	—	—	7.97
S-12	CURB INLET	15.26	—	11.91	—	—
S-13	CURB INLET	15.26	11.84	—	11.59	—
S-14	MES	—	—	—	—	—
S-15	MES	—	—	—	—	—
S-DROP 1	DROP STR	11.83	—	—	8.50	—
S-OUT 1	MES	—	—	—	—	4.00
S-DROP 2	DROP STR	13.85	—	—	10.50	—
S-OUT 2	MES	—	—	—	—	7.00

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	18"	27'	RCP
P-2	S-2	S-3	18"	307'	RCP
P-3	S-3	S-4	18"	54'	RCP
P-4	S-4	S-5	36"	87'	HDPE
P-6	S-6	S-7	27"	27'	RCP
P-7	S-7	S-8	15"	292'	RCP
P-8	S-8	S-9	18"	68'	RCP
P-9	S-9	S-10	24"	172'	RCP
P-10	S-10	S-11	24"	151'	RCP
P-12	S-12	S-13	15"	40'	RCP
P-13	S-13	S-14	15"	30'	RCP
P-14	POND 1	POND 2	12"	118'	HDPE
P-DROP 1	S-DROP 1	S-OUT 1	15"	52'	HDPE
P-DROP 2	S-DROP 2	S-OUT 2	15"	30'	HDPE

\$\$\$Time\$\$\$
\$\$\$FileNames\$\$\$
K
J
I
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D
C
B
A
No

No	By	Date	Revision
D	NG	3/9/18	REVISED PER COFB COMMENTS
C	NG	2/22/18	REVISED ROADWAY ORIENTATION
B	BM	1/16/18	REVISED PER COFB COMMENTS
A	BM	12/18/17	REVISED PER SJRWMD/COFB COMMENTS
Scale: 1" = 60'			
Project Mgr: NG			
Designed by: NG			
Drawn by: BM			
QA/QC: AG			
Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034			
Certificate of Authorization No. 9332			
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			

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20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

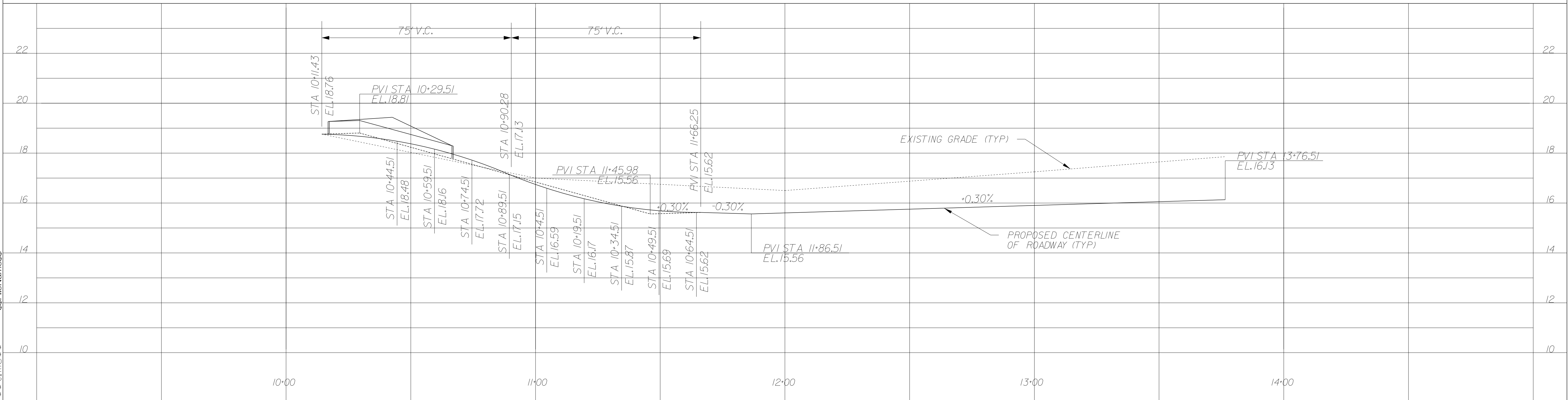
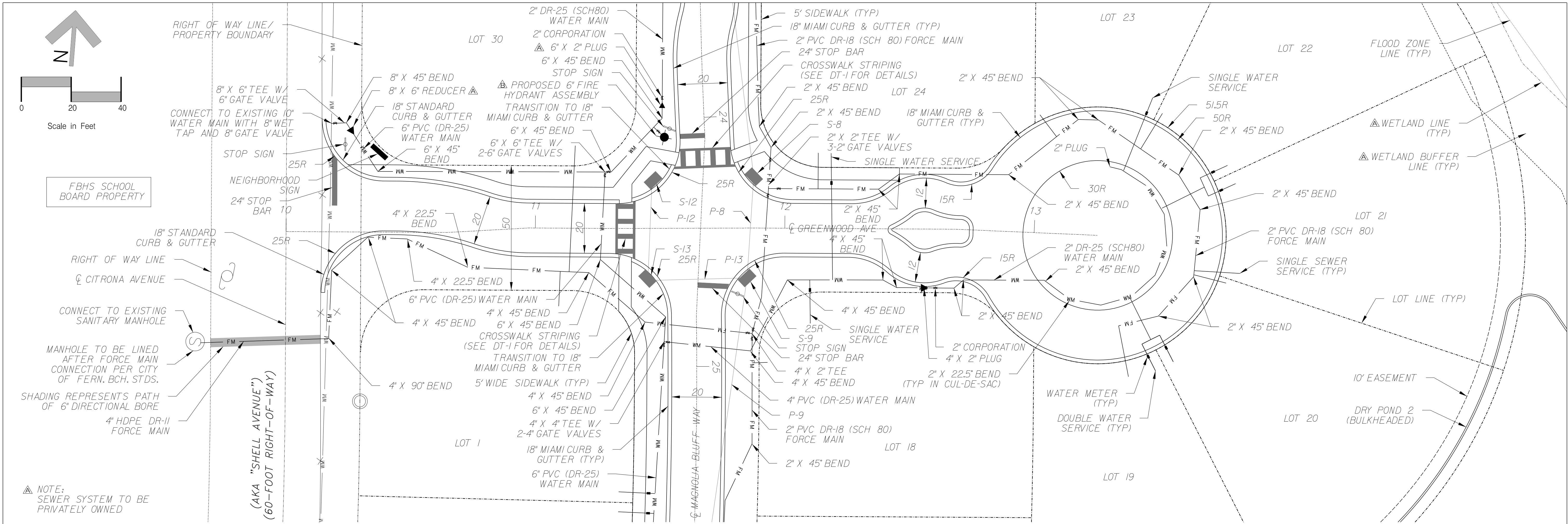
AMELIA BLUFF

AMELIA BLUFF LLC

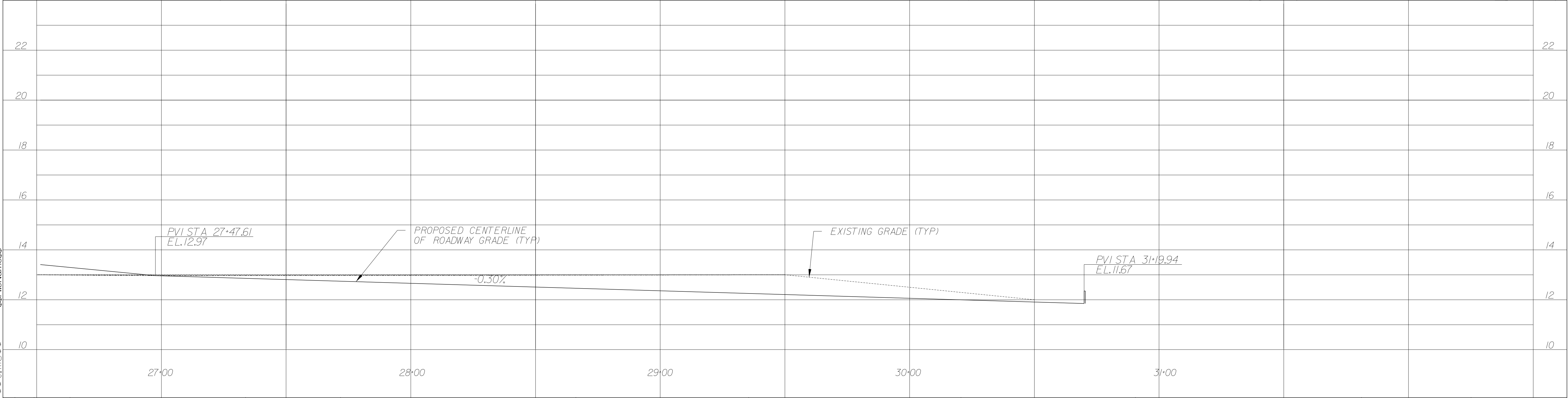
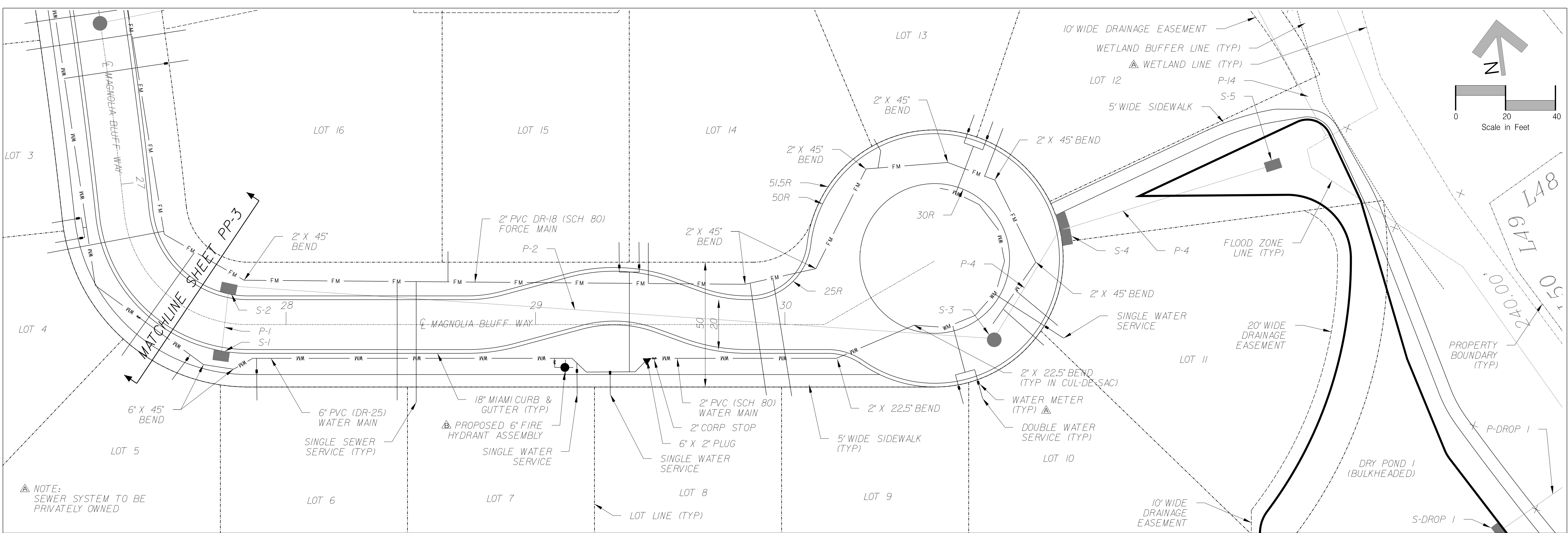
POST-DEVELOPMENT
DRAINAGE PLAN

Registered Professional

SHEET NO.
DR-1
5 of 15
Issue Date
March 9, 2018
Project No.
17-10.27



K L J I H G F E D C B A			No.			By			Date			Revision			Scale:			Project Mgr: NG			Designed by: NG			Drawn by: BM			QAQC: AG			Certificate of Authorization No. 9332			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			G & A ⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819			AMELIA BLUFF			AMELIA BLUFF LLC			GREENWOOD AVE PLAN AND PROFILE			Registered Professional			SHEET NO. PP-1 8 of 15 Issue Date March 9, 2018 Project No. 17-10-27		
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K J I H G F E D C B A	NG	3918	REVISED PER COFB COMMENTS
	NG	22218	REVISED ROADWAY ORIENTATION
	BM	11618	REVISED PER COFB COMMENTS
	BM	121817	REVISED PER SJRWMDCOFB COMMENTS
	No.	By	Date
Scale: 1" = 20'			
Project Mgr: NG			
Designed by: NG			
Drawn by: BM			
QA/QC: AG			
Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034			
Certificate of Authorization No. 9332			
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"			
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AMELIA BLUFF			
AMELIA BLUFF LLC			
MAGNOLIA WAY PLAN AND PROFILE			
Registered Professional			
SHEET NO. PP-4 11 of 15 Issue Date March 9, 2018 Project No. 17-10.27			



LEGEND

- TREE PROTECTION BARRICADE
- INDICATES TREE TO BE RETAINED
- INDICATES TREE TO BE REMOVED
- INDICATES PROPOSED STREETLIGHT (8)

NOTE TO CONTRACTOR :

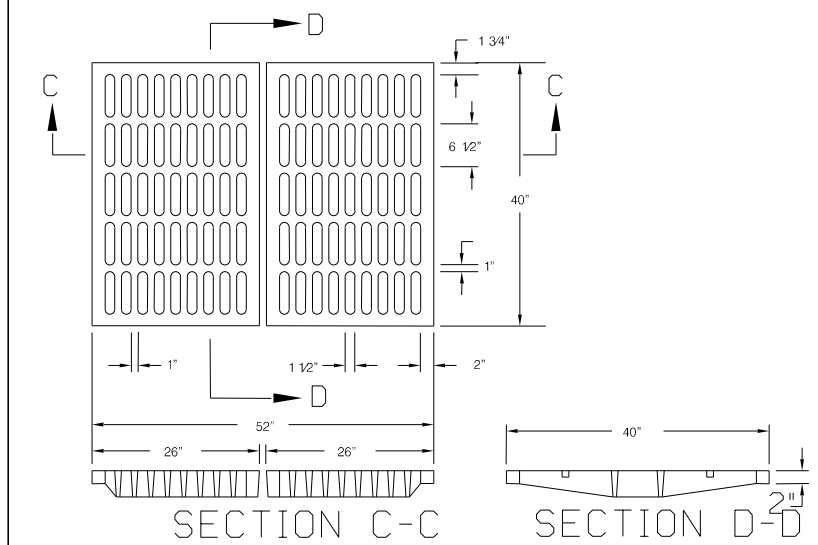
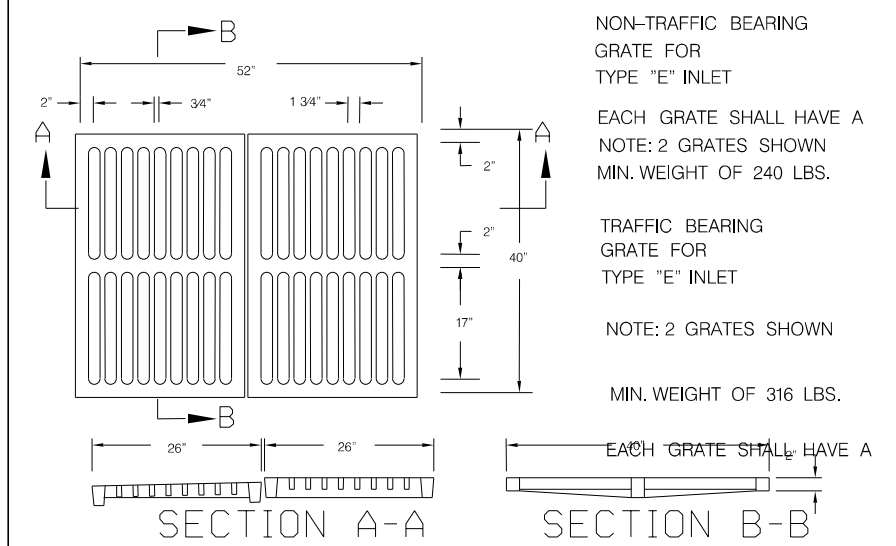
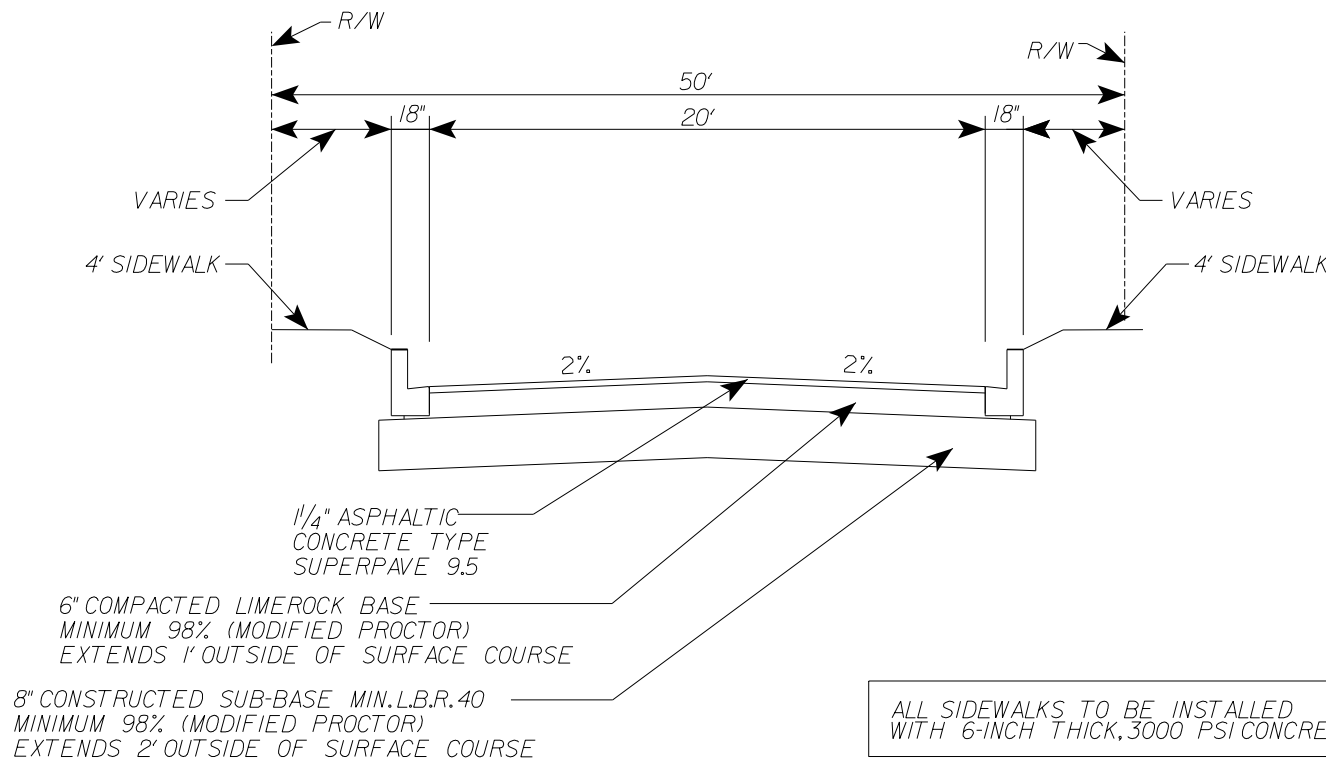
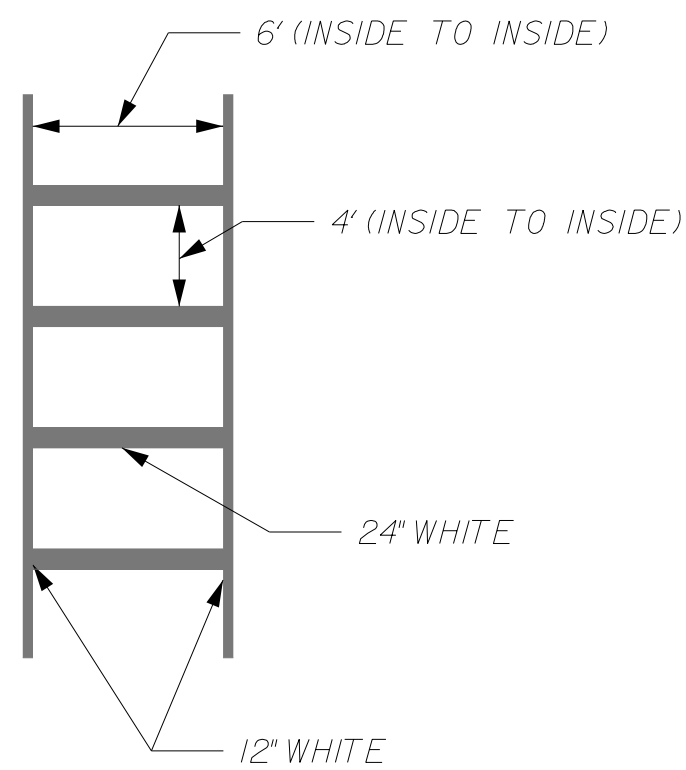
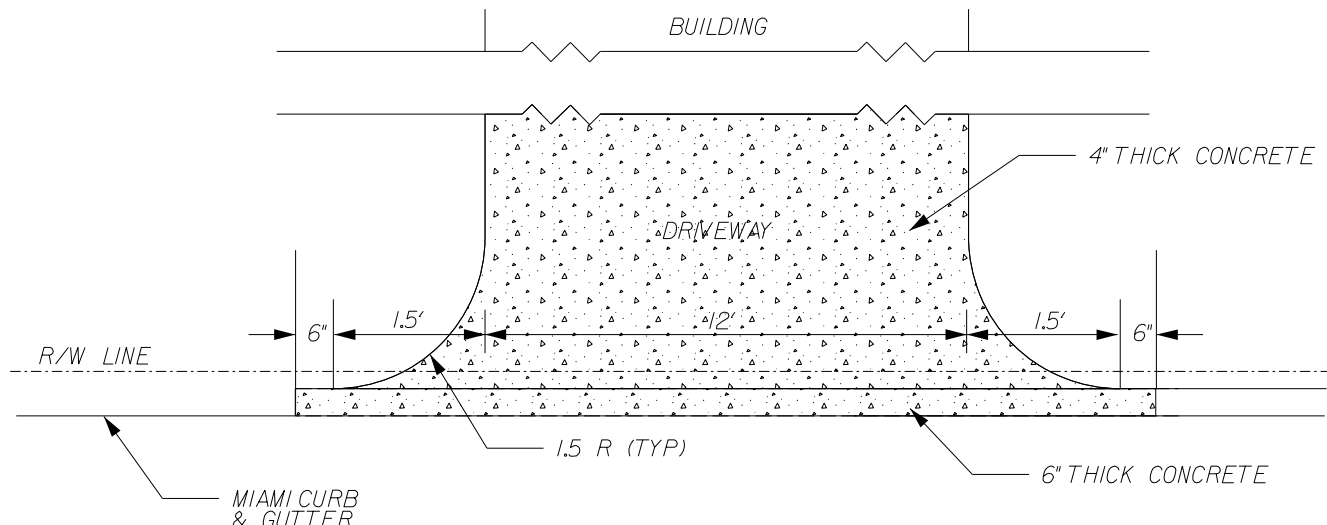
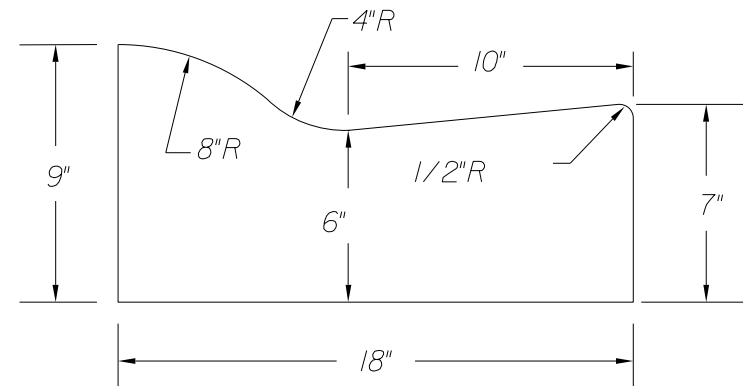
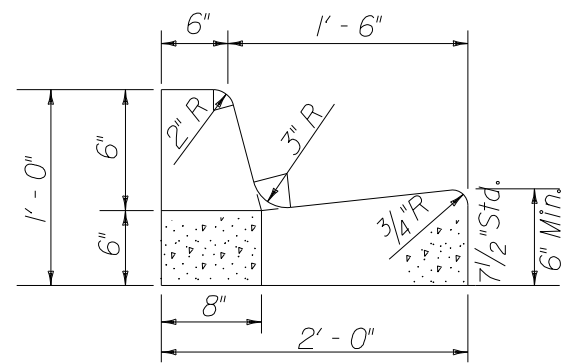
REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE.

NOTE TO CONTRACTOR :

EACH TREE TO BE TREATED WITH 2-4 OZ OF AGRHIZONE (BIORIL.COM) IN A 16% SOLUTION

RIGHTS OF WAYS/PONDS/OPEN SPACE AREAS ONLY		
	COUNT	INCHES
	406	4,611
25% REQUIRED RETENTION	N/A	1,153
TOTAL TREES RETAINED:	161	1,191
38" EXCESS TREES RETAINED - NO MITIGATION REQUIRED		

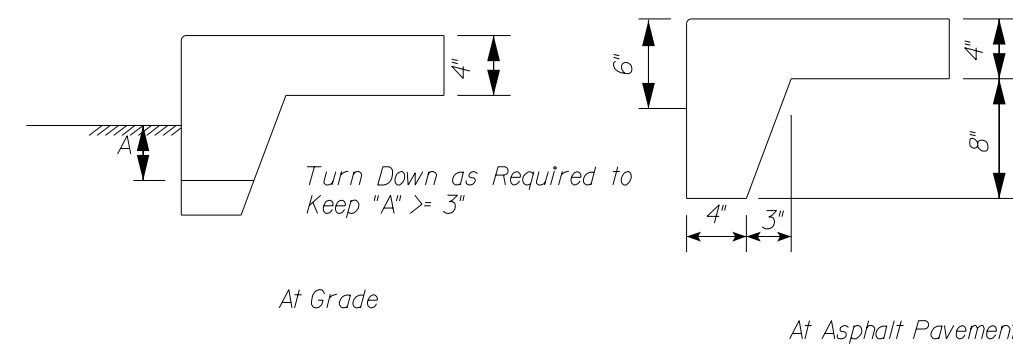
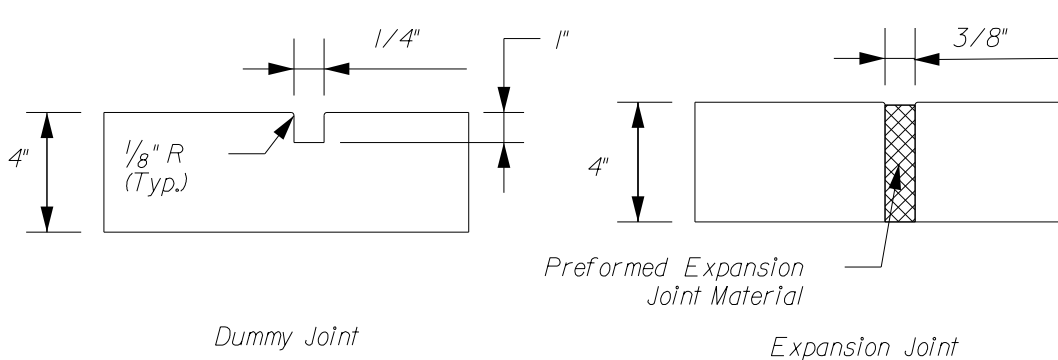
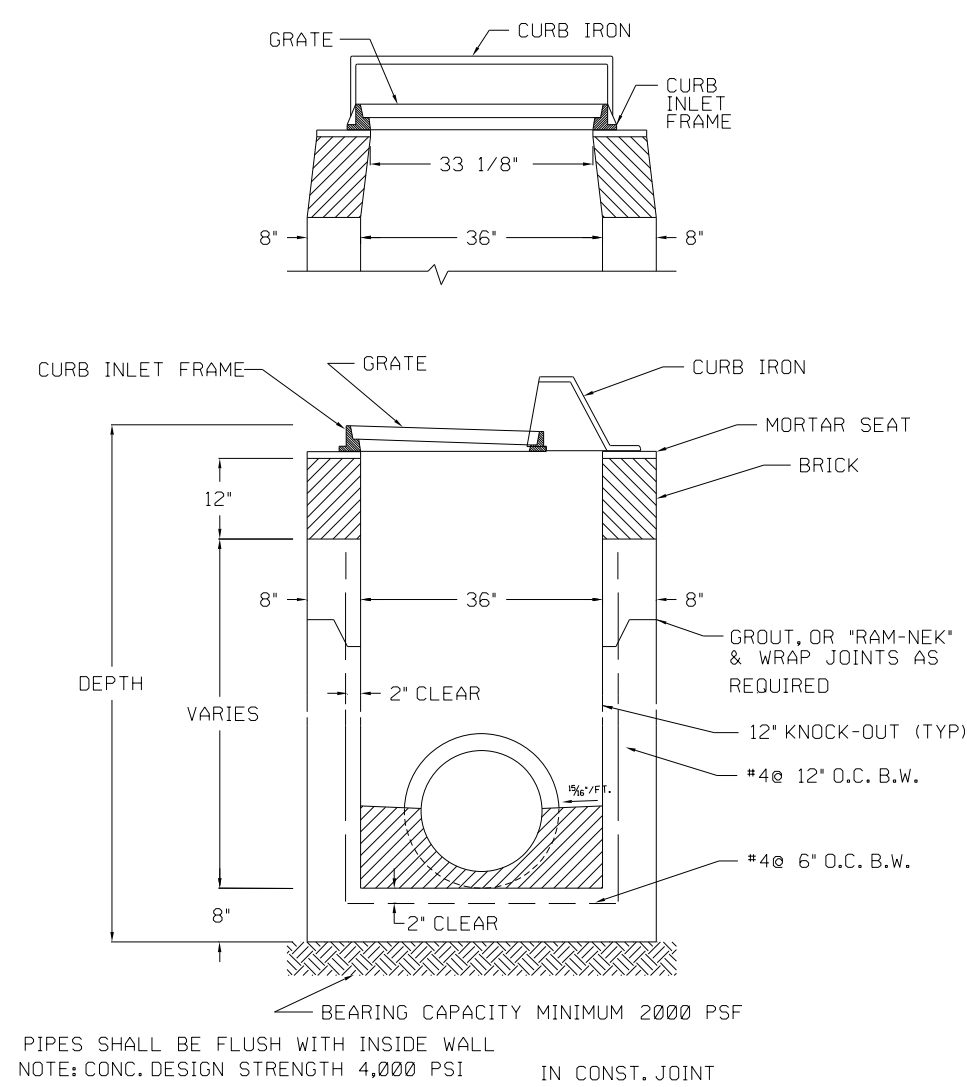
K J I H G F E D C B A No. NG NG BM BM 3918 22218 11618 121817 REVISED PER COFB COMMENTS REVISED ROADWAY ORIENTATION REVISED PER COFB COMMENTS REVISED PER SJRWMD/COFB COMMENTS Scale: 1" = 60' Project Mgr: NG Designed by: NG Drawn by: BM QA/QC: AG Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34" G & A GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 AMELIA BLUFF AMELIA BLUFF LLC TREE RETENTION/ REMOVAL PLAN Registered Professional SHEET NO. TREE-1 12 of 15 Issue Date March 9, 2018 Project No. 17-10-27			
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STANDARD CURB & GUTTER

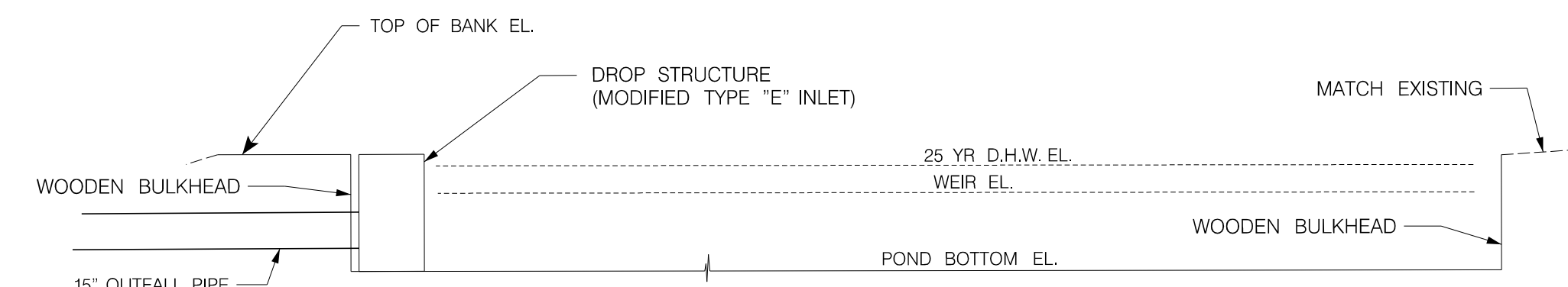
MIAMI CURB & GUTTER

DRIVEWAY CONNECTION DETAIL

CROSSWALK DETAIL 

SIDEWALK JOINT DETAILS

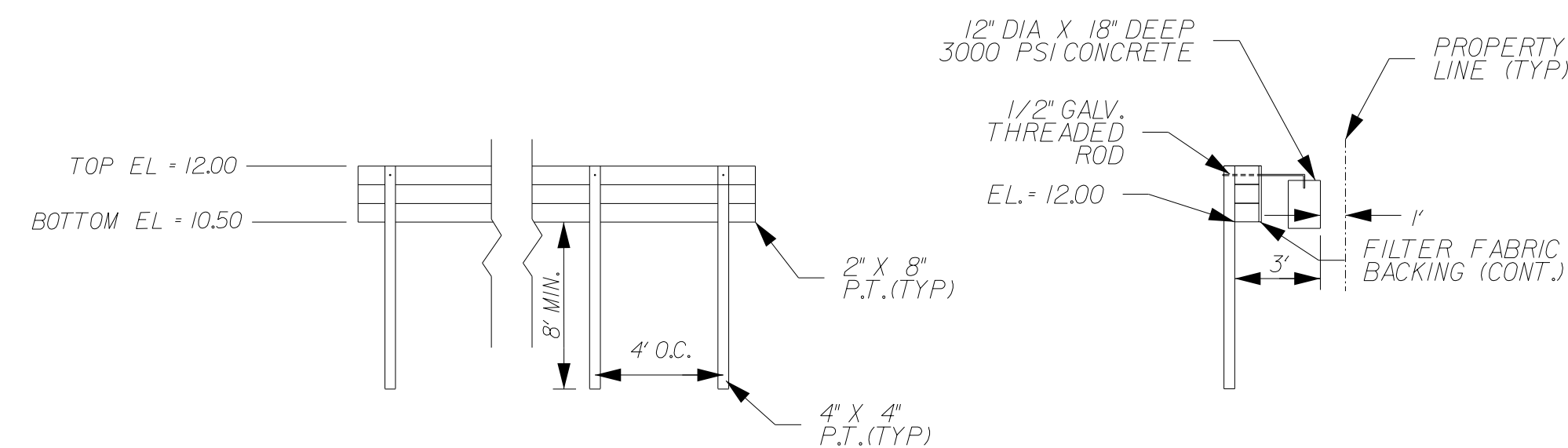
SIDEWALK TURNDOWN DETAILS



POND	T.O.B. EL.	25 YR D.H.W. EL.	WEIR EL.	WEIR WIDTH	POND BOTTOM EL.
POND 1	12.00	11.91	11.50	10'	10.50
POND 2	12.00	11.91	-	-	10.50

ROADWAY DESIGN TYPICAL SECTION 

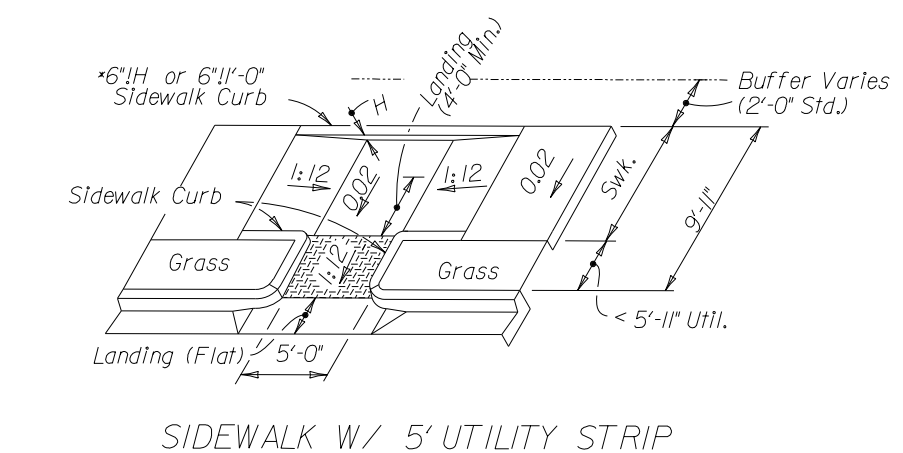
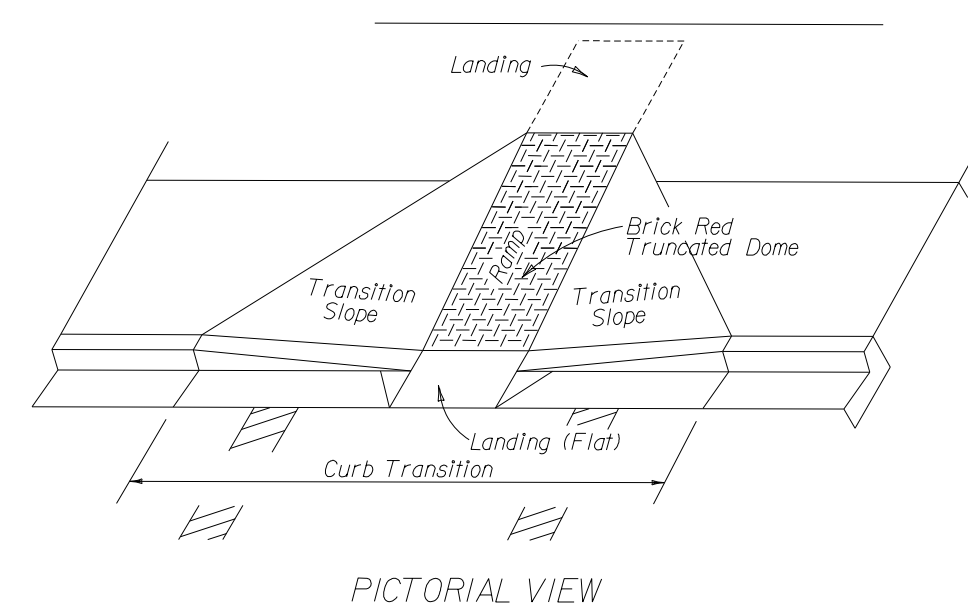
GRATE DETAIL FOR TYPE "E" INLET



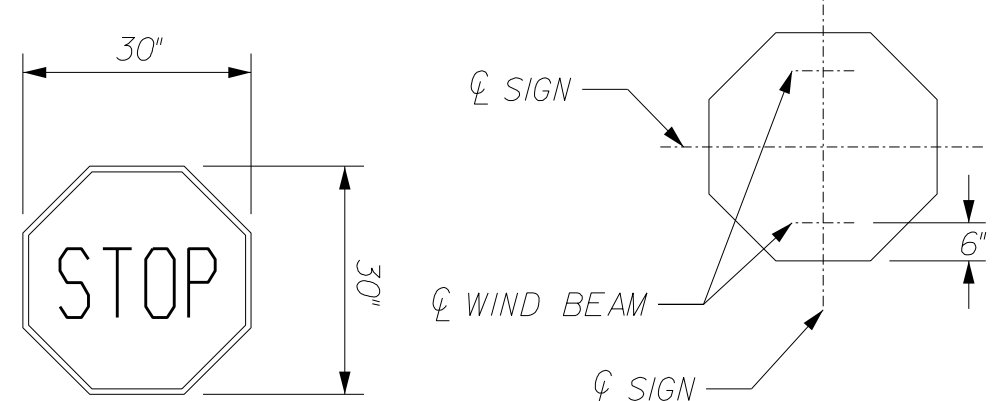
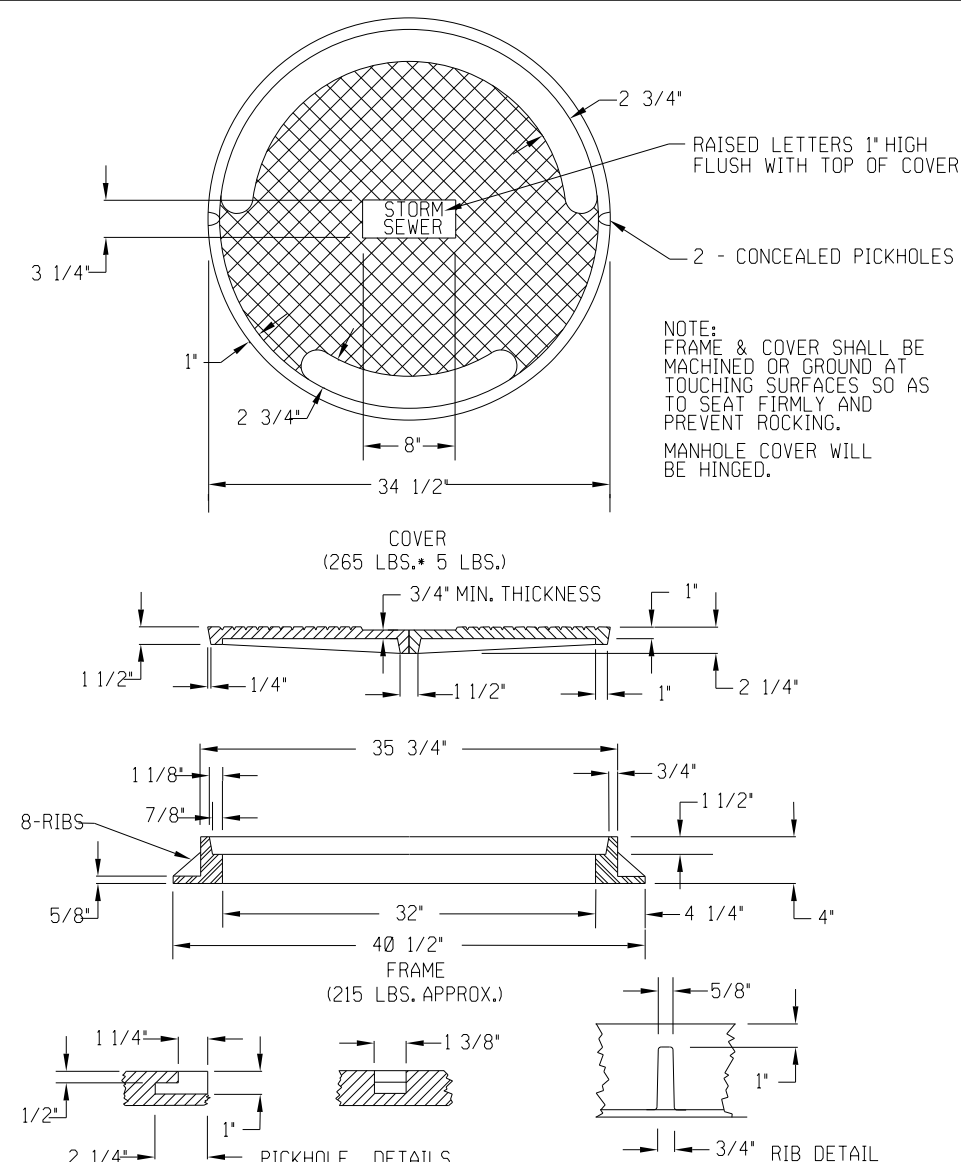
36" CURB INLET

DRY POND CROSS SECTIONS AND DETAILS

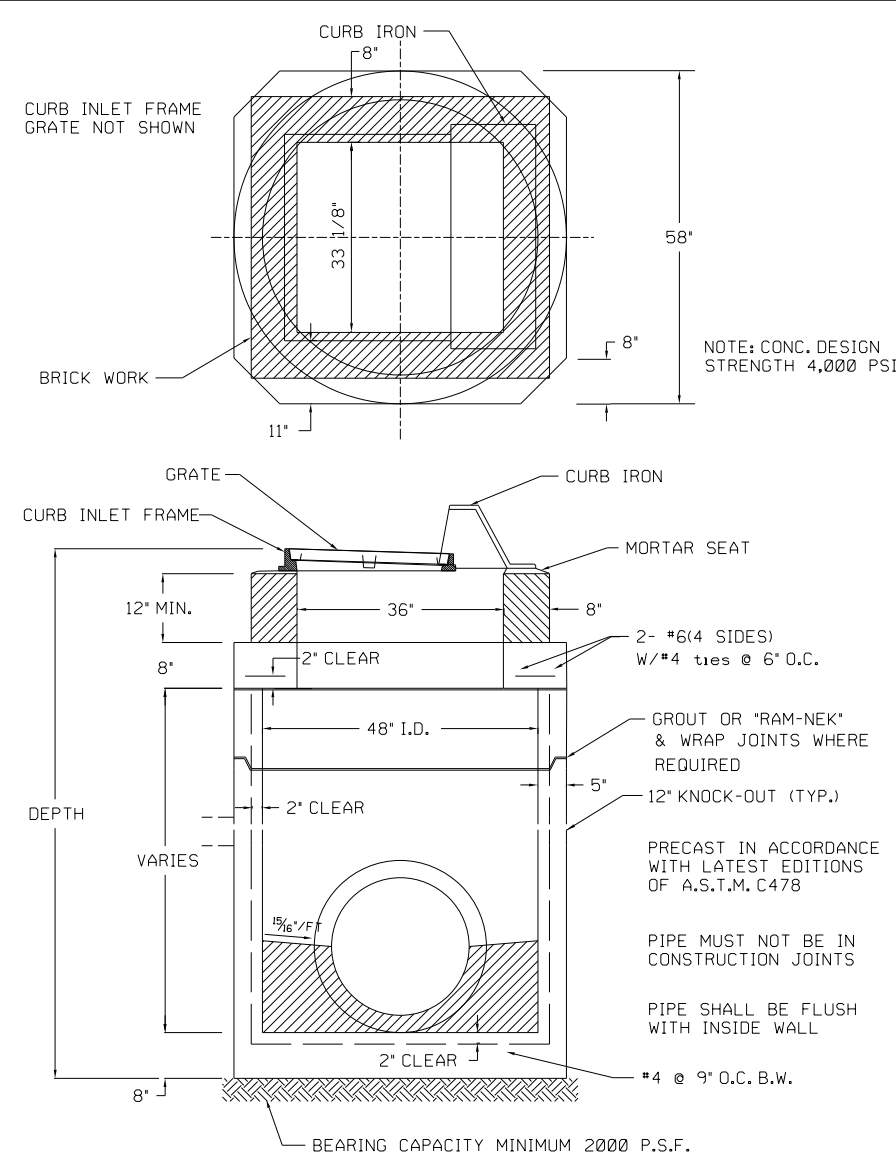
TIMBER RETAINING WALL DETAIL



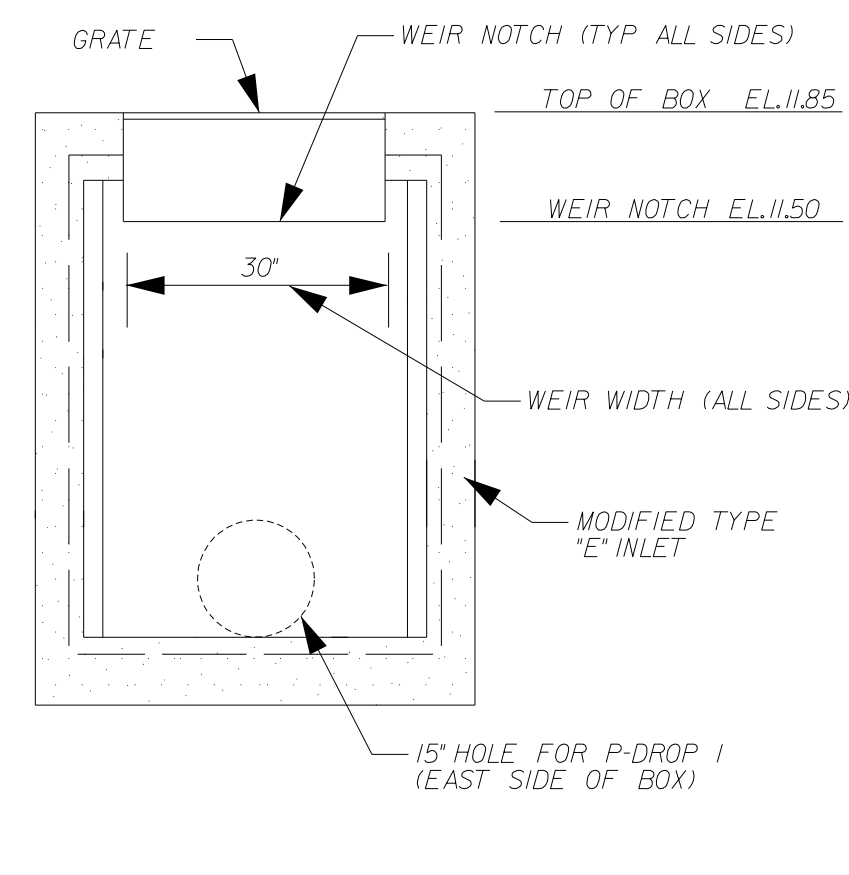
ADA CROSSWALK DETAIL

STOP SIGN DETAIL STREET NAME SIGN DETAIL 

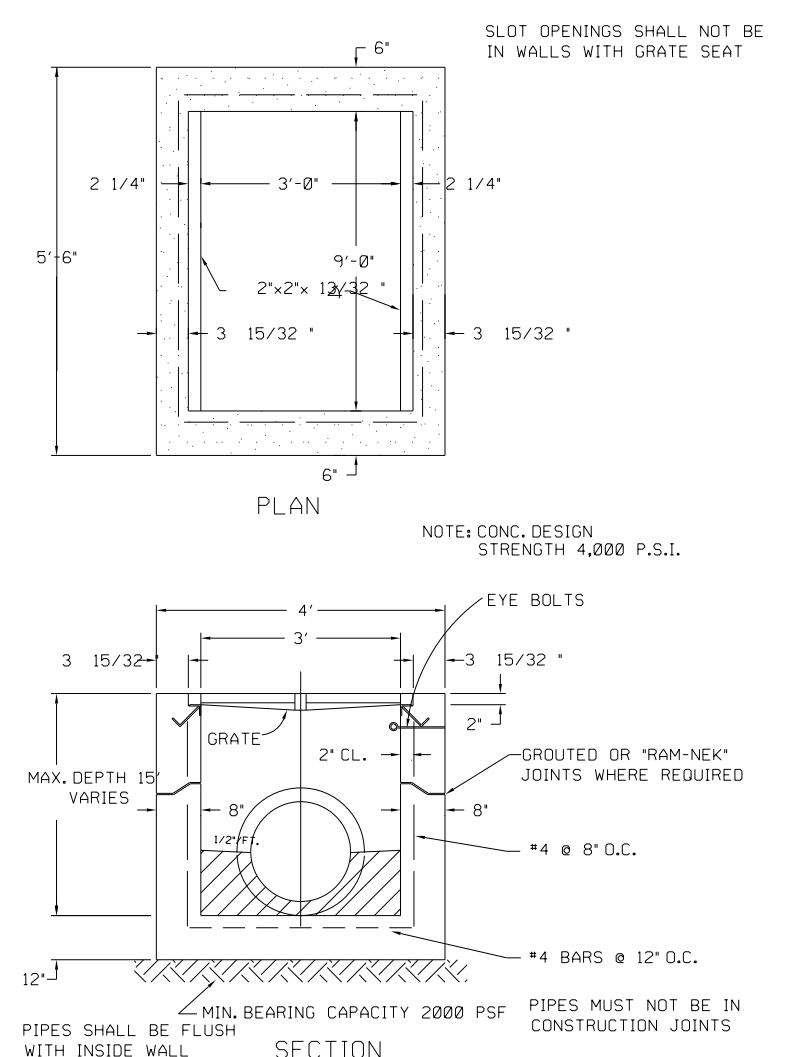
MANHOLE FRAME AND COVER



48" I.D. CURB INLET



STRUCTURE S-DROP 1 DETAIL



DOUBLE STORM SEWER TYPE "E" INLET

K J I H G F E D C B A				Scale: NONE	
				Project Mgr: NG Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	
				Designed by: NG	
				Drawn by: BM Certificate of Authorization No. 9332	
	NG	3918	REVISED PER COFB COMMENTS	QAQC: AG DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	
	NG	22218	REVISED ROADWAY ORIENTATION		
	BM	11618	REVISED PER COFB COMMENTS		
	BM	121917	REVISED PER SURVWDCOFB COMMENTS		
	No.	By	Date	Revision	

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PHONE: (904) 261-8819

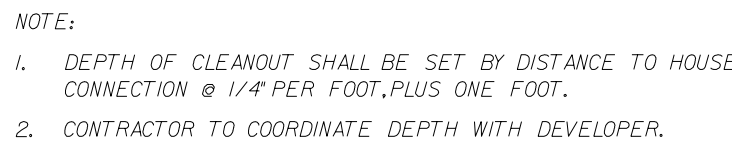
AMELIA BLUFF

AMELIA BLUFF LLC

MISCELLANEOUS DETAILS

Registered Professional

SHEET NO. DT-1 <u>13</u> of <u>15</u>	
Issue Date	
March 9, 2018	
Project No.	
17-10.27	



6" PVC
MIN. S=0.006

R/W
CLEANOUT
FROM HOUSE (SEE NOTE #3)
4'-0"
P

TERMINATE SEWER SERVICE
INSIDE PROPERTY LINE WITH
CLEANOUT.

- NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
 2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
 3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

- NOTE:
1. CASING PIPE SHALL BE PLACED ABOVE THE CENTERLINE OF THE CONFLICT DRAIN.
 2. MANHOLE SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF JACKSONVILLE STANDARD SPECIFICATIONS AND DETAILS, (WHEN APPLICABLE)
 3. INSIDE DIAMETER OF MANHOLE SHALL BE MINIMUM 5 FOOT.
 4. EXTERIOR OF CASING PIPE SHALL BE COATED WITH AN ASPHALTIC BITUMINOUS COATING.
 5. NO CARRIER PIPE JOINTS SHALL BE INSTALLED INSIDE OF CASING.
 6. CLASS 5 CASING PIPE SHALL BE SIZED FOR 2 INCHES PLUS DIAMETER OF CARRIER PIPE JOINT.



NOTES:

1. IF EXISTING CONDUCTOR PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF JOINT SEPARATION IS REQUIRED, A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED; SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA.
5. THE SOLS BETWEEN THE MAIN AND THE CONDUCTOR PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

NOTE:
ANGLE BETWEEN INFLUENT FORCE
MAIN AND GRAVITY EFFLUENT PIPE
SHALL BE BETWEEN 180° - 225° UNLESS
APPROVED OTHERWISE BY JEA.

FORCE MAIN (INFLUENT)

FORM CONCRETE CHANNELS TO FORM EASY FLOW CURVES

GRAVITY EFFLUENT

GRAVITY INFLUENT

PLAN

MANHOLE FRAME & COVER

FINISHED GRADE

GROUT

GATE VALVE (4" MIN)
REQUIRED PRIOR TO DROP

PROVIDE NEW
INTERIOR SPECIALTY
LINER (PROTECTIVE
COATING) AS
SPECIFIED IN
SECTION 446

45° BEND (TYP)

PVC PIPE (4" MIN)

DROP FM PIPING TO CROWN OF
GRAVITY EFFLUENT PIPE AS SHOWN

REFER TO S-15 DETAIL.

SECTION

TYPICAL FORCE MAIN CONNECTION TO MANHOLE



NOTES:

1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF JOINT SEPARATION IS REQUIRED A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-28 & S-27).
3. LOCATING WIRE REQUIRED; SEE DETAIL, S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 80", UNLESS PRE-APPROVED BY JEA, THE COVER IN UNPAVED 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

Diagram illustrating the components and geometry of a pipe pull operation. The diagram shows a cross-section of the ground with a horizontal line representing the surface. A thick black curved line represents the pipe being pulled. Labels and arrows indicate the following components and angles:

- PIPE INSERTION/ DRILL EXIT ANGLE:** The angle between the horizontal surface and the pipe at the exit point.
- PIPE PULL HEAD:** The component at the end of the pipe being pulled.
- SWIVEL:** The component connecting the pipe pull head to the drill stem.
- DRILL STEM:** The component being pulled through the ground.
- R_0 :** The radius of curvature of the pipe path, indicated by a dashed line and an arrow.

PIPE SIZE	MAXIMUM ALLOWABLE BENDING RADIUS - R _s (FT)	MAXIMUM ALLOWABLE PULLING FORCE (DR18) (K-LBS)
4"	100	10
6"	144	21
8"	189	37
10"	231	56
12"	275	80

12" AND SMALLER FUSIBLE PVC PIPE ALLOWABLE BEND RADIUS AND PULLING FORCE



NOTE:

1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30)

2" HORIZONTAL SWING CHECK VALVE (FPT BRONZE, 125PSI)

PVC PLUG OR CONNECTION TO PRIVATE RESIDENTIAL FORCE MAIN

2" TEE AND ADAPTERS

LOCATE WIRE (PIG TAIL)

4" PLUG W/ 2" THREADED OUTLET (RESTRAINED JOINTS)

4" (MIN) FORCE MAIN MANIFOLD SYSTEM (PVC, DR-18 PIPING) W/ LOCATE WIRE ALONG MAIN PIPING.

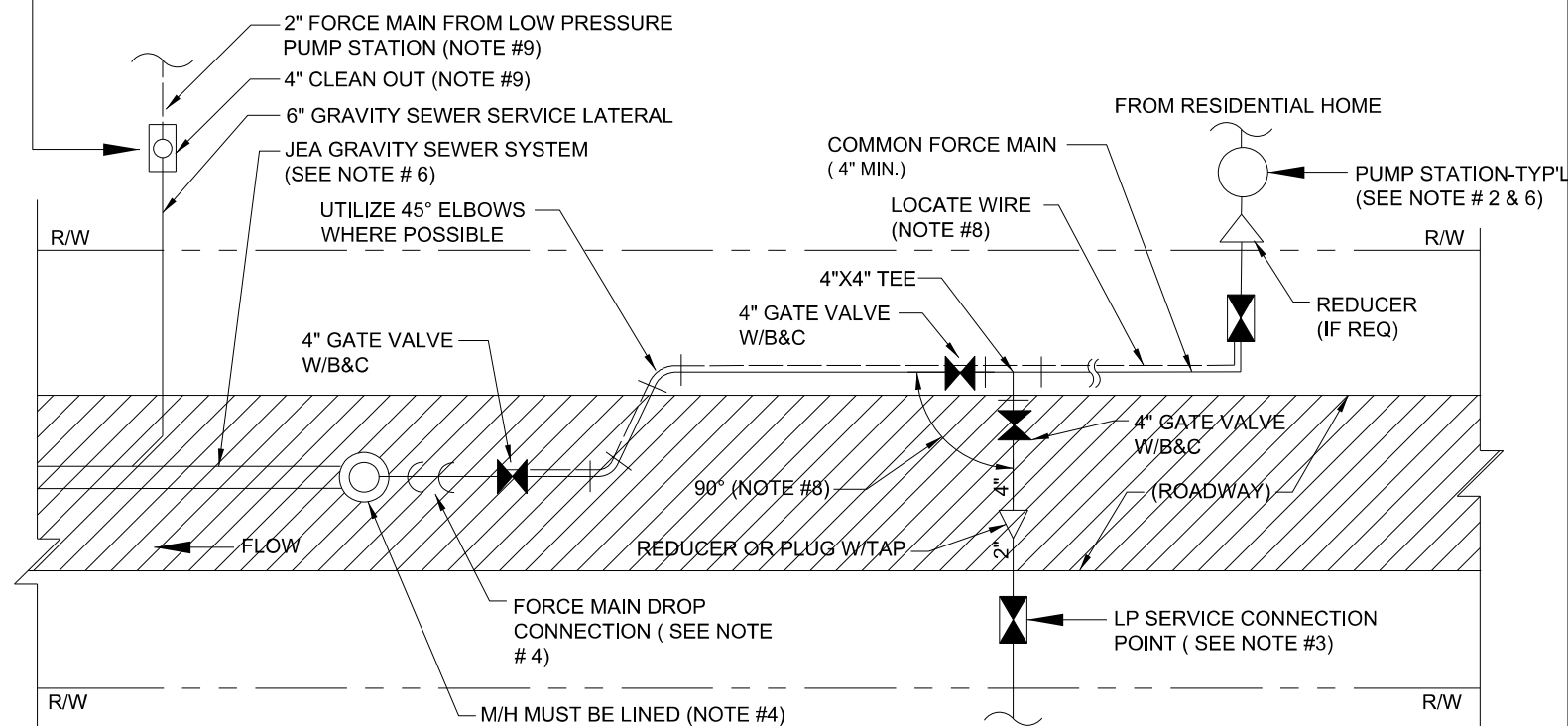
2" TRUE UNION 2000 BALL VALVE (PVC)

2" TRUE UNION 2000 BALL VALVE (PVC, THREADED ENDS) W/PVC PLUG. MOUNT VALVE IN VERTICAL POSITION FOR CLEAN-OUT ACCESS.

MOUNT ALL VALVES IN CO-POLYMER METER BOX (2" METER BOX). ALL HOLES IN LID SHALL BE PLUGGED (PVC PLUG).

LOW PRESSURE SERVICE CONNECTION POINT

L.P. CONNECTION INTO LATERAL



PLAN VIEW

LOW PRESSURE MANIFOLD SYSTEM

NOTES:

1. THIS LOW PRESSURE (LP) SEWER SERVICE ARRANGEMENT IS FOR "SPECIAL CASES ONLY" AND MUST FIRST BE APPROVED BY JEA MANAGER PRIOR TO DESIGN OR CONSTRUCTION. THIS LOW PRESSURE SEWER MANHOLE ARRANGEMENT MAY BE UTILIZED TO SERVE UP TO 9 EQUIVALENT RESIDENTIAL UNITS (ERU/SD) SHALL BE PERMITTED SIMILAR TO A GRAVITY SEWER MAIN. THIS STANDARD SHALL APPLY TO RESIDENTIAL CUSTOMERS ONLY.
2. RESIDENTIAL PUMP STATION (PS) SHALL BE MAINTAINED BY THE CUSTOMER AND SHALL MEET EPB Rule No. 3 (DUAL CONNECTION). THE CUSTOMER IS RESPONSIBLE FOR FINAL PUMP DESIGN AND SELECTION. A CHECK VALVE AND BALL VALVE SHALL BE PROVIDED AT THE PS AND MAINTAINED BY THE CUSTOMER.
3. EACH CUSTOMER SHALL HAVE A SEPARATE "LOW PRESSURE SERVICE CONNECTION POINT" (SEE ABOVE DETAIL). THE CHECK VALVE LOCATED IN THE BOX SHALL DEFINE THE "POINT OF SERVICE". THIS BOX (2" METER BOX WITH PVC PLUG IN TOP) SHALL BE APPROXIMATELY 7 FEET INSIDE THE R/W AND A MINIMUM OF 6 FEET FROM THE WATER METER BOX (IN FRONT OF CUSTOMER HOME).
4. LOW PRESSURE FORCE MAIN DROP CONNECTION AT MIN SHALL INCLUDE A 4" GATE VALVE AND BE IN ACCORDANCE WITH JEA STANDARD PLATE No. S-18. PROVIDE PROTECTIVE LINER TO RECEIVING MANHOLE (SEE SPEC# 446). FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
5. ALL PUMP STATIONS, PIPES (W/ALCATE WIRE), VALVES AND FITTINGS WHICH ARE MAINTAINED BY JEA SHALL BE OF JEA APPROVED MATERIALS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JEA W&S STANDARD
6. PER DEP RULES AND EPB RULE No. 3, A LOW PRESSURE PUMP STATION CONNECTION INTO A JEA FORCE MAIN IS NOT ALLOWED. (NO EXCEPTATIONS).
7. AS BUILT FOR ALL UTILITIES WITHIN THE R/W SHALL BE PROVIDED TO JEA IN ACCORDANCE WITH JEA STANDARDS.
8. LOCATE WIRE IS REQUIRED ALONG THE MAIN PIPING TO THE LAST CUSTOMER CONNECTION BOX.
9. FOR RESIDENTIAL CUSTOMERS LOCATED IN AREAS OF LOW ELEVATION, THE CUSTOMER MAY BE REQUIRED TO OPERATE AND MAINTAIN A LOW PRESSURE PUMP STATION (NOTE #0) WHICH MAY DISCHARGE INTO A 6 INCH GRAVITY SEWER SEWER LATERAL. IN THESE CASES, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A 4 INCH CLEAN-OUT LOCATED AT THE CONNECTION POINT (AT R/W LINE).

LOW PRESSURE RESIDENTIAL SEWER FORCE MAIN CONNCETIONS

K				
J				
I				
H				
G				
F				
E				
D	NG	3918	REVISED	PER COFB COMMENTS
C	NG	22218	REVISED	ROADWAY ORIENTATION
B	BM	11618	REVISED	PER COFB COMMENTS
A	BM	121817	REVISED	PER SURVMD COFB COMMENTS
No	By	Date	Revision	

Scale: NONE

Project Mgr:	NG
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Designed by:

Drawn by: BM

QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

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20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

SFWFR DETAILS

SHEET NO.
DT-3

15 of 15

Issue Date	
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March 9, 20
Project No.

Registered Professional

"AMELIA BLUFF"

LEGAL DESCRIPTION (CAPTIONED LAND):

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°16'43" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 36.08 FEET TO INTERSECT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WETLAND LINE AS DELINEATED BY ENVIRONMENTALIST BRIAN L. SPAHR AND THE POINT OF BEGINNING; THENCE ALONG SAID WETLAND LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) NORTH 27°59'12" WEST A DISTANCE OF 17.24 FEET; (2) NORTH 20°27'26" WEST A DISTANCE OF 24.81 FEET; (3) NORTH 45°57'20" WEST A DISTANCE OF 15.19 FEET; (4) NORTH 44°53'52" WEST A DISTANCE OF 28.16 FEET; (5) NORTH 23°01'54" WEST A DISTANCE OF 34.46 FEET; (6) NORTH 23°08'33" WEST A DISTANCE OF 29.42 FEET; (7) NORTH 29°02'32" WEST A DISTANCE OF 31.72 FEET; (8) NORTH 14°26'03" WEST A DISTANCE OF 56.32 FEET; (9) NORTH 62°19'29" WEST A DISTANCE OF 14.79 FEET; (10) NORTH 23°32'21" WEST A DISTANCE OF 36.64 FEET; (11) NORTH 08°03'30" WEST A DISTANCE OF 41.34 FEET; (12) NORTH 13°18'43" WEST A DISTANCE OF 67.78 FEET; (13) NORTH 07°23'24" WEST A DISTANCE OF 60.05 FEET; (14) NORTH 33°20'39" WEST A DISTANCE OF 41.08 FEET; (15) NORTH 36°44'18" WEST A DISTANCE OF 39.55 FEET; (16) NORTH 55°09'32" WEST A DISTANCE OF 35.28 FEET; (17) NORTH 32°00'36" WEST A DISTANCE OF 50.08 FEET; (18) NORTH 25°22'15" WEST A DISTANCE OF 45.56 FEET; (19) NORTH 49°10'18" WEST A DISTANCE OF 52.31 FEET; (20) NORTH 31°13'40" WEST A DISTANCE OF 51.55 FEET; (21) NORTH 44°39'30" WEST A DISTANCE OF 32.34 FEET; (22) NORTH 41°03'50" WEST A DISTANCE OF 57.18 FEET; (23) NORTH 62°21'11" WEST A DISTANCE OF 52.19 FEET; (24) NORTH 49°54'25" WEST A DISTANCE OF 76.56 FEET; (25) NORTH 54°23'32" WEST A DISTANCE OF 102.89 FEET; (26) NORTH 38°20'27" WEST A DISTANCE OF 39.63 FEET; (27) NORTH 43°55'01" WEST A DISTANCE OF 42.49 FEET; (28) NORTH 38°37'53" WEST A DISTANCE OF 40.36 FEET; (29) NORTH 34°56'00" WEST A DISTANCE OF 43.86 FEET; (30) NORTH 70°37'36" WEST A DISTANCE OF 40.23 FEET; (31) SOUTH 76°43'41" WEST A DISTANCE OF 43.73 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°25'59"; AN ARC DISTANCE OF 342.31 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°23'05" WEST A DISTANCE OF 341.84 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°19'51"; AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 763.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.29 ACRES, MORE OR LESS.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK PAGE(S) _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018, A.D.

CLERK OF THE CIRCUIT COURT

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2018.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBER -- 00-00-31-1180-0017-0040

I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT

SIGNED THIS _____ DAY OF _____, A.D. 2018
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

CERTIFICATE OF REVIEW BY CITY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

CHARLES ROBERT LEE DATE
FLORIDA CERTIFICATE NO. 5618

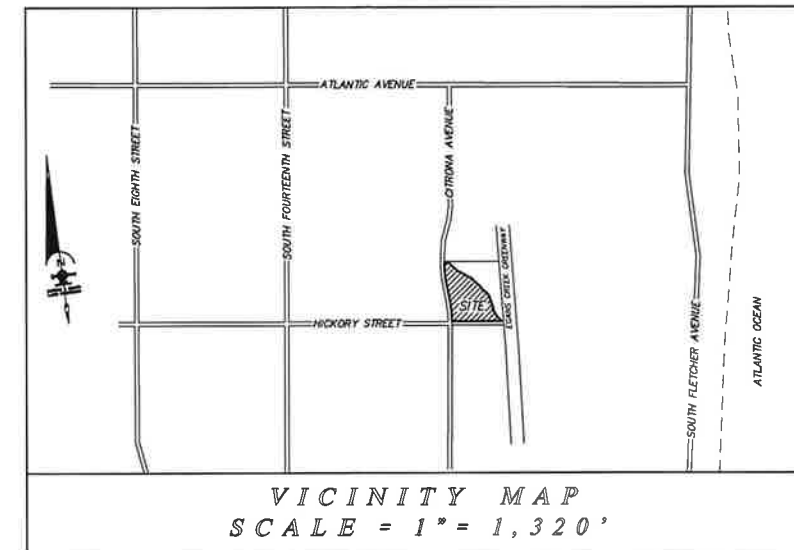
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.061 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"



VICINITY MAP
SCALE = 1" = 1,320'

AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____
PRINT OR TYPE NAME
WITNESS _____
PRINT OR TYPE NAME

WILLIAM R. HOWELL, II
MANAGING MEMBER

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS.

_____, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
STATE OF _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF _____ DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____
PRINT OR TYPE NAME

NAME: _____
TITLE: _____

WITNESS _____
PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS.

_____, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____
STATE OF _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA BLUFF", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THE ROAD RIGHTS-OF-WAY, DESIGNATED IN THE PLAT AS "MAGNOLIA BLUFF WAY" & "GREENRIDGE DRIVE" ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH.

TRACTS "A" & "B" (POND, PARK & OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".

TRACT "C" (OPEN SPACE TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".



KEY SHEET
SCALE = 1" = 200'

LEGEND

D.E. = DRAINAGE EASEMENT
U.D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
U.E. = UTILITY EASEMENT

SURVEYOR'S NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- ☐ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 3,400 S.F. DENOTES LOT SQUARE FOOTAGE (GROSS & NET) ± A NEGLIGIBLE AMOUNT.
- BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, STATE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90).
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X AE 6 & AE 2" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12082C-0212-D, DATED 06/02/2012. 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 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS R-1. THE SETBACKS ARE AS FOLLOWS:
MAXIMUM HEIGHT - 35- FEET / FRONT SETBACK - 25- FEET / REAR SETBACK - 25- FEET
SIDE SETBACK - 10% OF LOT WIDTH / SIDE SETBACK (SIDE ABUTTING STREET) - 15- FEET
EACH SIDE YARD SETBACK SHALL BE INCREASED BY ONE-HALF (1/2) FOOT FOR EACH ONE (1) FOOT, OR FRACTION THEREOF, OF BUILDING HEIGHTS ABOVE TWENTY-FIVE (25) FEET.
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 1, 3, 4 & 5, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 3, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- THAT PORTION OF GUM STREET RIGHT-OF-WAY, BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA DRIVE AND BEING BOUNDED ON THE EAST BY THE BASE OF A SAND BLUFF HAS BEEN ABANDONED PER CITY OF FERNANDINA BEACH ORDINANCE NO. 2016-40 AS RECORDED IN OFFICIAL RECORDS BOOK 2159, PAGES 780 THROUGH 794 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

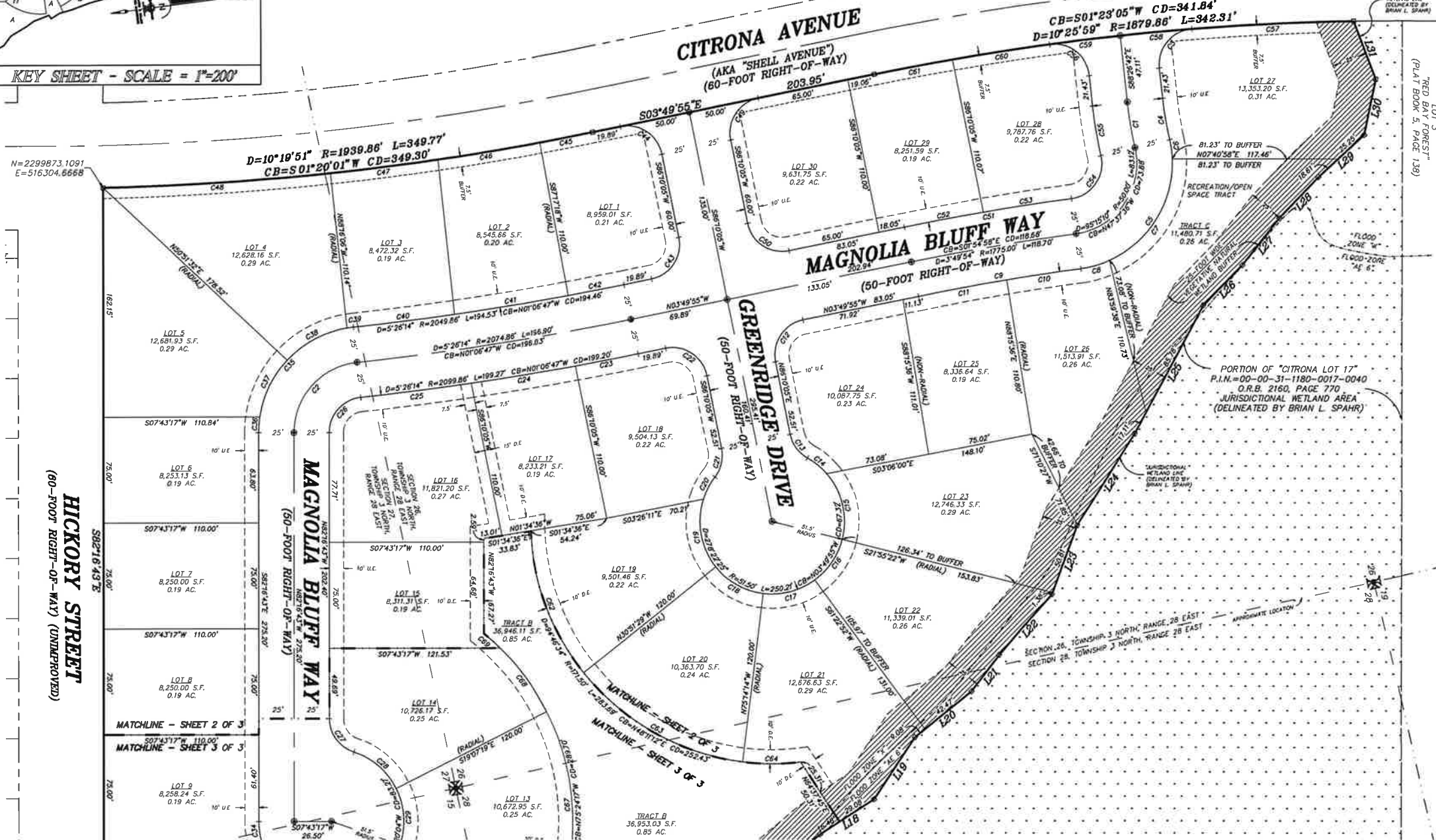
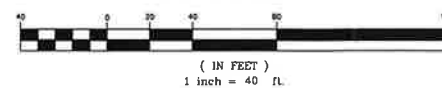


MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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

A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING A PORTION OF SECTIONS 15, 19, 26, 27 AND 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N275°59'12"W	17.24'	L12	N137°8'43"W	67.78'
L23	N270°27'26"W	24.81'	L13	N273°24"W	60.05'
L3	N445°5'20"W	15.19'	L14	N332°0'39"W	41.08'
L4	N453°52'W	28.16'	L15	N364°4'18"W	39.55'
L5	N230°51'34"W	34.46'	L16	N559°40'33"W	35.28'
L6	N230°38'33"W	29.42'	L17	N322°00'36"W	50.08'
L7	N290°02'32"W	31.72'	L18	N252°52'15"W	45.56'
L8	N146°20'3"W	56.32'	L19	N49°07'18"W	52.31'
L9	N62°29'29"E	14.79'	L20	N317°3'40"W	51.55'
L10	N233°32'21"W	36.64'	L21	N443°39'30"W	32.34'
L11	N80°33'30"W	41.34'	L22	N140°35'50"W	57.18'

LEGEND
D.E. = DRAINAGE EASEMENT
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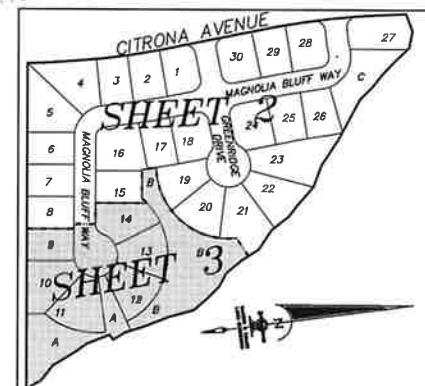
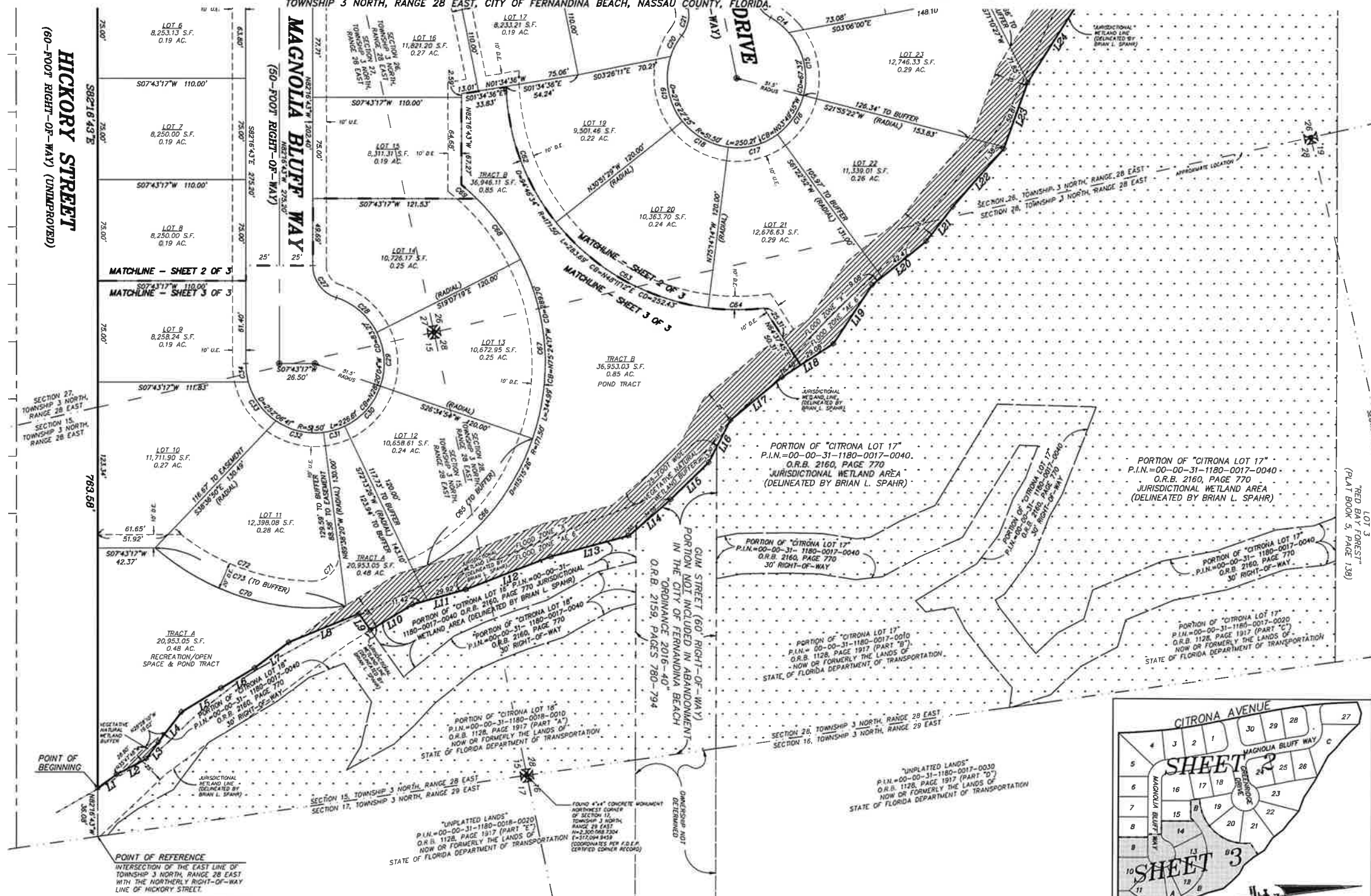
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[illegible]

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.68'	275.00'	6°48'29"	N88°09'03"E	32.66'
C2	73.20'	50.00'	83°33'03"	S40°20'12"E	66.84'
C3	39.94'	25.00'	91°32'41"	S42°40'22"E	35.93'
C4	29.71'	250.00'	6°48'29"	N88°09'03"E	29.69'
C5	124.69'	75.00'	95°51'10"	N47°37'36"W	110.81'
C6	13.62'	75.00'	102°24'24"	S89°57'01"W	13.60'
C7	89.67'	75.00'	68°30'16"	S58°35'39"W	84.43'
C8	21.39'	75.00'	16°20'31"	N8°10'16"W	21.32'
C9	117.03'	1750.00'	349°54"	S1°54'58"E	117.01'
C10	53.14'	1750.00'	1°44'23"	S0°52'12"E	53.14'
C11	63.89'	1750.00'	2°05'31"	S2°47'09"E	63.89'
C12	38.27'	25.00'	90°00'00"	S48°49'55"	35.36'
C13	21.46'	25.00'	49°11'13"	N8°13'29"E	20.81'
C14	17.64'	51.50'	19°37'18"	S46°47'32"W	17.55'
C15	49.72'	51.50'	55°19'12"	S84°75'46"W	47.82'
C16	35.47'	51.50'	59°27'29"	N48°20'53"W	34.77'
C17	38.99'	51.50'	43°22'54"	N65°51'41"	38.07'
C18	39.89'	51.50'	44°22'46"	N36°57'09"E	38.90'
C19	50.87'	51.50'	56°35'29"	N87°26'16"E	48.82'
C20	17.64'	51.50'	19°37'18"	S54°27'21"E	17.55'
C21	21.46'	25.00'	49°11'13"	N69°14'18"W	20.81'
C22	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C23	45.11'	2099.86'	1°13'51"	N37°52'59"E	45.11'
C24	75.06'	2099.86'	2°02'53"	N1°34'36"W	75.06'
C25	79.10'	2099.86'	2°09'30"	N8°01'35"E	79.09'
C26	36.60'	25.00'	83°53'03"	S40°20'12"E	33.42'
C27	31.46'	25.00'	72°06'41"	N8°13'36"E	28.43'
C28	40.69'	51.50'	45°16'05"	S48°14'38"W	39.64'
C29	41.08'	51.50'	45°42'13"	N88°16'12"W	40.00'
C30	41.03'	51.50'	45°38'32"	N40°35'50"W	39.95'
C31	16.30'	51.50'	18°08'14"	N8°42'27"W	16.23'
C32	37.46'	51.50'	41°40'20"	N21°11'50"E	36.64'
C33	36.29'	51.50'	40°22'39"	N62°13'20"E	35.55'
C34	13.76'	51.50'	15°18'37"	S89°36'02"E	13.72'
C35	109.80'	75.00'	83°53'03"	S40°20'12"E	100.26'
C36	11.24'	75.00'	83°51'21"	S77°59'03"E	11.23'
C37	45.22'	75.00'	34°32'55"	S56°24'55"E	44.54'
C38	48.82'	75.00'	37°77'51"	S20°29'32"E	47.96'
C39	4.51'	75.00'	326°57"	S0°07'09"E	4.51'
C40	72.51'	2049.86'	2°01'36"	N0°35'32"E	72.50'
C41	81.95'	2049.86'	2°17'27"	N1°33'59"E	81.95'
C42	40.07'	2049.86'	1°07'22"	N376°18"W	40.07'
C43	38.27'	25.00'	90°00'00"	N48°49'55"W	35.36'
C44	38.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C45	37.92'	1938.86'	1°07'12"	N376°18"W	37.92'
C46	73.42'	1938.86'	2°10'07"	N1°37'36"W	73.42'
C47	77.02'	1938.86'	2°16'30"	N0°35'39"E	77.02'
C48	161.41'	1938.86'	4°46'03"	N4°06'55"E	161.36'
C49	39.27'	25.00'	90°00'00"	S48°49'55"W	35.36'
C50	39.27'	25.00'	90°00'00"	N41°10'05"E	35.36'
C51	120.37'	1800.00'	3°49'54"	S1°54'58"E	120.35'
C52	56.96'	1800.00'	1°48'48"	S2°55'31"E	56.96'
C53	63.41'	1800.00'	2°01'06"	S100°34"E	63.41'
C54	41.56'	25.00'	95°51'10"	N47°37'36"W	36.94'
C55	35.65'	300.00'	6°48'29"	N88°09'03"E	35.63'
C56	39.94'	25.00'	91°32'41"	S42°40'22"E	35.93'
C57	114.85'	1879.86'	3°30'06"	S4°51'02"W	114.87'
C58	50.68'	1879.86'	1°32'41"	S27°9'38"W	50.68'
C59	50.68'	1879.86'	1°32'41"	S04°56'57"W	50.68'
C60	70.11'	1879.86'	2°08'13"	S103°28"E	70.10'
C61	55.95'	1879.86'	1°42'19"	S25°48'55"E	55.95'
C62	109.05'	171.50'	36°25'57"	N77°21'30"E	107.22'
C63	132.84'	171.50'	44°22'46"	N36°57'09"E	128.54'
C64	41.80'	171.50'	13°57'51"	N74°6'50"E	41.69'
C65	125.48'	171.50'	41°55'18"	N42°27'27"W	122.70'
C66	136.62'	171.50'	45°38'32"	N40°35'50"W	133.03'
C67	136.80'	171.50'	45°42'13"	N86°16'12"W	130.20'
C68	56.09'	171.50'	18°44'21"	S61°30'30"W	55.84'
C69	15.48'	171.50'	57°20'20"	S49°33'10"W	15.48'
C70	153.26'	181.50'	48°22'56"	N24°33'08"E	148.75'
C71	34.28'	20.00'	98°07'32"	N40°34'34"W	30.22'
C72	105.49'	161.50'	37°25'27"	N27°11'58"E	103.62'
C73	152.35'	181.50'	48°05'37"	N24°41'44"E	147.92'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N27°59'12"W	17.24'	L12	N13°18'43"W	67.78'	L23	N62°21'11"W	52.19'
L2	N07°55'26"W	24.81'	L13	N7°23'24"W	60.05'	L24	N49°54'25"W	76.56'
L3	N45°57'20"W	15.19'	L14	N33°20'39"W	41.98'	L25	N54°23'32"W	102.89'
L4	N34°53'52"W	28.16'	L15	N36°44'18"W	39.55'	L26	N38°20'27"W	39.63'
L5	N23°01'54"W	34.46'	L16	N55°50'32"W	35.28'	L27	N43°55'01"W	42.49'
L6	N23°08'33"W	29.42'	L17	N32°20'36"W	50.08'	L28	N38°37'53"W	40.36'
L7	N29°02'32"W	31.32'	L18	N25°22'15"W	45.56'	L29	N34°56'00"W	43.86'
L8	N14°26'03"W	56.78'	L19	N49°18'18"W	52.31'	L30	N70°37'36"W	40.23'
L9	N62°19'29"E	14.79'	L20	N31°17'30"W	51.55'	L31	S76°43'41"W	43.73'
L10	N22°32'21"W	36.64'	L21	N44°39'30"W	32.34'			
L11	N8°03'30"W	41.34'	L22	N40°50'50"W	57.18'			



KEY SHEET
SCALE = 1" = 200'

MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034

(904) 491-5700 www.ManzieAndDrake.com
 CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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

LEGEND

D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
U.E. = UTILITY EASEMENT

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-31-1180-0017-0040

AMELIA BLUFF LLC

4339 ROOSEVELT BLVD

Mailing Address

JACKSONVILLE, FL 32210

Site Address**Previous Site Address (If
Changed by 911)****Deed Acre**

10.76

**Approximate Acres (GIS
Calculated)**

10.69

Property Use Code

000000

Municipality

City of Fernandina Beach

Census Tract**MLS Zone**

2 - Island

Subdivision CITRONA SUB

Value & Sales Report

Results

Land Value \$1,076,000.00
Building Value \$0.00
Misc. Value \$0.00
Just Value (Market Value) \$1,076,000.00
Assessed Value \$1,076,000.00
Taxable Value

Value of land

Value of all improvement on the land

Any extra features to the land and/or building(s)

The Just, or Market Value, for tax purposes

Market Value minus assessment limits

Assessed Value minus any Exemptions

Sales Information

Date
20171129

Price
\$1,625,000.00

Vacant?
Y

Qual
U

Land Use Report

Results

Zoning R-1
Future Land Use CONSERVATION
Community Development District No
Community Redevelopment Area No
Historic District No
Municipal Service Benefit Unit (MSBU) No
Mobility Fee Zone Zone 1

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina Beach)

Topographical Report

Results

Soil Map Unit Name

LEON FINE SAND,KUREB FINE SAND, 0 TO 5 PERCENT SLOPES,BUCCANEER CLAY, FREQUENTLY FLOODED,ECHAW FINE SAND

Drainage Basin

St. Marys River

Drainage Basin Number

Coming Soon

Vegetation

Not a jurisdictional survey

Approximate Elevation

Coming Soon

Utility Report

Results

Water Source

City of Fernandina Beach

Waste Water

City of Fernandina Beach

Electric Provider

Florida Public Utility

Emergency Management Report

Results

Fire District

100

Note: (Must be verified with Nassau County Fire & Rescue)

USNG

17R MP 56 90

Note: (Must be verified with Nassau County Emergency Management)

Storm Surge Zone

Coming Soon

Note: (Must be verified with Nassau County Emergency Management)

Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	AE,X	Note: (Must be verified with Nassau County Building Dept.)
DFIRM Panel	12089C	Note: (Must be verified with Nassau County Building Dept.)
Building Wind Zone	Coming Soon	
School Board Report	Results	
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)
Elections Report	Results	
Municipality	City of Fernandina Beach	
Voting Precinct	102	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	1 - Daniel B. Leeper	Note: (Must be verified with SOE)
School Board	1 - Donna Martin	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	1 - Richard S. Bruce	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Johnny Miller, Tim Poytner, Robin C. Lentz, Roy G. Smith and Len Kreger	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	Does Not Apply	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	Amelia Island Mosquito Control District	Note: (Must be verified with SOE)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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[Florida Department of State](#)

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

AMELIA BLUFF LLC

Filing Information

Document Number	L16000122168
FEI/EIN Number	81-3048236
Date Filed	06/24/2016
Effective Date	06/24/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/12/2018
Event Effective Date	NONE

Principal Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Mailing Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Registered Agent Name & Address

WH Morris, Inc.
4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Name Changed: 03/01/2017

Authorized Person(s) Detail

Name & Address

Title MGR

HOWELL, WILLIAM R, II
2955 HARTLEY RD
STE 108
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2017	03/01/2017
2018	02/12/2018

Document Images

06/12/2018 -- LC Amendment	View image in PDF format
02/12/2018 -- ANNUAL REPORT	View image in PDF format
11/27/2017 -- LC Amendment	View image in PDF format
03/01/2017 -- ANNUAL REPORT	View image in PDF format
06/24/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

THIS INSTRUMENT PREPARED BY:
Michelle L Glass
7545 Centurion Parkway, Suite 103
Jacksonville, FL 32256
Consideration: \$1,625,000.00
Rec.: \$18.50
Tax ID No: 00-00-31-1180-0017-0000
Our File: 2016-17

For official use by Clerk's office only

State of Florida)
County of Nassau)
)

CORPORATE WARRANTY DEED
(Corporate Seller)

This Indenture, made, 29th day of November, 2017 A.D., Between School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida whose post office address is: 1201 Atlantic Avenue, Fernandina Beach, FL 32034, Grantor and Amella Bluff, LLC whose post office address is: 4339 Roosevelt Blvd., Jacksonville, FL 32210, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, Florida, to wit:

SEE ATTACHED EXHIBIT A

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 00-00-31-1180-0017-0000

And the 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, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Robin Jones
Witness Print Name: Robin Jones
Michelle L. Glass
Witness Print Name: Michelle L. Glass

School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida

By: Kathy K. Burns
Kathy K. Burns, Superintendent of School Board of Nassau County
By: Donna M. Martin
Donna M. Martin, Chairperson of School Board of Nassau County

(Corporate Seal)

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 29th day of November, 2017, by Kathy K. Burns, Superintendent of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida and Donna M. Martin, Chairperson of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida. They are personally known to me or has produced FLDL as identification.



Michelle L. Glass
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 7.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES; (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'52" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°19'29" EAST A DISTANCE OF 34.96 FEET; (11) SOUTH 68°51'50" EAST; A DISTANCE OF 33.95 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'06" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST, A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°30'11" WEST A DISTANCE OF 19.23 FEET; (18) NORTH 12°55'15" WEST A DISTANCE OF 23.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 06°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°17'13" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 38°41'59" WEST, ALONG SAID BASE OF SAND BLUFF, A DISTANCE OF 87.02 FEET, MORE OR

11/29/17
11/29/17

LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE SOUTH $82^{\circ}17'13''$ EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 94.43 FEET, MORE OR LESS, TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH $03^{\circ}29'28''$ WEST A DISTANCE OF 19.58 FEET; (2) NORTH $07^{\circ}00'33''$ EAST A DISTANCE OF 36.21 FEET; (3) NORTH $08^{\circ}58'10''$ EAST A DISTANCE OF 21.34 FEET; (4) NORTH $16^{\circ}34'43''$ EAST A DISTANCE OF 27.18 FEET; (5) NORTH $01^{\circ}19'30''$ EAST, A DISTANCE OF 20.13 FEET; (6) NORTH $21^{\circ}05'17''$ WEST A DISTANCE OF 30.49 FEET; (7) NORTH $16^{\circ}05'50''$ WEST A DISTANCE OF 36.06 FEET; (8) NORTH $50^{\circ}52'57''$ WEST A DISTANCE OF 31.17 FEET; (9) NORTH $50^{\circ}51'35''$ WEST A DISTANCE OF 49.25 FEET; (10) NORTH $09^{\circ}09'39''$ EAST A DISTANCE OF 14.02 FEET; (11) SOUTH $61^{\circ}17'22''$ EAST A DISTANCE OF 24.86 FEET; (12) SOUTH $51^{\circ}51'35''$ EAST A DISTANCE OF 19.13 FEET; (13) SOUTH $60^{\circ}55'19''$ EAST A DISTANCE OF 28.29 FEET; (14) SOUTH $45^{\circ}21'52''$ EAST A DISTANCE OF 27.37 FEET; (15) SOUTH $23^{\circ}07'52''$ EAST A DISTANCE OF 29.63 FEET; (16) SOUTH $23^{\circ}27'38''$ EAST A DISTANCE OF 23.60 FEET; (17) NORTH $54^{\circ}47'07''$ EAST A DISTANCE OF 11.40 FEET; (18) NORTH $02^{\circ}02'34''$ WEST A DISTANCE OF 21.04 FEET; (19) NORTH $70^{\circ}00'14''$ EAST A DISTANCE OF 18.60 FEET; (20) NORTH $59^{\circ}43'18''$ EAST A DISTANCE OF 26.78 FEET; (21) NORTH $57^{\circ}42'29''$ EAST A DISTANCE OF 28.89 FEET; (22) SOUTH $74^{\circ}40'51''$ EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH $00^{\circ}22'45''$ WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES; (1) NORTH $09^{\circ}28'15''$ WEST, A DISTANCE OF 30.17 FEET; (2) NORTH $35^{\circ}20'45''$ WEST A DISTANCE OF 31.42 FEET; (3) NORTH $20^{\circ}16'27''$ WEST A DISTANCE OF 30.31 FEET; (4) NORTH $65^{\circ}32'41''$ WEST A DISTANCE OF 20.95 FEET; (5) NORTH $14^{\circ}54'27''$ WEST A DISTANCE OF 39.02 FEET; (6) NORTH $03^{\circ}19'30''$ WEST A DISTANCE OF 41.10 FEET; (7) NORTH $11^{\circ}57'47''$ WEST A DISTANCE OF 45.15 FEET; (8) NORTH $01^{\circ}17'05''$ EAST A DISTANCE OF 28.48 FEET; (9) NORTH $13^{\circ}17'42''$ WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH $82^{\circ}19'02''$ WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF $11^{\circ}28'44''$, AN ARC DISTANCE OF 376.62 FEET AND BEING

11/29/17
Dm
11/29/17

SUBTENDED BY A CHORD BEARING SOUTH $01^{\circ}54'27''$ WEST A DISTANCE OF 375.99 FEET; THENCE SOUTH $03^{\circ}49'55''$ EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF $10^{\circ}19'51''$, AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $01^{\circ}20'01''$ WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH $82^{\circ}16'43''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.07 ACRES, MORE OR LESS.

11/29/17
B
Dm
11/29/17



WILDLIFE ASSESSMENT

**School Board Property
Citrona Dr. & Hickory St.
Fernandina Beach
Nassau County, Florida**

February 09, 2018

I. Introduction

The purpose of this report is to identify the presence, and habitat utilization, of common and protected wildlife species at the School Board property located north of Hickory St. and east of Citrona Dr. in Sections 15,19,26-28, Township 3 North, Range 28 East, and Sections 15-17, Township 3 North, Range 29 East of Nassau County, Florida. Emphasis was placed on species listed by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) as Threatened, Endangered or Species of Special Concern (SSC).

II. Methodology

Prior to the site assessment, aerial Orthophoto satellite images, United States Geologic Survey (USGS) topographic maps (**APPENDIX A**) and U.S. Department of Agriculture (USDA) soil survey maps (**APPENDIX C**), were reviewed to determine potential natural resources on-site. The soil survey for Nassau County was consulted in an effort to evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1991). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2013), the bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2015), and the U.S. Fish and Wildlife Service (USFWS) Threatened & Endangered Species System (TESS) (USFWS 2015) were accessed to determine potential for sensitive species suitable habitat. A copy of the USFWS TESS Species by County Report is located in (**APPENDIX C**).

During the site assessment, pedestrian transects were completed throughout the property and within each vegetative community. Within each transect, data collected included, but was not limited to; plant species, wildlife species, weather conditions, time assessment commenced and terminated, and any anthropogenic activity. All vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System developed by the Florida Department of Transportation (FDOT 1999). Within the scope of this assessment, special attention was given to sensitive habitats known to support listed plant and wildlife

species; however, no formal “species-specific” surveys were completed during this wildlife assessment. These methods are consistent with recognized FWC and USFWS survey guidelines for a general wildlife assessment. A Digital Elevation map showing the survey transects can be found in (APPENDIX B).

III. Database Review of Soil Conditions

The *Soil Survey of Nassau County* (Natural Resource Conservation Service, 1989) indicates five soil types as occurring within the property:

Echaw Fine Sand (04) - This is a moderately well drained soil class found in the southwest corner of the subject property. Slopes are 0 to 2 percent and convex. This soil is composed of approximately 88 percent Echaw and 12 percent minor components including: Leon non-hydric, Resota, Mandarin and Lynn haven soils. These soils are found along the ridges of marine terraces and are created from sandy marine deposits. The entire soil profile is composed of fine sand from 0 to 80 inches. The water table is 30 to 60 inches below land surface. This soil belongs to hydrologic soil group A and is seldom flooded. These soils are commonly associated with habitats such as North Florida Flatwoods and the rises and knolls of mesic uplands.

Kureb Fine Sand (08) - This is an excessively drained soil class found within the interior of the subject property, stretching from the northeast corner down to the southern property boundary. Slopes are 0 to 5 percent and convex. The soil is composed of approximately 93 percent Kureb and 7 percent Resota. It is found along the ridges and dunes of marine terraces. These soils develop from Eolian, sandy fluvial or marine deposits. The profile is sandy throughout, from 0-80 inches. The water table is more than 80 inches below land surface. This soil belongs to hydrologic soil group A and rarely floods. These soils are associated with habitats such as sand pine scrub and the dunes of xeric uplands.

Leon Fine Sand (09) - This is a poorly drained soil class found in a small portion of the western side of the property, adjacent to the Echaw Fine Sand. Slopes range from 0 to 2 percent and are convex. The soil is composed of approximately 90 percent Leon non-hydric, 5 percent Leon hydric, and 5 percent minor components including: Sapelo: non-hydric, Ridgewood, Pottsburg, Kingsferry and Wesconnett soils. Leon fine sand is found among flatwoods on marine terraces. It develops from sandy marine deposits. The profile consists of fine sand throughout 80 inches, with the Leon hydric soils above the Leon non-hydric soil. The water table is 0 to 6 inches below land surface for Leon hydric and 6 to 18 inches below land surface for Leon non-hydric. This soil belongs to hydrologic soil group A/D and floods occasionally. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

Buccaneer Clay (15)- This is a very poorly drained soil class found along the entire eastern side of the property, adjacent to Egan’s Creek. Slopes range from 0 to 2 percent and are linear. The soil is composed of 94 percent Buccaneer and 6 percent minor components including Meggett and Croatian soils. Buccaneer clay is found in floodplains along marine terraces. It is formed from clayey marine deposits. The profile consists of clay from 0 to 80 inches. The water table is located 0 to 6 inches below land surface. This soil belongs to hydrologic soil group D and frequently floods. It is commonly associated with stream terraces, floodplains and depressions.

Kingsferry Fine Sand (24) - This is a very poorly drained soil class found in the middle northern portion of the subject property. Slopes are 0 to 2 percent and are linear. The soil is composed of approximately 89 percent Kingsferry and 11 percent minor components including: Leon non-hydric, Lynn haven, and Rutlege soils. Kingsferry soils are found on the flats of marine terraces. They are formed from sandy marine deposits. The profile consists of fine sand from 0 to 80 inches. The water table is level with the land surface. This soil belongs to hydrologic soil group B/D and frequently floods. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

A copy of the Custom Soil Resource Report can be found in (**APPENDIX C**).

IV. Existing Site Conditions

Two (2) vegetative/ecological communities were identified within the boundary of the subject property. These communities were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), (Florida Department of Transportation, 1999). The communities discovered on-site are typical of northeast Florida, and no unusual or unique vegetative communities were discovered. Each community observed has been assigned a FLUCCS code and is described below.

Pine-Mesic Oak (FLUCCS 414) A pine-mesic oak habitat covers the majority of this property. This type of forest grows on moister sites and consists of slash pine (*Pinus elliottii*), longleaf pine (*P. palustris*) and loblolly pine (*P. taeda*) which grow in strong association with a wide variety of mesic oaks and other hardwood species. The canopy consists of Southern red oak (*Quercus falata*), water oak (*Q. nigra*), white oak (*Q. alba*) and laurel oak (*Q. laurifolia*), in addition to hickories (*Carya spp.*), sweetgum (*Liquidambar styraciflua*) and dogwood (*Cornus spp.*) which commonly grow alongside pine species under mesic conditions. Gallberry (*Ilex spp.*), wax myrtle (*Myrica cerifera*) and saw palmetto (*Serenoa repens*) are among the common understory species.

Wetland Forested Mixed (FLUCCS 630) A wetland forested mixed community can be found in the northern and eastern portions of the property. The vegetative community within the mixed forested wetland is dominated by cypress (*Taxodium spp.*), black gum (*Nyssa sylvatica*), loblolly bay (*Gordonia lasianthus*), swamp bay (*Persea palustris*), pond pine (*P. serotina*), fetterbush (*Lyonia lucida*), Virginia chainfern (*Woodwardia virginica*), netted chainfern (*Woodwardia areolata*), and royal fern (*Osmunda regalis*). The wetlands on site are adjacent to and west of Egan's Creek.

A map showing the FLUCCS habitats within the subject property can be found in (**APPENDIX B**).

A. Comprehensive wildlife survey

Pursuant to the methodology required by FWC and USFWS, LG² Environmental Solutions (LG²ES) conducted the on-site wildlife survey on February 7, 2018. A comprehensive list of wildlife species that were directly observed or evidenced by scat, burrows or tracks are listed in the following table.

Table 1. Wildlife Species Observed on Site at the School Board Property in June 2016.

Common Name	Taxonomic Name
Cardinal, Northern	<i>Cardinalis cardinalis</i>
Black Vulture	<i>Coragyps atratus</i>
Armadillo	<i>Dasypus novemcinctus</i>
Marsh Rabbit	<i>Sylvilagus palustris</i>
Squirrel, Eastern Gray	<i>Sciurus carolinensis</i>
Northern Parula	<i>Parula americana</i>
Warbler, Yellow-rumped	<i>Dendroica coronata</i>
Yellow Rat Snake	<i>Pantherophis alleghaniensis</i>

- B. Species Discussions.** No listed wildlife species were observed on the School Board Property during the site assessment performed on February 7, 2018.

Gopher tortoise (GT): During the site inspections, special attention was given to habitat types and soil characteristics that are associated with gopher tortoise utilization. The gopher tortoise is listed as Threatened by FWC and Conservation Permits for the relocation of the gopher tortoises must be obtained for any onsite burrow(s) prior to clearing and/or grading the property.

A formal gopher tortoise survey was not conducted within the scope of this site visit; however, transects were walked through the entire property. No gopher tortoises or their burrows were seen on the property.

Bald eagle: The FWC Bald Eagle Nest Locator was used to determine if any documented or historical nests exist within one mile of the subject property. The search resulted in zero documented nests (**Figure 1**). Undocumented nests could still exist, however, none were observed during this survey.

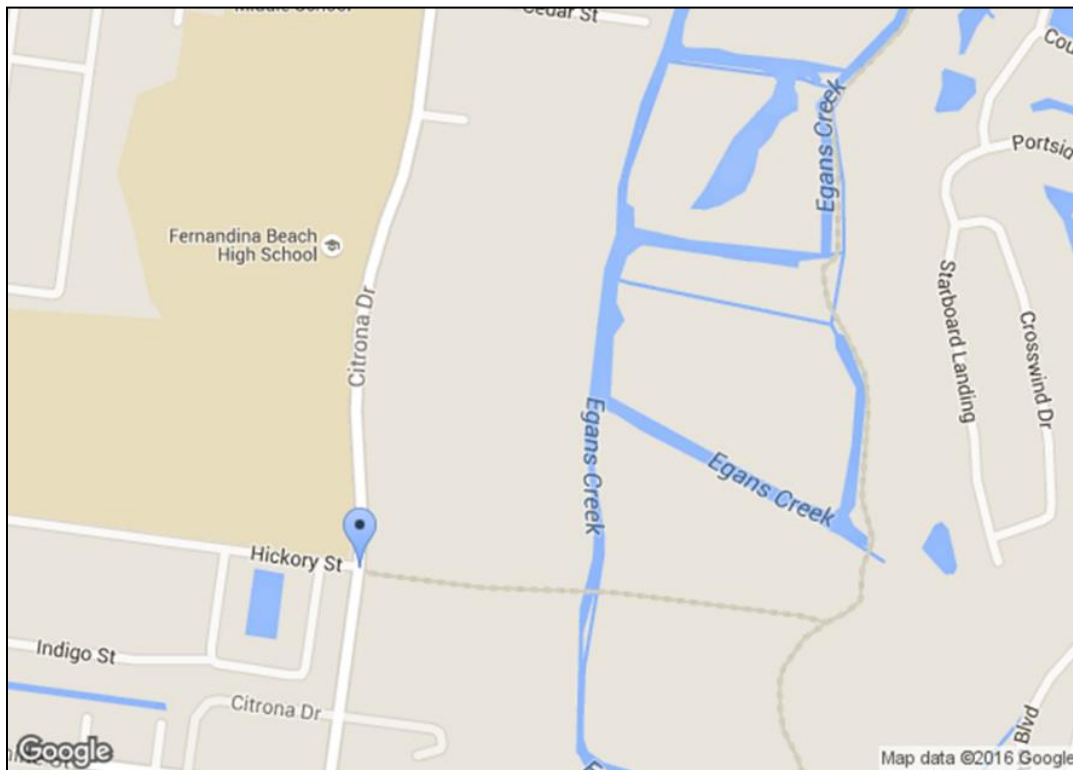


Figure 1. Eagle nest locator map summary indicating no documented Bald eagle nests are located within 1-mile distance of subject property.

Date: 6/13/2016 8:59:07 AM

Search Entered: Within 1 mile of Citrona Dr. and Hickory Street (latitude 30.6589285 and longitude -81.4448999)

0 record(s) were found; 0 record(s) are shown

(see disclaimer that follows)

This report was generated using the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest locator web site, which can be found at <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>. The data displayed reflect all known FWC documented eagle nesting territories that fall within the search criteria specified at the top of the page. Search results reflect the activity status observed by FWC and are current through spring 2014. Not all eagle nests in Florida have been documented by the FWC. Non-documented nests receive the same level of protection as FWC documented nests.

V. Conclusion

The subject property was examined to identify any utilization by animal species on the property. Special attention was given to the presence of species listed by the USFWS and the FWC as rare, endangered, and threatened or Species of Special Concern. Special attention was given to bald eagles, red-cockaded woodpeckers, Sherman's fox squirrels and gopher tortoises due to the anticipated habitat type and location. No listed species were observed during the February 7, 2018 site assessment.

LG²ES estimates there is little to no acreage of suitable gopher tortoise habitat located on-site. It is considered unlikely that the gopher tortoises would burrow on property. Should gopher tortoises later be found to inhabit the subject property, appropriate FWC surveys and permitting may be required.

We appreciate your business and look forward to our continuing to serve you and your environmental needs.

If you have any questions or require additional information, please contact me at 904-955-5480 or at tjackson@lg2es.com.

Very respectfully,

A handwritten signature in cursive script that reads "Tina Jackson".

Tina Jackson
Environmental Scientist
LG2 Environmental Solutions, Inc.

VI. REFERENCES

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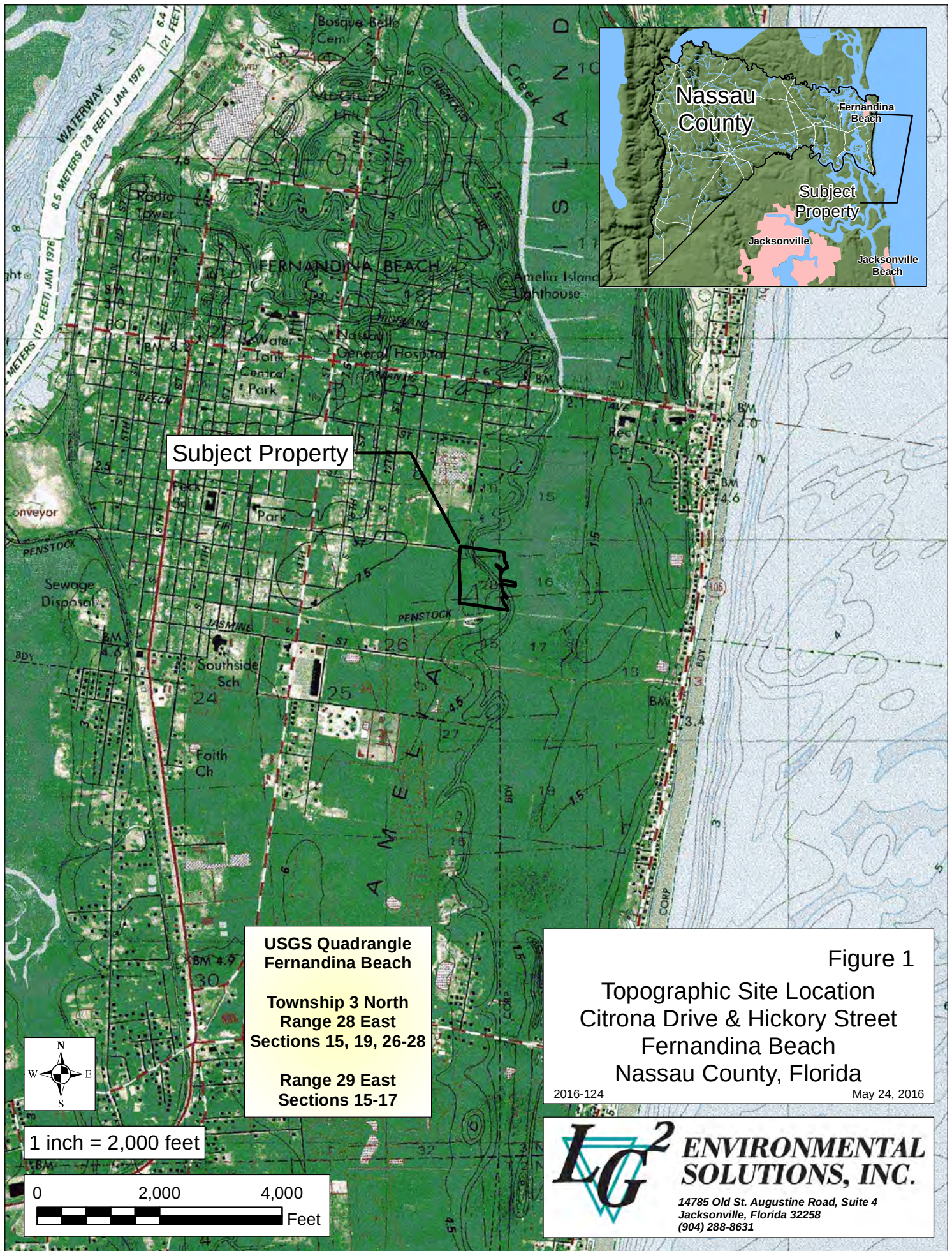
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UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS). Web Soil Survey, modified: 12/06/2013. Online at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed 06/13/2016.

APPENDIX A
Aerial Site Photograph
USGS 7.5 Topographic Map





APPENDIX B

Digital Elevation Map with Survey Transects
FLUCCS Map

Subject Property

1 2 3 4 5 6 7 8 9

10 11

NA00026

NA00919

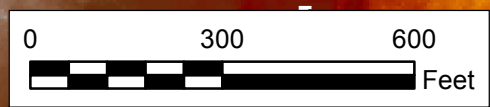
- 25m Transects
- Archaeological Site

DEM with Transects
School Board Property
Fernandina Beach
Nassau County, Florida

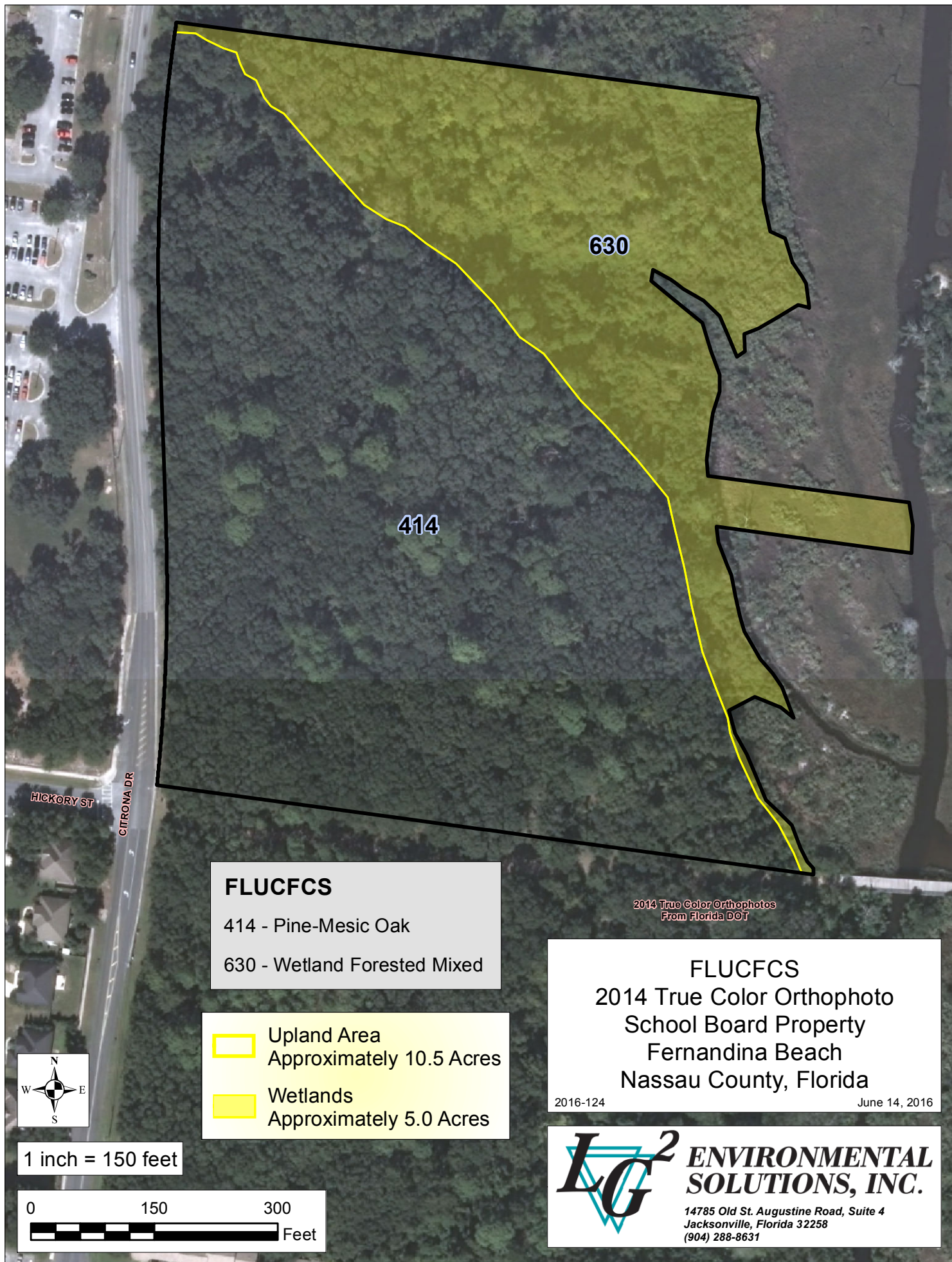
2016-124 June 3, 2016



1 inch = 300 feet



LG² ENVIRONMENTAL SOLUTIONS, INC.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-8631



APPENDIX C

USDA NRCS Web Soil Survey Report
U.S. Fish & Wildlife Service Species by County Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Nassau County, Florida**

School Board Property



June 13, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

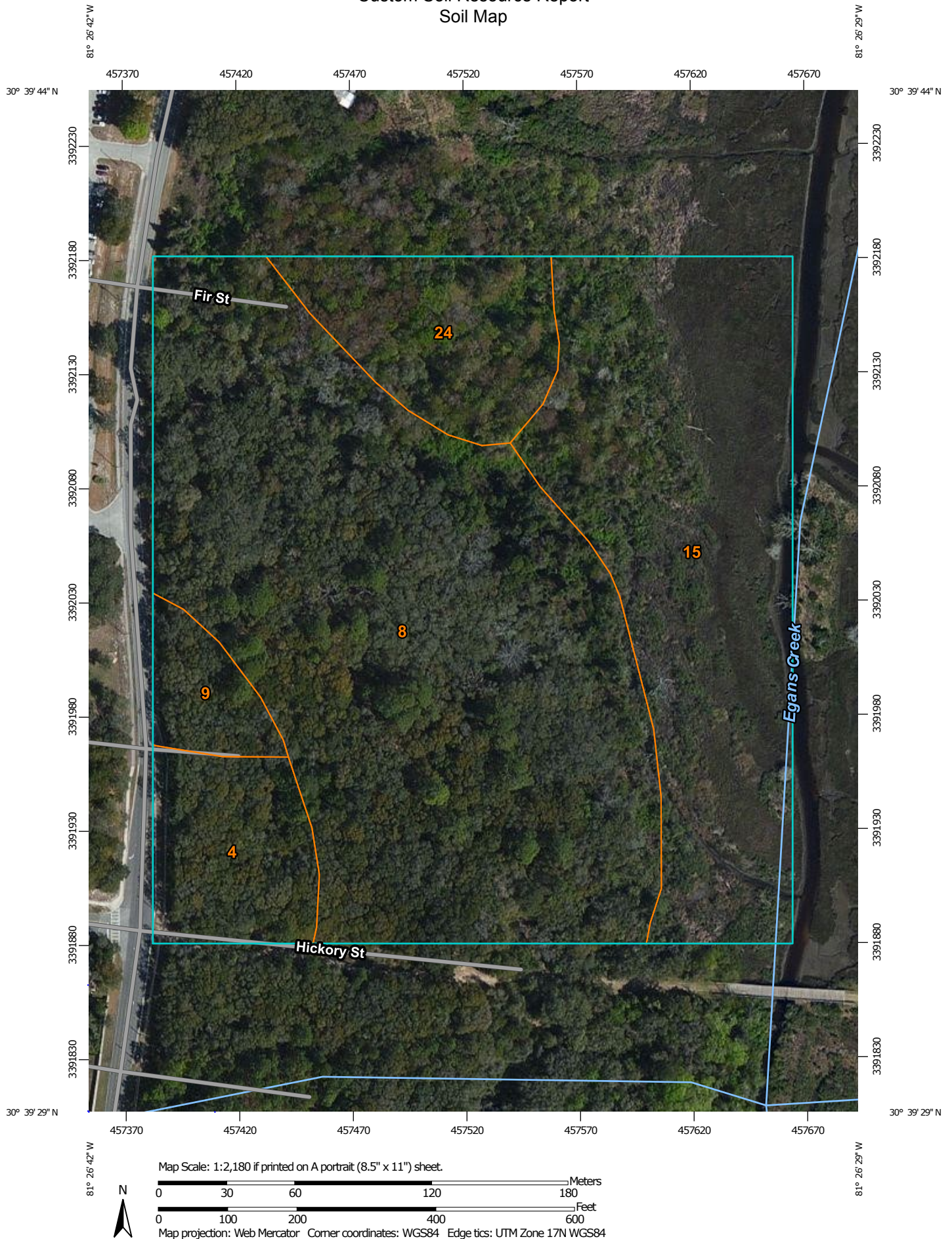
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 14, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2011—Mar 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Nassau County, Florida (FL089)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Echaw fine sand	1.4	6.8%
8	Kureb fine sand, 0 to 5 percent slopes	11.0	52.2%
9	Leon fine sand	0.6	3.1%
15	Buccaneer clay, frequently flooded	6.2	29.5%
24	Kingsferry fine sand	1.8	8.4%
Totals for Area of Interest		21.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

4—Echaw fine sand

Map Unit Setting

National map unit symbol: 4gb0
Elevation: 0 to 130 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Echaw and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Echaw

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 38 inches: fine sand
E' - 38 to 78 inches: fine sand
Bh - 78 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 30 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Minor Components

Leon, non-hydric

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Resota

Percent of map unit: 3 percent

Landform: Knolls on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Mandarin

Percent of map unit: 3 percent

Landform: Rises on marine terraces, flats on marine terraces

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Lynn haven

Percent of map unit: 3 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

8—Kureb fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4gbq

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Kureb and similar soils: 93 percent

Minor components: 7 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kureb

Setting

Landform: Ridges on marine terraces, dunes on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 5 inches: fine sand
C/Bh - 5 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)

Minor Components

Resota

Percent of map unit: 7 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

9—Leon fine sand

Map Unit Setting

National map unit symbol: 4gbr

Custom Soil Resource Report

Elevation: 10 to 450 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Leon, non-hydric, and similar soils: 90 percent

Leon, hydric, and similar soils: 5 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand

E - 7 to 18 inches: fine sand

Bh - 18 to 31 inches: fine sand

E' - 31 to 37 inches: fine sand

B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Description of Leon, Hydric

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 18 inches: fine sand
Bh - 18 to 31 inches: fine sand
E' - 31 to 37 inches: fine sand
B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Sapelo, non-hydric

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Ridgewood

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Pottsburg

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Kingsferry

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Wesconnett

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

15—Buccaneer clay, frequently flooded

Map Unit Setting

National map unit symbol: 4g94

Elevation: 20 to 350 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Buccaneer and similar soils: 94 percent

Minor components: 6 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buccaneer

Setting

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey marine deposits

Typical profile

A - 0 to 5 inches: clay

Btg - 5 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Natural drainage class: Very poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: D

Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G153AA345FL)

Minor Components

Meggett

Percent of map unit: 3 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G153AA341FL)

Croatan

Percent of map unit: 3 percent

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Organic soils in depressions and on flood plains (G153AA645FL)

24—Kingsferry fine sand

Map Unit Setting

National map unit symbol: 4g9g

Elevation: 0 to 150 feet

Mean annual precipitation: 47 to 55 inches

Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 305 to 335 days

Farmland classification: Not prime farmland

Map Unit Composition

Kingsferry and similar soils: 89 percent

Custom Soil Resource Report

Minor components: 11 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kingsferry

Setting

Landform: Flats on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 34 inches: fine sand

Bh1 - 34 to 67 inches: fine sand

Bh2 - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Leon, non-hydric

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Lynn haven

Percent of map unit: 4 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

Custom Soil Resource Report

Rutlege

Percent of map unit: 3 percent

Landform: Drainageways on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

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Custom Soil Resource Report

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U.S. Fish & Wildlife Service Species by County Report

Group	Common Name	Scientific Name	Species Profile URL	Population
Amphibians	Striped newt	<i>Notophthalmus perstriatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=D02P	
Birds	Wood stork	<i>Mycteria americana</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=B06O	AL, FL, GA, MS, NC, SC
Mammals	West Indian Manatee	<i>Trichechus manatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Mammals	West Indian Manatee	<i>Trichechus manatus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Reptiles	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Leatherback sea turtle	<i>Dermochelys coriacea</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Leatherback sea turtle	<i>Dermochelys coriacea</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Loggerhead sea turtle	<i>Caretta caretta</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00U	Northwest Atlantic Ocean DPS
Reptiles	Eastern indigo snake	<i>Drymarchon corais couperi</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C026	Entire
Reptiles	Gopher tortoise	<i>Gopherus polyphemus</i>	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C044	Eastern

RESOLUTION 2017-123

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING WITH W.R. HOWELL COMPANY (DEVELOPER) AND NASSAU COUNTY SCHOOL DISTRICT REGARDING CONDITIONS TO VACATION OF A PORTION OF THE GUM STREET RIGHT-OF-WAY EAST OF CITRONA DRIVE; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the City of Fernandina Beach to attach specific conditions that are prerequisite to the City's vacation of a portion of the Gum Street right-of-way east of Citrona Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the Memorandum of Understanding, attached hereto as Exhibit "A", between the City of Fernandina Beach, the Nassau County School District and W.R. Howell Company.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute the Memorandum of Understanding and all necessary documentation upon review and approval of the City Attorney.

SECTION 3. This Resolution shall become effective immediately upon passage.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH



Robin C. Lentz
Mayor – Commissioner

ATTEST:

APPROVED AS TO FORM & LEGALITY:



Caroline Best
City Clerk



Tammi E. Bach
City Attorney

**MEMORANDUM OF UNDERSTANDING
FOR CONDITIONS ON THE VACATION OF THE**

GUM STREET RIGHT-OF-WAY

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W. R. Howell Company, Inc. ("Developer") whose address is 4545 Ortega Blvd., Jacksonville, FL 32210 and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS, City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona and north of Hickory and that is planned for residential development ("Property"); and

WHEREAS, City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

NOW THEREFORE, the parties agree to the following terms:

1. The Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to Property and Gum Street in order to satisfy the requirement of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for

approval of the preliminary plat for residential development on the Property, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along Egans Creek Greenway and contiguous to the Gum Street right-of-way.

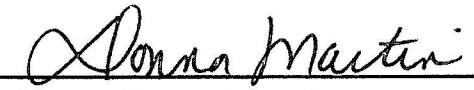
2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.
3. The School Board's successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts.
4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

This Memorandum of Understanding has been executed by the parties this 10 day of August 2017,

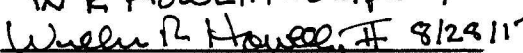
City of Fernandina Beach:

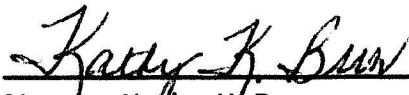
Nassau County School District:

 8/22/17
Name Dale L. Martin Date
Title City Manager
Address 204 Ash St
Fernandina Beach FL 32034


Name: Donna Martin Date
Title: Chairman
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

Developer:

W R HOWELL COMPANY
 8/22/17
Name William R. Howell Date
Title PRESIDENT
Address 4545 ORTEGA BLVD
JACKSONVILLE, Florida 32210


Name: Kathy K. Burns Date
Title: Superintendent of Schools
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

ATTEST:

By: 
Printed Name: Caroline Best
Title: City Clerk
Date: Aug 23, 2017

APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
e-mail dmartin@fbfl.org

Nassau County School District:

Ray Poole
Chief of Legal Services
904-491-9903
ray.poole@nassau.k12.fl.us

Developer:

Name W R HOWELL, COMPANY
William R Howell, Jr.
Title PRESIDENT
PH# 904 - 631 - 3643
Address 4545 ORTEGA BLVD
JACKSONVILLE, FLORIDA
32210

**MEMORANDUM OF UNDERSTANDING
FOR CONDITIONS ON THE VACATION OF THE
GUM STREET RIGHT-OF-WAY**

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W.R. Howell Company, a Florida corporation ("Developer") whose address is 2955 Hartley Road, Suite 108, Jacksonville, FL 32257, and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS, City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona Drive and north of Hickory Street and that is planned for residential development ("Property"); and

WHEREAS, City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

NOW THEREFORE, the parties agree to the following terms:

1. The Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to Property and Gum Street in order to satisfy the requirement of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for approval of the preliminary plat for residential development on the

2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.
3. The School Board's successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts.
4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

ATTEST:
By: Caroline Best
Printed Name: Caroline Best
Title: City Clerk

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
dmartin@fbfl.org

Nassau County School District:

name
Title
phone
e-mail

Developer:

William R. Howell, II
President/Chair
2955 Hartley Rd, Ste 108, Jacksonville, FL 32257

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution
Memorandum of Understanding - School Board Property Vacation

2017-123

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Adopt Resolution 2017-123

SYNOPSIS: The Nassau County School District is under contract with W.R. Howell Company who will purchase vacant land east of Citrona and north of Hickory for residential development. After several meetings with the City Commission, the City Commission placed several conditions on the vacation of right-of-way which include donation of \$115,000 to the City for land conservation, FDOT surplus land on the Greenway to the City or alternatively, the Developer providing an access right-of-way to the FDOT parcels and the Developer deeding several acres of jurisdictional wetlands to the City for conservation purposes.

FISCAL IMPACT: If approved, the School Board's successor in interest (Developer) will pay \$115,000 to the City for placement in a land conservation fund to be created by the Comptroller.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2017-123.

Tammi E. Bach, City Attorney	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017
Katie Newton, Legal Assistant	08/10/2017

Date: July 07, 2017

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

ORDINANCE 2016-40

AMENDED AT SECOND AND FINAL READING

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, identified as Nassau County School Board, seeks to vacate a portion of public right-of-way described as a portion of Gum Street located between Citrona Drive and just west of the Egans Creek Greenway; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting, and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on October 26, 2016; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions contained in a memorandum of understanding to be approved by resolution of the City Commission.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for the vacation of a portion of the Gum Street right-of-way is an unopened public right-of-way totaling approximately 600 linear feet between Citrona Drive and just west of the Egans Creek Greenway, and is shown on the map attached hereto as Exhibit "A".

SECTION 2. LEGAL DESCRIPTION. The legal description of the vacated portion of right-of-way is attached hereto as Exhibit "B".

SECTION 3. Vacation of a portion of the above-described right-of-way is subject to specific terms and conditions contained in a separate memorandum of understanding to be approved by resolution of the City Commission including:

- a) Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to the School Board property and Gum Street in order to satisfy the requirement of Section 70-40 of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for approval of the preliminary plat for *Amelia Bluff subdivision* by the City, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along the Egans Creek Greenway contiguous to the Gum Street right-of-way; and
- b) The School Board or its successor in interest shall transfer clear title to all jurisdiction wetlands on the property to the City in fee simple to be set aside as

conservation land; and

c) The School Board or its successor in interest shall donate \$115,000 to the City for use in the City's land conservation efforts. ~~and~~

~~d) The School Board shall remove the chain link fence running parallel to the right of way on Atlantic Avenue in Fernandina Beach at the School Board property located at 1201 Atlantic Avenue.~~

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 5. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH



ROBIN C. LENTZ
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

EXHIBIT A - MAP



Legend

 FDOT OWNED LAND

ORDINANCE 2016-40

EXHIBIT "B"

LEGAL DESCRIPTION:

A PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF GUM STREET (A 60 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF THE CITY OF FERNANDINA BEACH BEING BOUNDED AS FOLLOWS:

ON THE WEST:

BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE.

ON THE EAST:

BY THE EAST LINE OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF RIGHT-OF-WAY WHICH SHALL REMAIN PUBLIC RIGHT-OF-WAY:

A PORTION OF GUM STREET (A 60 FOOT-WIDE RIGHT-OF-WAY) IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), LYING IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00°22'45" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 28, A DISTANCE OF 81.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 116.05 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 82°17'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.05 FEET TO SAID EAST BOUNDARY OF SECTION 28; THENCE NORTH 00°22'45" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 60.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 126.16 FEET; THENCE CONTINUE NORTH 82°17'13" WEST ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 95 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE SOUTHEASTERLY ALONG AND WITH SAID BASE OF BLUFF A DISTANCE OF 87 FEET, MORE OR LESS TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET, BEARING NORTH 82°17'13" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82°17'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

OFFICE USE ONLY

REC'D: 9/27/16 BY: B
 PAYMENT: \$ 850 TYPE: CK 236892
 APPLICATION #: 2016-0001444
 CASE #: PAB
 BOARD MEETING DATE: Nov. 14/2016



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☒ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATION

Owner Name: Nassau County School Board, c/o Dr. John Ruis, Superintendent

Mailing Address: 1201 Atlantic Avenue, Fernandina Beach, Florida 320

Telephone: (904) 491-9901 Fax: _____

Email: john.ruis@nassau.k12.fl.us

Agent Name: Ezell Law Firm, P.A., c/o Brenda B. Ezell

Mailing Address: 3560 Cardinal Point Drive, Suite 101, Jacksonville, Florida 32257

Telephone: 904-432-3200 Fax: 904-432-3201

Email: brenda@ezellfirm.com

PROPERTY INFORMATION

Street Address: Citrona & Hickory Drive

Parcel Identification Number(s): 00-00-31-1180-0017-0000

Lot Number: 17, 18, 19 Block Number: _____ Subdivision: Citrona

Section: 27, 15, 26, 28 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: One (1)

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 15.55

Existing Zoning Classification: R-1

Existing Future Land Use Classification: Conservation

Previous Planning/Zoning Approvals: N/A

Description of Request:

We request vacation of the 60-foot right-of-way commonly known as Gum Street, which right-of-way
is not currently in use, and apparently has never been constructed for use by the public. This
property is currently for sale and the abandonment requested will allow for future development.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.
Ezell Law Firm, P.A.

September 22, 2016
Date

By: [Signature]
Signature of Applicant

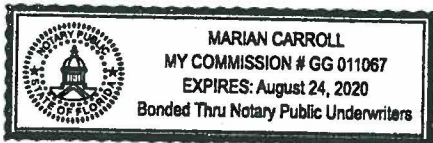
STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 22 day of September, 2016.

Marian Carroll Marian Carroll
Notary Public: Signature Printed Name

8-24-20
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Nassau County School Board

(print name of property owner(s))

hereby authorize: Ezell Law Firm, P.A., c/o Brenda B. Ezell

(print name of agent)

to represent me/us in processing an application for: Vacation of Right-of-Way

(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.

NASSAU COUNTY SCHOOL BOARD

(Signature of owner)

By: John L. Ruis
(Signature of owner)

(Print name of owner)

John L. Ruis
(Print name of owner)

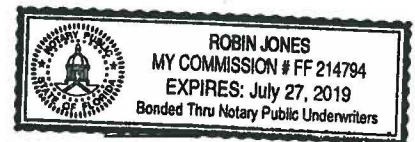
Title: Superintendent

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 9 day of September, 2016.

Robin Jones
Notary Public: Signature

Robin Jones
Printed Name



My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



'16 SEP 27 PM 2:50

TEL 904.432.3200

3560 CARDINAL POINT DRIVE, SUITE 101
JACKSONVILLE, FLORIDA 32257

FAX 904.432.3201

September 22, 2016

City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Application for Vacation of Right-of-Way – Unopened portion of Gum Street

Ladies and Gentlemen:

We are pleased to act as agent of the Nassau County School Board in its efforts to close an unopened, unused right-of-way in the City of Fernandina Beach currently known as Gum Street.

Enclosed please find the completed application for vacation of the subject right-of-way, along with a check in the amount of \$850.00 for the application fee. We are hopeful that this application is in line to be heard at the Planning Advisory Board Committee meeting to be held on November 9, 2016.

Please feel free to contact me if you have any questions. Additionally, please let me know if I need to come in to meet with a planner prior to the application deadline, which I am happy to do if need be.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda B. Ezell", is written over a large, stylized circular flourish.

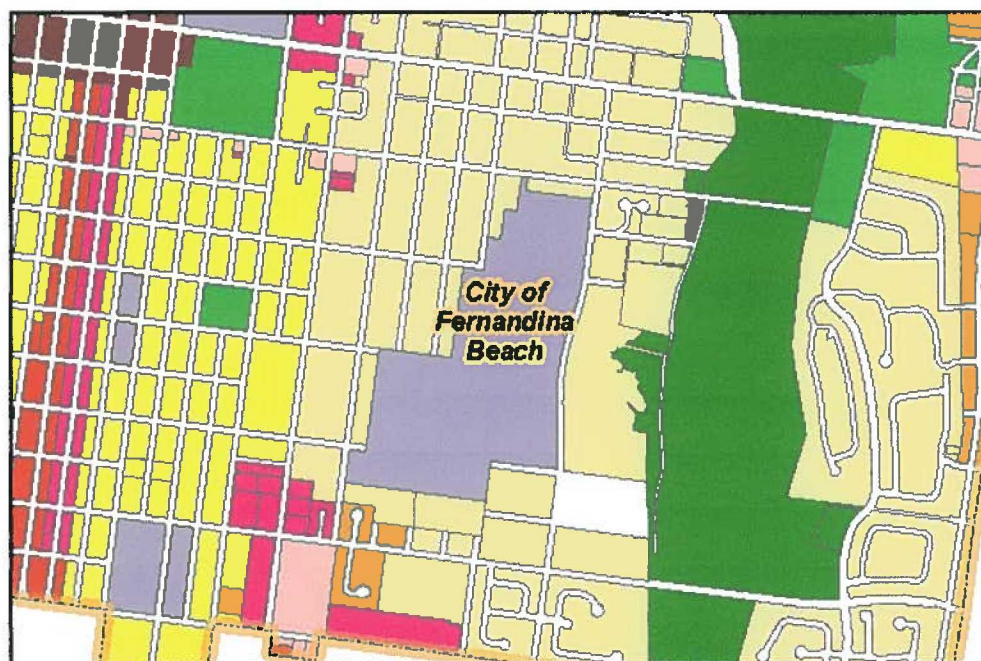
Brenda B. Ezell

904-491-7300

www.NassauFLPA.com



A. Michael Hickox
Nassau County Property Appraiser

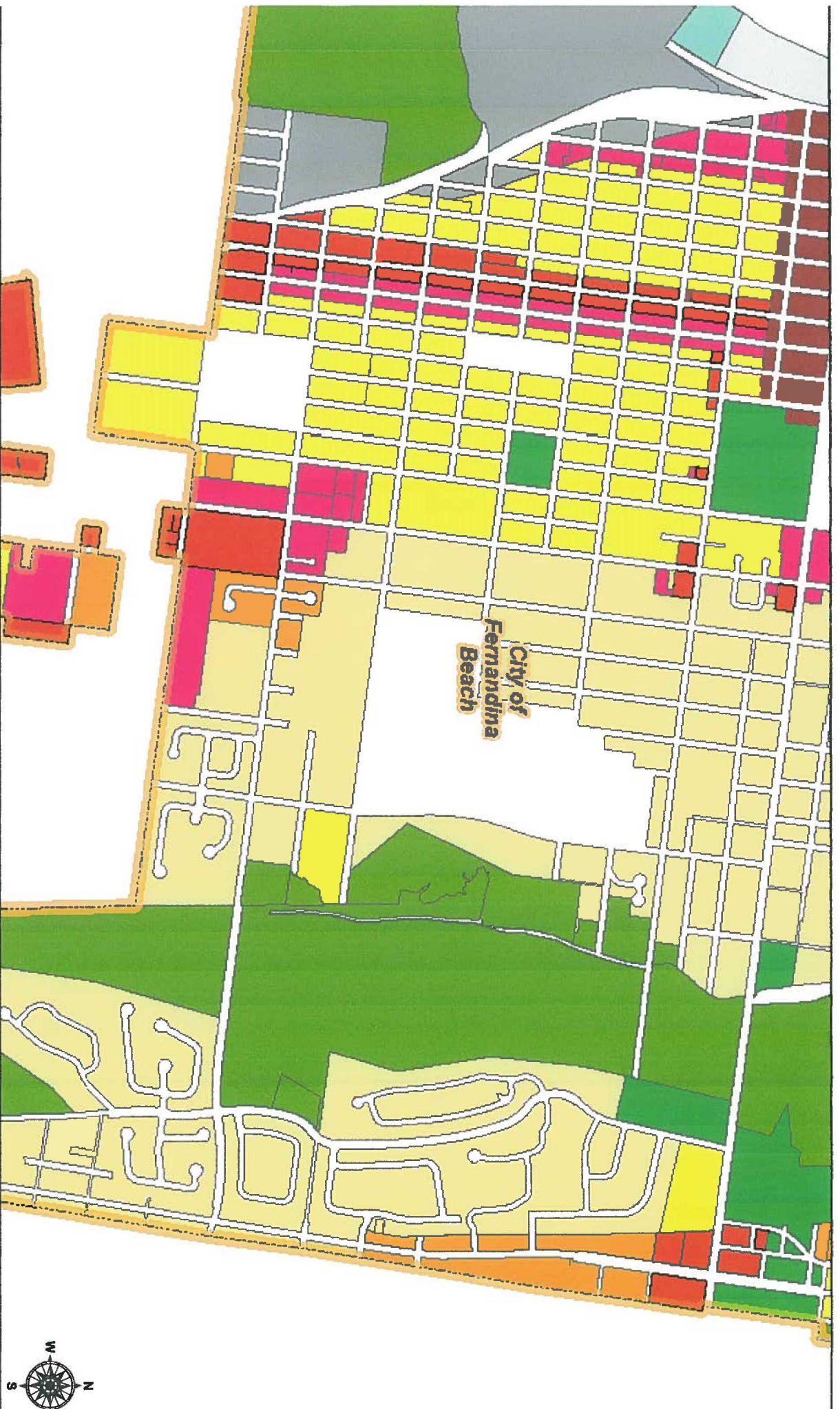


Land Use Report	Results	
Zoning	R-1	Note: (Must be verified with Municipality)
Future Land Use	CONSERVATION	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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August 31, 2016

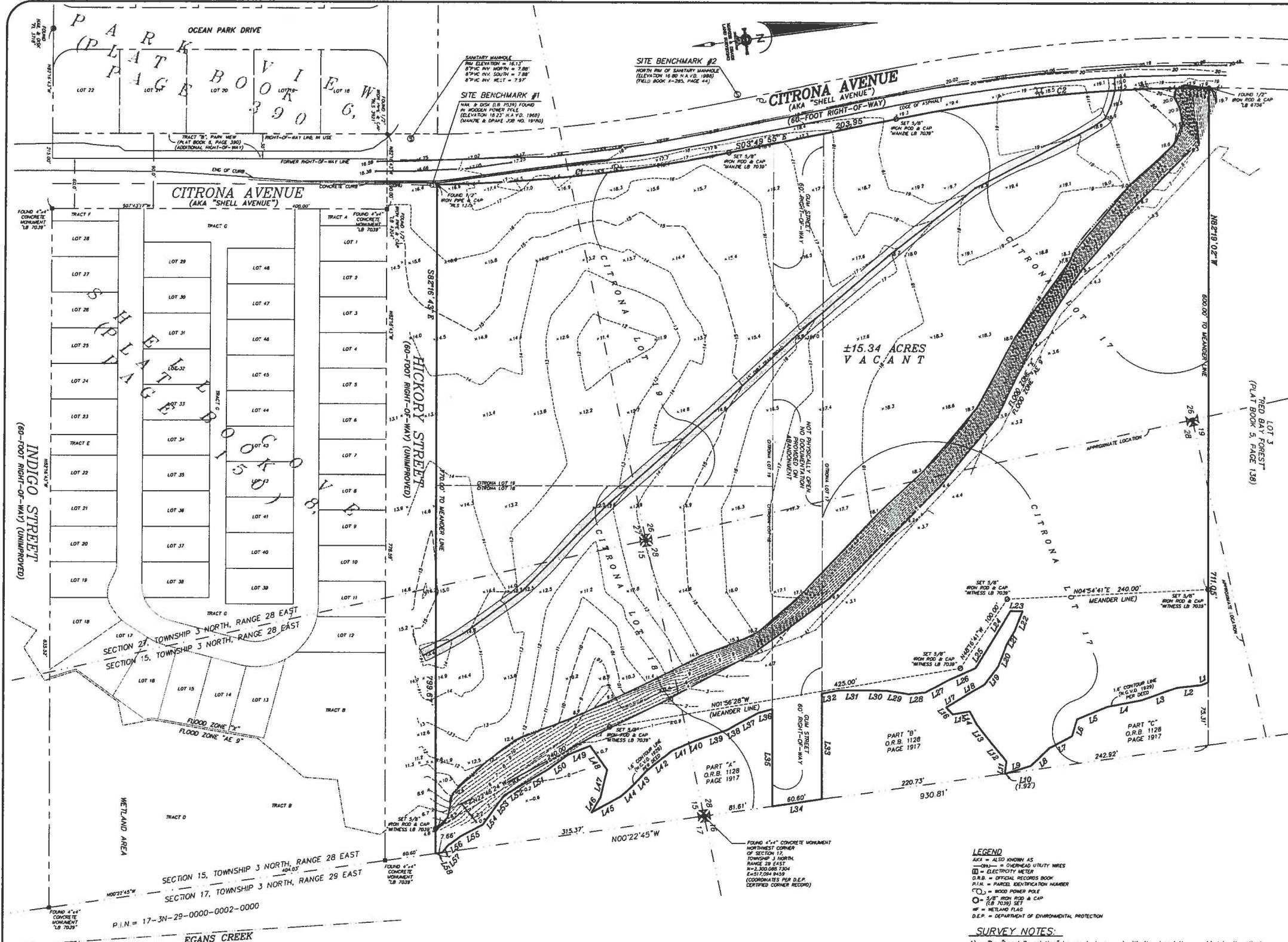
1:16,523

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST ALONG SAID RANGE LINE A DISTANCE OF 1.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°58'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'50" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 28°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°19'29" EAST A DISTANCE OF 34.95 FEET; (11) SOUTH 85°51'50" EAST A DISTANCE OF 33.93 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'08" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°50'11" WEST A DISTANCE OF 19.23 FEET; (18) NORTH 12°53'15" WEST A DISTANCE OF 21.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 08°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 80.60 FEET, THENCE NORTH 82°17'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 126.18 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 35.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'43" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'30" EAST, A DISTANCE OF 30.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 18°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°52'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 01°17'22" EAST A DISTANCE OF 24.88 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 18.13 FEET; (13) SOUTH 60°55'19" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; (15) SOUTH 23°07'52" EAST A DISTANCE OF 28.63 FEET; (16) SOUTH 23°27'38" EAST A DISTANCE OF 23.60 FEET; (17) NORTH 54°47'07" EAST A DISTANCE OF 11.40 FEET; (18) NORTH 02°02'34" WEST A DISTANCE OF 21.04 FEET; (19) NORTH 70°00'14" EAST A DISTANCE OF 18.60 FEET; (20) NORTH 59°43'18" EAST A DISTANCE OF 26.78 FEET; (21) NORTH 57°42'29" EAST A DISTANCE OF 28.89 FEET; (22) SOUTH 74°40'51" EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) NORTH 09°53'34" WEST, A DISTANCE OF 30.18 FEET; (2) NORTH 35°20'45" WEST A DISTANCE OF 31.42 FEET; (3) NORTH 20°16'22" WEST A DISTANCE OF 30.31 FEET; (4) NORTH 85°32'41" WEST A DISTANCE OF 20.95 FEET; (5) NORTH 14°54'27" WEST A DISTANCE OF 39.02 FEET; (6) NORTH 03°19'30" WEST A DISTANCE OF 41.10 FEET; (7) NORTH 11°57'47" WEST A DISTANCE OF 45.15 FEET; (8) NORTH 01°17'05" EAST A DISTANCE OF 28.48 FEET; (9) NORTH 13°17'42" WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°19'02" WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,279.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,938.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 101°59'11", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 02°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N11°17'42"W	9.39'	L17	S74°40'51"E	14.75'	L33	N82°17'13"W	126.16'	L49	N16°34'18"W	17.30'	L65	N57°42'29"E	28.89'	L81	N20°27'26"W	29.62'
L2	N11°17'05"E	28.48'	L18	N57°42'29"E	28.89'	L34	N82°17'13"W	126.16'	L50	N16°34'18"W	17.30'	L66	N57°42'29"E	28.89'	L82	N20°27'26"W	29.62'
L3	N11°17'42"W	45.15'	L19	N59°43'18"E	26.78'	L35	N82°17'13"W	126.16'	L51	N16°34'18"W	17.30'	L67	N57°42'29"E	28.89'	L83	N20°27'26"W	29.62'
L4	N31°19'30"W	41.10'	L20	N70°00'14"E	18.60'	L36	N82°17'13"W	126.16'	L52	N16°34'18"W	17.30'	L68	N57°42'29"E	28.89'	L84	N20°27'26"W	29.62'
L5	N14°54'27"W	39.02'	L21	N20°27'26"W	29.62'	L37	N82°17'13"W	126.16'	L53	N16°34'18"W	17.30'	L69	N57°42'29"E	28.89'	L85	N20°27'26"W	29.62'
L6	N65°32'41"W	20.95'	L22	N54°47'07"E	11.40'	L38	N82°17'13"W	126.16'	L54	N16°34'18"W	17.30'	L70	N57°42'29"E	28.89'	L86	N20°27'26"W	29.62'
L7	N20°16'22"W	30.31'	L23	S23°27'38"E	23.60'	L39	N82°17'13"W	126.16'	L55	N16°34'18"W	17.30'	L71	N57°42'29"E	28.89'	L87	N20°27'26"W	29.62'
L8	N35°20'45"W	31.42'	L24	S23°27'38"E	23.60'	L40	N82°17'13"W	126.16'	L56	N16°34'18"W	17.30'	L72	N57°42'29"E	28.89'	L88	N20°27'26"W	29.62'
L9	N9°53'34"W	30.18'	L25	S23°27'38"E	23.60'	L41	N82°17'13"W	126.16'	L57	N16°34'18"W	17.30'	L73	N57°42'29"E	28.89'	L89	N20°27'26"W	29.62'
L10	N00°22'45"E	1.92'	L26	S60°55'19"E	28.29'	L42	N82°17'13"W	126.16'	L58	N16°34'18"W	17.30'	L74	N57°42'29"E	28.89'	L90	N20°27'26"W	29.62'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	349.77'	1939.86'	101°59'11"	349.30'
C2	376.62'	1879.86'	11°28'44"	375.99'

LEGEND

- AKA = ALSO KNOWN AS
- CON = CONCRETE
- DIR = DIRECTION
- DIS = DISTANCE
- EL = ELEVATION
- ENG = ENGINEER
- FL = FLORIDA
- FS = FERNANDINA
- GA = GEORGIA
- LA = LOUISIANA
- MS = MISSISSIPPI
- NC = NORTH CAROLINA
- OK = OKLAHOMA
- SC = SOUTH CAROLINA
- TX = TEXAS
- VA = VIRGINIA
- WY = WYOMING

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2015) was referenced during the preparation of this survey.
- Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
- 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.
- The property shown hereon lies within Flood Zone "Z-AE-9" as per F.E.M.A. Flood Insurance Rate Map, Panel 13086C-0232-E, Dated 12/17/2010. Flood Zone information 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.
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- 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.

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 117 South Ninth Street, Fernandina Beach, FL 32034
 (904) 491-5700 FAX (904) 491-5777
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SCALE: 1"=80' JOB NO: 19580 DATE: 5/26/16 CADD: MKD
 F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST ALONG SAID RANGE LINE A DISTANCE OF 7.86 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'28" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'53" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.90 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°18'29" EAST A DISTANCE OF 34.96 FEET; (11) SOUTH 68°51'50" EAST A DISTANCE OF 33.95 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'08" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°51'11" WEST A DISTANCE OF 18.23 FEET; (18) NORTH 12°55'15" WEST A DISTANCE OF 21.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 08°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET, A DISTANCE OF 60.00 FEET RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 60.60 FEET; THENCE NORTH 82°17'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 128.18 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 38.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'43" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'30" EAST, A DISTANCE OF 20.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 18°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°32'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 61°17'22" EAST A DISTANCE OF 24.88 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 18.11 FEET; (13) SOUTH 40°55'18" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; (15) SOUTH 23°07'52" EAST A DISTANCE OF 28.63 FEET; (16) SOUTH 23°27'38" EAST A DISTANCE OF 23.60 FEET; (17) NORTH 54°47'07" EAST A DISTANCE OF 11.40 FEET; (18) NORTH 02°02'34" WEST A DISTANCE OF 21.04 FEET; (19) NORTH 70°00'14" EAST A DISTANCE OF 18.60 FEET; (20) NORTH 59°43'18" EAST A DISTANCE OF 26.78 FEET; (21) NORTH 57°42'28" EAST A DISTANCE OF 28.89 FEET; (22) SOUTH 74°40'31" EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) NORTH 09°53'34" WEST, A DISTANCE OF 30.18 FEET; (2) NORTH 35°20'45" WEST A DISTANCE OF 31.42 FEET; (3) NORTH 20°16'22" WEST A DISTANCE OF 30.31 FEET; (4) NORTH 65°32'41" WEST A DISTANCE OF 20.95 FEET; (5) NORTH 14°54'27" WEST A DISTANCE OF 39.02 FEET; (6) NORTH 03°19'30" WEST A DISTANCE OF 41.10 FEET; (7) NORTH 11°37'42" WEST A DISTANCE OF 45.15 FEET; (8) NORTH 01°17'05" EAST A DISTANCE OF 28.48 FEET; (9) NORTH 13°17'12" WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°17'02" WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 112°44', AN ARC DISTANCE OF 376.62 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°54'27" WEST A DISTANCE OF 375.99 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 101°9'51", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 798.67 FEET TO THE POINT OF BEGINNING.

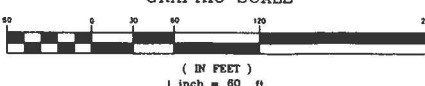
LEGEND

AKA = ALSO KNOWN AS
 ——— = OVERHEAD UTILITY WIRES
 □ = ELECTRICITY METER
 O.R.B. = OFFICIAL RECORDS BOOK
 P.L.N. = PARCEL IDENTIFICATION NUMBER
 (C) = CROWN POWER POLE
 ○ = 5/8" IRON ROD & CAP
 (L.B. 7039) SET
 WF = WETLAND FLAG
 D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

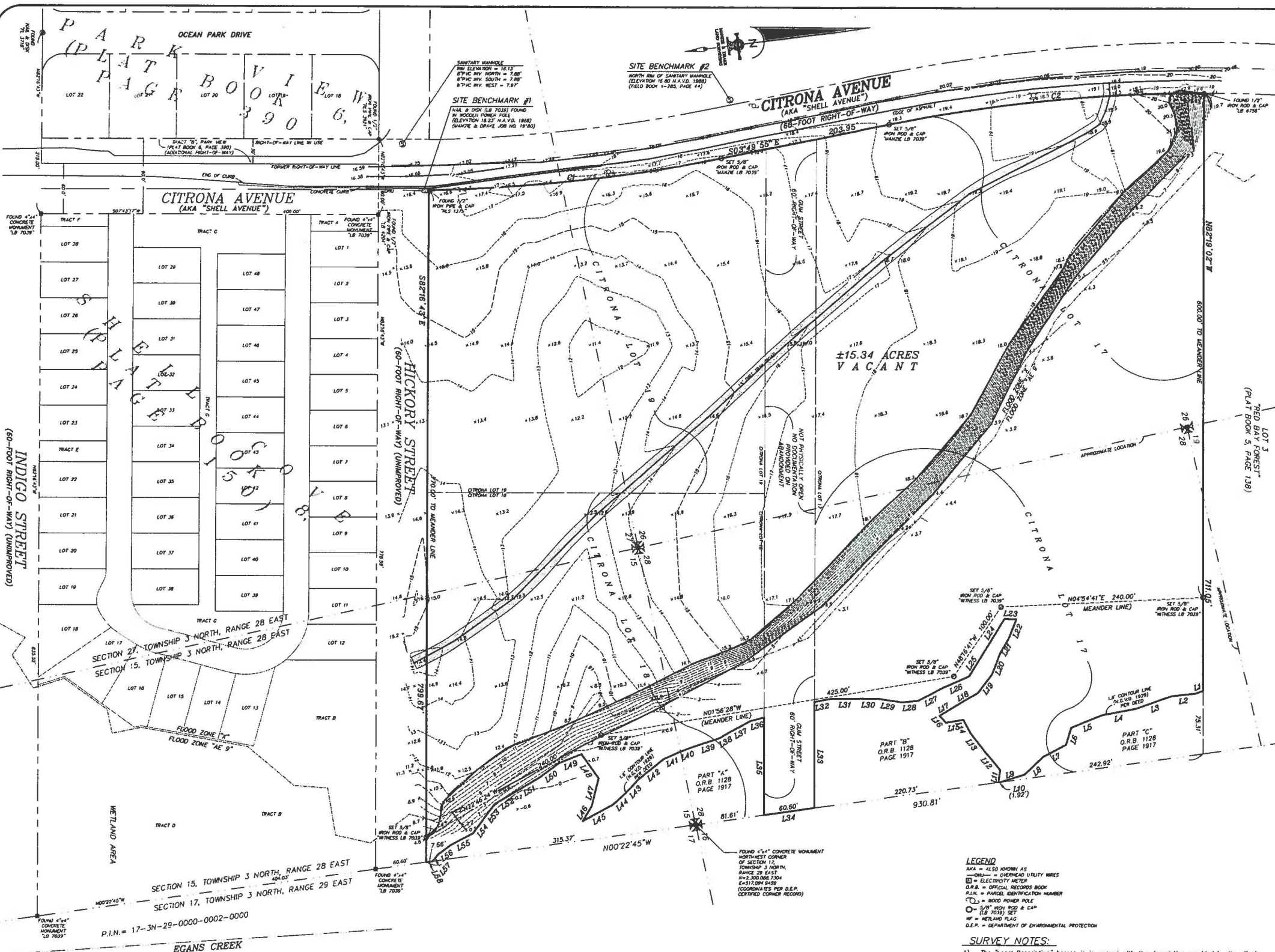
- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
- Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
- 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.
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GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	349.77	1839.86	101°9'51"	S1°20'01"W	349.30'
C2	376.62	1879.86	112°44'	S1°54'27"W	375.99'



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N131°7'42"W	9.39'	L11	S74°40'51"E	14.75'	L21	S51°51'35"E	19.13'	L31	N7°00'33"E	36.21'	L41	N16°30'11"W	19.23'	L51	N23°08'33"W	30.99'
L2	N117°05'E	28.48'	L12	N57°42'29"E	28.89'	L22	N32°28'28"W	19.58'	L32	N30°49'27"W	38.63'	L42	N23°01'54"W	28.69'	L52	N23°01'54"W	28.69'
L3	N115°47'47"W	45.15'	L13	N55°43'18"E	26.78'	L23	N39°09'39"E	14.02'	L33	N82°17'13"W	126.16'	L43	N39°44'13"W	22.86'	L53	N44°53'52"W	22.09'
L4	N319°30"W	41.10'	L14	N70°00'14"E	18.60'	L24	N50°51'35"W	49.25'	L34	N10°22'45"W	60.60'	L44	N35°07'06"W	20.13'	L54	N45°57'20"W	21.70'
L5	N14°54'27"W	39.02'	L15	N2°02'34"W	21.04'	L25	N50°52'57"W	31.17'	L35	S82°17'13"E	116.05'	L45	N20°48'20"W	40.14'	L55	N20°27'26"W	29.62'
L6	N65°32'41"W	20.55'	L16	N54°47'07"E	11.40'	L26	N16°05'50"W	36.06'	L36	N6°54'18"W	17.30'	L46	S51°28'44"E	20.70'	L56	N27°59'12"W	18.73'
L7	N201°16'22"W	30.31'	L17	S23°27'38"E	23.60'	L27	N21°05'17"W	30.49'	L37	N21°04'41"W	28.79'	L47	S68°51'50"E	33.95'	L57	N42°45'29"W	11.18'
L8	N35°20'45"W	31.42'	L18	S23°07'52"E	29.63'	L28	N11°19'30"E	20.13'	L38	N22°29'59"W	13.37'	L48	N62°19'29"E	34.96'	L58	N00°22'45"W	7.86'
L9	N9°53'34"W	30.18'	L19	S45°21'52"E	27.37'	L29	N16°34'43"E	27.18'	L39	N10°42'03"W	28.07'	L49	N14°26'03"W	28.71'			
L10	N00°22'45"E	1.92'	L20	S60°55'19"E	28.29'	L30	N8°58'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

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.

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

SCALE: 1"=80' JOB NO: 19580 DATE: 5/26/16 CAD: MKD
 F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

LETTER OF INTENT

Applicant seeks to vacate the public-right-of way commonly known as Gum Street. While it is generally the policy of the City that such public rights-of-way be preserved for the public benefit, the subject right-of-way has existed since the Official Plat for the City of Fernandina was recorded in 1857 and has never been constructed, or open for public use. Further, said right-of-way is not shown on the City's GIS map within the boundaries of the property within which it lies ("Property"), which is currently under contract for sale.

The subject right-of-way is currently located wholly within the boundaries of the Property which is currently vacant. The Gum Street right-of-way has never been used for access to the Property nor will it be necessary for access to the property after it is redeveloped.

The applicant believes that all criteria set forth in City of Fernandina Beach Ordinance Code Section Sec. 70-40 (Vacation of public rights-of-way), have been met as follows:

1. The requested vacation is consistent with the Multimodal Transportation Element of the City's comprehensive plan, particularly, the following Policies:

Policy 2.04.04. The City shall not abandon any existing rights-of-way instead encourage dedication, preservation, and protection of existing and proposed rights-of-way during the development review process.

In this instance, the right-of-way has never been constructed, open for public use or necessary for the access to any other property than the property being developed.

Policy 2.04.05. When requesting abandonment of the existing rights-of-way is unavoidable, the applicant shall demonstrate the following for any proposed vacation of a City right of-way:

- a. The right-of-way is no longer required for public use and could not reasonably be utilized as a through street, sidewalk, bicycle lane or any other public function such as parking, stormwater management, utility location or open space;

This right-of-way has never been used by the public, and has never been constructed, and therefore cannot be used as a through street, sidewalk, bicycle lane or any other public function.

- b. The proposed vacation is in the public interest;

The proposed vacation will allow the development of property that is currently not being used for any purpose and therefore, vacation will allow the highest and best use of this land and provide a property tax revenue stream that does not currently exist.

- c. The proposed vacation would preserve or protect an environmental, historical or cultural feature of the City; and

There is no environmental, historical or cultural feature of the City being impacted by this vacation.

d. The proposed vacation will be offset by at least one public access through street connection.

The property within which this unopened right-of-way lies is served on its southerly and westerly boundaries by public streets. The Gum Street right-of-way being proposed for vacation runs lies wholly within the boundaries of the property, and therefore public access need not be offset in any way.

2. Adequate, legal access to all properties shall be maintained. The remaining access to any property shall not be by easement.

The subject right-of-way is located within the boundaries of the land to be sold and developed. There is adequate legal access to the subject property and all properties surrounding the subject property. No easements will be necessary for access to any parcel adjacent to this right-of-way.

3. The vacation would not jeopardize the current or future location of any utility.

No utilities are currently located in the requested vacation area, therefore no easements for utility purposes will be necessary.

4. The proposed vacation is not detrimental to the public interest and provides a positive benefit to the city.

The closure of this unopened, unconstructed right-of-way will not be detrimental to the public interest. Additionally, closure of the subject right-of-way will facilitate the sale of the property within which the right-of-way lies, providing for improvements to be constructed that will generate additional ad valorem revenue for the City.

5. All owners of property abutting the requested vacation shall approve of the vacation in writing, except in cases where the city is the applicant.

The applicant owns the property surrounding and within which the subject right-of-way lies. Therefore, no other approvals are needed.



STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

APPLICATION FOR VACATION OF ROW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Nassau County School Board				
AGENT:	Brenda Ezell, P.A.				
REQUESTED ACTION:	Vacation of ROW				
LOCATION:	Gum Street and Citrona Drive (PIN# 00-00-31-1180-0017-0000)				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Low Density Residential				
EXISTING USES ON SITE:	Vacant Land				
PROPERTY SIZE:	ROW Abandonment request totals 1.04 Acres (a 60 foot platted right of way extending from Citrona Drive running east approximately 755 feet to the property line abutting Egans Creek Greenway)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

APPLICABLE POLICY REFERENCES: 2.04.04 AND 2.04.05

Due to the characteristics of the site with respect to existing floodplains and wetlands, the existing ROW bisects the developable uplands associated with property. The ROW, as originally platted, impacts the ability to develop the property as a single family residential neighborhood. Staff finds that the applicant has demonstrated consistency with the Comprehensive Plan policies as demonstrated through their application's amended description of the request dated on October 27, 2016.



STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

APPLICABLE REFERENCE: 11.02.01 (NOTICE REQUIREMENTS)

The City has followed all required notice requirements for the applicant's request which included posted sign, posted agenda, mailed and published notice.

CONCLUSION:

Through the development of a single family subdivision, an appropriate location for ingress and egress will be established to provide required access as consistent with City Standards. Abandonment of the Gum Street ROW segment provides flexibility in design of the entire site and allows for the developer to better account for the environmental constraints contained on the property. The location in context of the property itself creates a hardship for the development of the property as it continues through the entire site. LDC Section 4.04.02 requires a minimum of 2 points of ingress and egress. Further an opportunity exists to connect to the unimproved Hickory Street ROW for access to the Egans Creek Greenway. As such Staff finds the applicant's request for a Vacation of ROW of a portion of Gum Street to be consistent with the City's Comprehensive Plan and the Land Development Code.

MOTION(S) TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time

Submitted by:

Kelly N. Gibson, AICP
Senior Planner

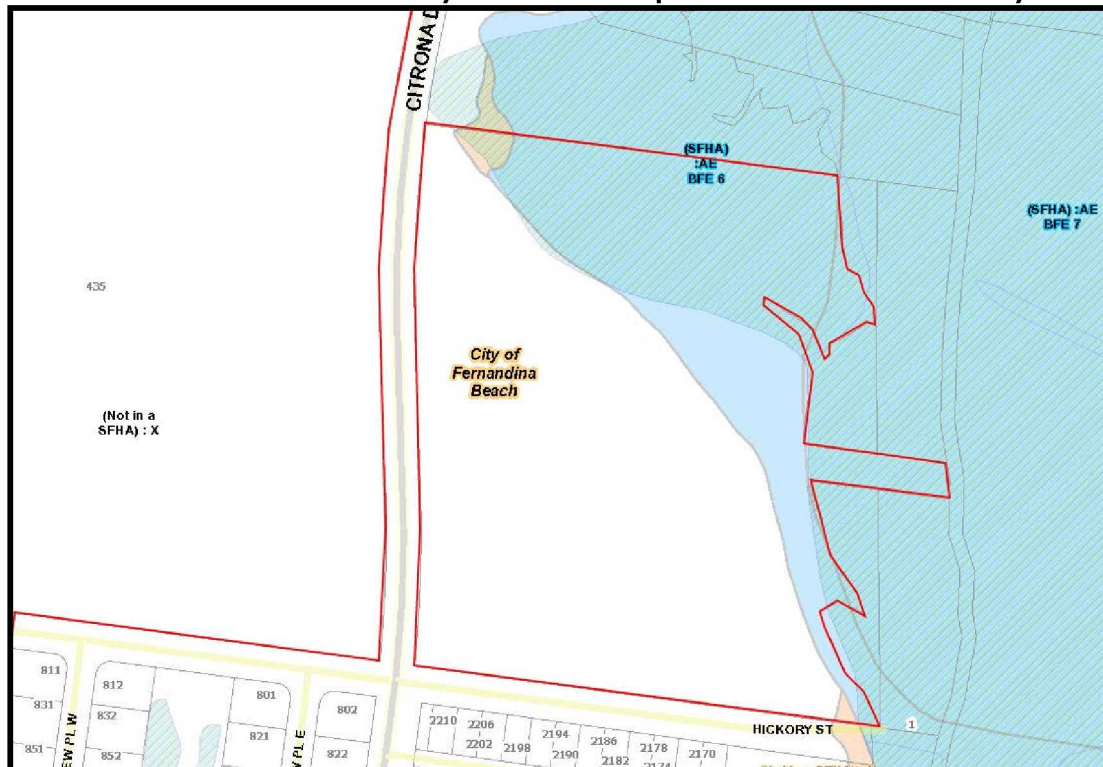


STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

EXHIBIT A - Location Map



EXHIBIT B - 2016 Preliminary Floodzone Map and Potential Wetland Layer



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

Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Vice-Chair
Chris Occhuizzo
Eric Lawrence

David Beal
Chip Ross

Board Members Present

Jamie Morrill

Others Present

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

2. **Review and Approve September 14, 2016 Regular Meeting Minutes – A motion was made by Member Occhuizzo, seconded by Member Beal to approve as presented.**

Chair Bennett noted that item 3.1. was withdrawn

3. **New Business**

- 3.1 **PAB 2016-23 - Future Land Use Map Amendment And Zoning Change For The Surf Properties At S. Fletcher Ave And Hutchins Ave – *This request was withdrawn from consideration.***

- 3.2 **PAB 2016-24: Nassau County School Board C/O Brenda Ezell, Pa, Gum Street + Citrona Drive** – Ms. Gibson explained that the applicant is requesting abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half. Ms. Gibson stated that the Land Development Code requires 2 points of ingress and egress whether this is for public or private roads to serve as access to the property as a subdivision. She also commented that this project would be presented to the Planning Advisory Board through a preliminary plat and to the Technical Review Committee for engineering and compliance with the City's Land Development code.

Brandie Ezell, representative for the Nassau County School Board explains that the School Board is attempting to sell the property and is requesting this ROW to be closed as it was never platted, opened or constructed. Ms. Ezell also comments that based on the review of all access points, all property owners would have alternate access and that requirements from the developer to provide necessary accesses

according to the Land Development Code would be met and that vacation of this ROW would not impair access since this segment of Gum Street was never used or required to provide access.

Member Ross asks why Nassau County did not offer the City of Fernandina Beach the possibility to make this segment an extension of the greenway. Ms. Ezell had no insight about this question. Member Ross also asks about section 70-40 Vacation of public Right of Way and the ordinance that controls this in Section 4, "... the proposed vacation is not detrimental to the public interest". Member Ross commented that this would be detrimental to the public since it is cutting off one more access to the greenway to the public and positive benefit to the City of Fernandina Beach. Ms. Ezell answered that it is the opinion that this right of way was never used to access greenway since it has other means of access. In addition, taxable revenue benefits to the City would also be created.

Member Ross asked to define "public interest". City Attorney Bach explained that this is a discretionary definition.

Public hearing was opened.

Philip Chapman, 2120 Florida Avenue, commented on the impact of this development and the already heavy traffic on Citrona Avenue and that the benefit would be to the Nassau County School Board not to the City of Fernandina.

Anna Occhuizzo, 1585 Canopy Drive, also agreed that this development would increase the traffic. She also added that chances that a change of density could be presented. She also commented that if the City of Fernandina Beach decides to go ahead with this approval maybe an exchange of property could also take place to expand on the greenway. City Attorney Bach explained that this would be an acceptable condition and that the City Commission could review this recommendation.

Christine Mazzucco, 2111 Oak Bluff Court, also agreed that we shouldn't just give the land away without anything in return.

Marlene Chapman, 2120 Florida Avenue, commented that there are people using the pathway located closer to Atlantic, south of the Beech Street access and that to just give the land up is ridiculous.

Motion by Member Occhuizzo to close the public hearing was presented; all voted in favor.

Board members discussed the impact of the flood plain within this property and the possibility to exchange some lower land area to expand the greenway and save trees. Member Beal asked City Attorney Bach to explain the ownership of right of ways. Ms. Bach explained that right of ways are platted and that this particular right of way was given to the City by the Spanish Land Grant and Rail Road Grant and that according to the Court benefiting from right of ways is not appropriate, but putting conditions is acceptable. Member Beal commented that it would behoove the developer to offer some kind of incentive to the vacation of this right of way. Board Members discussed possible increase in density and conditions. Ms. Gibson reiterated that the potential owner will have to present a preliminary and final plat to this Board and that at this point there are no changes of zoning planned at this time.

A motion was made by Member Ross, seconded by Member Occhuizzo, to deny PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, is not sufficiently compliant with the Comprehensive Plan and Land Development Code and City Ordinance 70-40, Section 4 to be

approved at this time. With conditional comment offered that if the City Commission moves to approve case PAB 2016-24, the City Commission would consider a land swap of some kind to benefit the public. Vote upon passage of the motion was taken by ayes and nays being all ayes, carried.

6. Board Business – Member Ross asked Ms. Gibson about the status of the Port Recommendation regarding the Comprehensive Plan and if the recommendation had been mailed to their representatives. Ms. Gibson will verify if this document has been sent. Member Ross asked what is next regarding the process and proposed that the Planning Advisory Board Chairman write a letter asking for their comments within a set time frame. Further discussion ensued with input from City Attorney Bach. The Planning Advisory Board Chairman will work with Ms. Gibson to draft this letter.

Member Ross asked City Attorney Bach about the process of permitting that allows filling of wetlands by St. Johns Water Management, its jurisdiction and the City of Fernandina Beach ordinance regarding the same action. City Attorney Bach and Ms. Gibson addressed and explained the ordinance. Member Ross also had questions about the impact of the annexation and possible dual jurisdiction. City Attorney Bach explained the City's position and its permitting process.

Member Ross asked that Chairman Bennett attend the next Commission Meeting and asked the Commission on behalf of the other PAB board members why the current PAB Board is being replaced. Chair Bennett mentioned that it wasn't clear which member would be replaced. City Attorney Bach added that she was aware of the new summary report and recommendations for the new Board members except for one, the last one being recommended by Commissioner Miller who has just been re-elected to the Commission. The new recommended members are Mark Bennett (appointed by Commissioner Kreger), David Beal (appointed by Commissioner Smith), Judith Lane (appointed by Commissioner Poynter), and Benjamin Morrison (Commissioner Lentz). She also mentioned that the Board is being reconstituted from 7 to 5 members with alternates being encouraged to apply.

7. Staff Report

8. Comments by the public – There were no comments from the public at this time.

9. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 6:22 pm.

Secretary

Mark Bennett, Chair

August 2, 2017
Newsweek Edition



**NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, August 15, 2017, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2016-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday, (904) 310-3115.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Ordinance
Right-of-Way Vacation - Portion of Gum Street

2016-40

ITEM TYPE: Ordinances (w/ fiscal impact)

REQUESTED ACTION: Enact Ordinance 2016-40 at Second Reading.

SYNOPSIS: The Nassau County School Board seeks to vacate a portion of the public right-of-way described as a portion of Gum Street located between Citrona Drive and the Egans Creek Greenway.

The Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way. Notice of public hearing on such application was published in the News-Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on October 26, 2016.

The City Commission tabled this Ordinance at first reading on December 6, 2016. The Commission voted to remove this Ordinance from the table on July 5, 2017, for consideration at its July 18, 2017 meeting. The developer that has a purchase and sale contract with the Nassau County School Board has agreed to include conditions to the vacation of right-of-way that include FDOT transferring 2 parcels on the Greenway to the City or developer granting access through the plat to the FDOT parcels, donating \$115,000 to the City for land conservation and transferring all wetlands on the affected property to the City for conservation purposes. This Ordinance was approved by the City Commission on First Reading at its Regular Meeting on July 18, 2017.

FISCAL IMPACT: To be determined based upon proposed design concept.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission enact proposed Ordinance 2016-40 at Second Reading.

Tammi E. Bach, City Attorney	08/08/2017
Marshall McCrary, Community Development Director	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017

Date: July 20, 2017

Submitted By: Cathy Sabattini, Administrative Coordinator

COMMISSION ACTION: Enact

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Board Appointment
Airport Advisory Commission

ITEM TYPE: Board Appointment

REQUESTED ACTION: Approve Appointment

SYNOPSIS: In accordance with Resolution 2011-45, Section 1(c); each member of the Airport Advisory Commission shall serve at the pleasure of the City Commission and Section 1(a); the Airport Advisory Commission (AAC) shall consist of seven voting members and one non-voting member.

There is currently one Regular Member Vacancy on the Airport Advisory Commission. The City Clerk's Office received four applications: Mr. David Broughton, Mr. Stan Jackson, Mr. Russell Lake, and Mr. Michael Marden.

The AAC reviewed the applications at its Regular Meeting on March 14, 2019 and unanimously recommends the City Commission appoint Mr. Broughton to the unexpired, three-year term ending September, 2021 as previously held by former member Mr. Paul Behan.

Mr. Broughton, Mr. Jackson, Mr. Lake and Mr. Marden are City residents in accordance with Code of Ordinance Section 2-122(3) and Resolution 2011-45, Section 1(b).

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): Based upon the recommendation of the Airport Advisory Commission, I recommend that the City Commission appoint Mr. David Broughton to a three-year term to the Airport Advisory Commission.

Caroline Best, City Clerk	4/5/2019
Nicole Bednar, Administrative Services Manager	4/5/2019
Dale Martin, City Manager	4/8/2019

Date: March 22, 2019

Submitted By: Kim Briley, Deputy City Clerk

COMMISSION ACTION: Approve

Advisory Board/Committee Application

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

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	David Broughton
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Home Mailing Street Address	2513 Via Del Rel Rd
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City	Fernandina Beach
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Zip Code	32034
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Primary Phone	904-556-3032
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Secondary Phone	<i>Field not completed.</i>
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Please note that board materials are distributed electronically.

Email to receive board materials	Davidbroughton@comcast.net
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Employer	Retired FAA Jacksonville Air Route Traffic Control Center
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Position Title	Air Traffic Controller/Procedures Specialist
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Business Address	37075 Aviation Lane
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City	Hilliard
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Zip	32046
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Select the board you are applying for:	Airport Advisory Commission
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	None
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Additional board that you
are applying for:

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

I have worked in the aviation industry for over 35 years. I
believe I have the background and experience to help this
commission accomplish its mission.

Eligibility

Are you a resident of the
City? Yes

Length of time: 4 1/2 years

Do you hold a public
office? No

Office name: *Field not completed.*

Are you employed by the
City? No

Position: *Field not completed.*

Are you currently serving
on a Board? No

Board Name: *Field not completed.*

Potential Conflict of Interest:

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

Field not completed.

If yes, please provide
details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):

FAA. Served in Airspace and Procedures at Houston Air Traffic Control Center 1988-1990 FAA. Air Traffic Controller Jacksonville Tower and Approach Control Assistant Facility Representative 2 years FAA. Air Traffic Controller Houston Air Traffic Control Center Facility Advisory Board 4 years

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:

BS Embry Riddle University Professional Aeronautics 1980 USAF Air Traffic Controller 4 years FAA Air Traffic Controller 32 years Houston Air Traffic Control Center Airspace and Procedures

Organization or Commissioner sponsoring nomination (if applicable):

Field not completed.

Educational Background: (Check all that apply)

High School, AA, BS/A

Other:

Field not completed.

Major areas of study:

Aviation Mgmt.

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

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

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

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

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

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

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

Yes

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

Date 1/23/2019

Applicant's Signature DavidBroughton

Advisory Board/Committee Application

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

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Stanley G Jackson
Home Mailing Street Address	2811 Atlantic Ave.,. Condo 201
City	Fernandina Beach
Zip Code	32034
Primary Phone	904-624-4551
Secondary Phone	803-643-1003

Please note that board materials are distributed electronically.

Email to receive board materials	Stan@Stanjackson.com
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Employer	Self
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Position Title	Attorney at law
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Business Address	321 Newberry St. SW.
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City	Aiken
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Zip	29801
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Select the board you are applying for:	Airport Advisory Commission
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	Airport Advisory Commission
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Additional board that you are applying for:

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

I have been a private pilot for 50 years. I currently rent a hangar at the Fernandina Airport. At one time in my history, I have been an attorney for many years and have represented the city of Augusta Georgia and am approved for legal representation of the airport commission for the city of Augusta, Georgia.. In the late 1970s, I was the first president of the Central Savannah River pilot association. The CSRA pilot association was instrumental in the preservation of Daniel Field in Augusta Georgia when developers wanted to develop a shopping mall at the location of the Daniel Field Airport. I would like to continue to be involved in airport decision-making in Fernandina Beach Florida which is where I am making my primary residence.

Eligibility

Are you a resident of the City? Yes

Length of time: 4 Years

Do you hold a public office? No

Office name: *Field not completed.*

Are you employed by the City? No

Position: *Field not completed.*

Are you currently serving on a Board? No

Board Name: *Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise? No

that has a financial interest with the City of Fernandina Beach?

Field not completed.

If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):

President of the Central Savannah River Pilot Association for one year. Board member of the Aiken County National Bank, compliance committee Chairman, approximately 3 years on the board. Member of the Rotary Club.

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:

Private pilot - instrument rated. .Attorney licensed in South Carolina and Georgia. Licensed in Florida as an insurance agent, realtor, and securities series 6 representative.

Organization or Commissioner sponsoring nomination (if applicable):

Field not completed.

Educational Background: (Check all that apply)

High School, BS/A, J.D.

Other:

Adjunct or visiting professor of law at the Charleston School of Law; t Augusta University (formerly Medical College of Georgia); and two European law schools. Additionally, I have published a business law book.

Business administration and law.

Major areas of study:

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

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

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

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

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

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

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

Yes

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

Date 1/23/2019

Applicant's Signature Stan Jackson

Advisory Board/Committee Application

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

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Russell Dennis (RD) Lake
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Home Mailing Street Address	96043 Ocean Breeze Dr
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City	Fernandina Beach
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Zip Code	32034
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Primary Phone	850-545-8028
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Secondary Phone	850-227-8112
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Please note that board materials are distributed electronically.

Email to receive board materials	Captlake777@me.com
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Employer	Fed Ex Express 30 years Retired
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Position Title	Captain B777
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Business Address	Currently self employed as a Sales Associate with Keller Williams Realty
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City	Fernandina Beach, FL 32034
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Zip	32034
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Select the board you are applying for:	Airport Advisory Commission
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Additional board that you are applying for:	None
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Why are you interested in serving on this Board? Please explain.	To promote and ensure the safe operation and movement of aircraft departing and landing at KFHB. I had the privilege of flying into airports all over the world experiencing a wide variety of operations and control. It is with this experience and background I feel qualified to help promote and ensure the safe operation at my home airport. I look forward to assisting the Board in any capacity as needed.
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Eligibility

Are you a resident of the City?	Yes
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Length of time:	<i>Field not completed.</i>
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Do you hold a public office?	No
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Office name:	<i>Field not completed.</i>
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Are you employed by the City?	No
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Position:	<i>Field not completed.</i>
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Are you currently serving on a Board?	No
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Board Name:	<i>Field not completed.</i>
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Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
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Field not completed.

If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served.
Note the length of service and office held (if any):

None

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:

30 years Fed Ex Express retiring as Capt B777 flying International. Capt Airbus 300/310 Intra-Europe ,Middle East, South East Asia, Central and South America. B727 Domestic and Canada, Central and South America. Total time achieved 19,800+ 11,606 hours in wide body jets. ATP CFI CFII MEI A&P License

Organization or Commissioner sponsoring nomination (if applicable):

Field not completed.

Educational Background: (Check all that apply)

High School, Ph.D.

Other:

Flight Safety Turbo Props Sand Antonio, Texas, Bae3100
Jetstream Republic Express Memphis, Tn

Major areas of study:

Aviation. Airframe and Powerplant

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

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter

112, Florida Statutes

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

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

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

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

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

Yes

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

Date March 8, 2019

Applicant's Signature RD Lake

Advisory Board/Committee Application

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

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Michael J. Marden
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Home Mailing Street Address	2717 S Fletcher Ave
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City	Fernandina Beach
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Zip Code	32034
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Primary Phone	9042066815
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Secondary Phone	9044328511
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Please note that board materials are distributed electronically.

Email to receive board materials	ancient-mariner@comcast.net
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Employer	Soverign Corp
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Position Title	Facilities Mgr
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Business Address	3991 Centurion.Way
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City	Fernandina Beach
------	------------------

Zip	32034
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Select the board you are applying for:	Airport Advisory Commission
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	None
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Additional board that you
are applying for:

Field not completed.

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

Eligibility

Are you a resident of the City? Yes

Length of time: 25 Years

Do you hold a public office? No

Office name: *Field not completed.*

Are you employed by the City? No

Position: *Field not completed.*

Are you currently serving on a Board? No

Board Name: *Field not completed.*

Potential Conflict of Interest:

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

Field not completed.

If yes, please provide details:

Major Affiliations:

Field not completed.

List community,
professional, or other
applicable policy-making
Boards on which you
have served.
Note the length of service
and office held (if any):

Qualifications:

Please list any specific
qualifications, education
or experience that would
directly relate to the
Board for which you are
being recommended:

22 years working in the aviation field.

Organization or
Commissioner sponsoring
nomination (if
applicable):

Field not completed.

Educational Background:
(Check all that apply)

High School

Other:

26 years military service

Weather Forecasting in the military

Major areas of study:

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

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

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

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

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

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

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

Yes

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

Date 1/23/2019

Applicant's Signature Michael J. Marden

Kim Briley

From: Nathan Coyle
Sent: Tuesday, March 19, 2019 3:52 PM
To: Kim Briley
Subject: AAC Recommendation for Appointment - David Broughton
Attachments: AAC Applicants.docx

Hi Kim,

During the 14 March AAC meeting, the AAC reviewed applications for our existing vacancy of a regular/voting member. There were four applications reviewed, and I have attached the applications to this email for your use. The AAC unanimously recommended that the City Commission appoint David Broughton to the AAC. Since Mr. Behan resigned from his existing term, and the term was recently renewed, would it make sense to request appointment for the remainder of that term, which would expire in September of 2021?

Thank you in advance for the assistance!

Nathan Coyle, ACE
Airport Director
City of Fernandina Beach Municipal Airport
700 Airport Road
Fernandina Beach, FL 32034
(904) 310-3436
www.fbfl.us



Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Airport Advisory Commission

Position	Term	Name & Address	Phone
1	09-01-2013	Charles Colcord 2139 Captain Kidd Drive, Fernandina Beach, FL 32034 Cec1155@comcast.net	(904) 415-6331
2	10-16-2018	Don Edlin 1548 Ruskin Lane, Fernandina Beach, FL 32034 dpedlin@comcast.net	(904) 261-4065
3	09-01-2013	Kent McKee 856 Atlantic View Drive, Fernandina Beach, FL 32034 kentmckee@bellsouth.net	(770) 287-5606
5	09-01-2017	David Austin 116 North 4th Street, Fernandina Beach, FL 32034 Dave.Austin@FNF.com	(904) 206-2500
6	09-04-2018	William Gill 1719 South 15th Street, Fernandina Beach, FL 32034 wgill23398@aol.com	(860) 488-1066
7	06-19-2018	Thomas Piscitello Yulee, FL 32034 foxflyer@bellsouth.net	(904) 583-0698
8	06-19-2018	Prudence Hostetter 2749 Sea Grove Lane, Fernandina Beach, FL 32034 N54195@gmail.com	(561) 379-8447

Airport Advisory Commission

Term Length: 36 Months

Max Terms: No Limit

Number of Members: 8

Meeting Schedule: Second Thursday of each month

Meeting Time: 6:00 PM

Meeting Location: City Hall Commission Chambers

Meeting Address: 204 Ash Street

Type: Advisory Boards

Description:

Council Liaison:

Staff Liaison:

Nathan Coyle
(904) 310-3436
ncoyle@fbfl.org

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Charles Colcord	09/01/2013	1	09/01/2019
2	Don Edlin	10/16/2018	2	09/30/2021
3	Kent McKee	09/01/2013	1	09/01/2019
5	David Austin	09/01/2017	1	09/01/2020
6	William Gill	09/04/2018	1	09/01/2020
7	Thomas Piscitello	06/19/2018	1	09/01/2021
8	Prudence Hostetter	06/19/2018	1	09/01/2021

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Board Appointment
Historic District Council

ITEM TYPE: Board Appointment

REQUESTED ACTION: Approve appointment.

SYNOPSIS: In accordance with Land Development Code Chapter 9, Section 9.01.0(a); all members and alternate members of the Historic District Council (HDC) shall be appointed by the City Commission.

HDC Board Member Mr. Enrique Escalanate's term will expire May, 2019, he has submitted his request for reappointment. The HDC reviewed the reappointment request at its March 21, 2019, Regular Meeting and Mr. Enrique's reappointment request was unanimously endorsed by HDC to serve for one additional three-year term which will expire May 2022. This HDC endorsement is presented for the Honorable City Commission's consideration and approval.

Mr. Escalante is a City resident as required by City Charter, Section 69 and Land Development Code Chapter 9, Section 9.01.0(c).

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission reappoint Mr. Enrique Escalante for a three-year term ending May 2022.

Nicole Bednar, Administrative Services Manager	4/4/2019
Caroline Best, City Clerk	4/5/2019
Dale Martin, City Manager	4/8/2019

Submitted By: Kim Briley, Deputy City Clerk Date: March 22, 2019

COMMISSION ACTION: Approve

Kim Briley

From: Samantha Rogic
Sent: Friday, March 22, 2019 8:11 AM
To: Kim Briley
Cc: Salvatore Cumella
Subject: HDC Reappointment

Kim,

At the March 21st meeting, the HDC was unanimous in their decision to recommend the reappointment of Enrique Escalante, and to forward that recommendation to the City Commission for their consideration. Please include this as an item on the next agenda.

Sincerely,

Samantha Rogic
Planning Technician
Department of Planning & Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
904-310-3485
www.fbfl.us/ldc

If this email is related to the Board that you serve on, please DO NOT REPLY TO ALL.

Historic District Council

Position	Term	Name & Address	Phone
2	03-01-2016	Robert Erickson 30 South 3rd Street, Fernandina Beach, FL 32034 rettaerickson@aol.com	(479) 270-0315
3	02-01-2017	Michael Spino 317 South 5th Street, Fernandina Beach, FL 32034 mikespino@bellsouth.net	(904) 583-3554
4	11-01-2018	Michael Harrison 820 Someruelos Street, Fernandina Beach, FL 32034 mharrison@iee.org	(904) 491-1259
5	09-04-2018	Angela Conway 510 Beech Street, Fernandina Beach, FL 32034 Angela.arnett510@gmail.com	(202) 422-2531
6	09-04-2018	James Pozzetta 103 South 18th Street, Fernandina Beach, FL 32034 jamespozzetta@comcast.net	(904) 206-3447
7	08-07-2018	Enrique Escalante 804 Atlantic Avenue, Fernandina Beach, FL 32034 epescalante18@yahoo.com	(904) 277-4300 (361) 222-4631

Historic District Council

Term Length: 3 Months

Max Terms: No Limit

Number of Members: 7

Meeting Schedule: Third Thursday of each month

Meeting Time: 5:00 PM

Meeting Location: City Commission Chambers

Meeting Address: 204 Ash Street

Type: Advisory Boards

Description:

Council Liaison:

Staff Liaison:

Salvatore Cumella

scumella@fbfl.org

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
2	Robert Erickson	03/01/2016	1	09/01/2019
3	Michael Spino	02/01/2017	1	01/01/2020
4	Michael Harrison	10/16/2018	3	11/01/2021
5	Angela Conway	09/04/2018	2	09/04/2021
6	James Pozzetta	09/04/2018	1	09/04/2021
7	Enrique Escalante	08/07/2018	1	05/01/2019

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion
Waterfront Park Development

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: This item is placed on the agenda at the request of Commissioner Lednovich.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Dale Martin, City Manager 4/5/2019

Date: March 06, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION:

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion
Land Conservation

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: This item is placed on the agenda at the request of Commissioner Lednovich.

FISCAL IMPACT: To be determined based upon Commission direction.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Dale Martin, City Manager 4/5/2019

Date: March 06, 2019

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION:
