



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JANUARY 8, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 April 10, 2019 Regular Meeting
 - 2.2 April 23, 2019 Workshop
 - 2.3 April 25, 2019 Workshop
 - 2.4 April 29, 2019 Workshop
 - 2.5 April 30, 2019 Workshop
 - 2.6 May 8, 2019 Regular Meeting
 - 2.7 December 11, 2019 Regular Meeting
- 3. NEW BUSINESS**
 - 3.1 PAB Case 2019-18: Expansion of Historic District Boundary for Amelia Island Museum of History (former jail)
 - 3.2 PAB Case 2019-19: Final Plat - Habitat for Humanity, 6 On Elm (townhomes)
 - 3.3 Review and discuss proposed LDC Text Amendments for Tree Protection (NO ACTION-DIRECTION ONLY)
- 4. OLD BUSINESS**
 - 4.1 Update on Height Encroachments language- clarify direction (NO ACTION- DIRECTION ONLY)
- 5. BOARD BUSINESS**
 - 5.1 Selection of Chair and Vice Chair
 - 5.2 Review and Approval of Bylaw Revisions
 - 5.3 Update on EAR next steps

5.4

5.5

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR FEBRUARY 12, 2020.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 27, 2019



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
APRIL 10, 2019**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Frank Santry (Chair)
Wayne Peterson
Donna Lewis (Alt 1)*

*Richard Clark
Greg Roland (arrived at 5:31 pm)
Jenny Schaffer (Alt 1)*

MEMBERS ABSENT:

Mark Bennett (Vice-Chair)

OTHERS PRESENT

*Tammi Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary*

In Member Bennett and Member Roland's absence, Chair Santry seated both alternates as voting members, noting that Member Roland would likely arrive late, at which point, Member Lewis (Alternate 1) would remain seated.

2. APPROVAL OF MEETING MINUTES

2.1 MARCH 13, 2019 REGULAR MEETING

Chair Santry requested that sign-in sheets from these previous cases reflect current designation for PAB 2019-07 and 2019-08.

ACTION TAKEN: Hearing no objections, Chair Santry approved the minutes as presented.

Chair Santry addressed New Business item 4.1 PAB case 2019-04 first.

3. OLD BUSINESS

3.1 LAND DEVELOPMENT CODE (LDC) AMENDMENT - ACCESSORY DWELLING UNITS FOR RENT - ORDINANCE 2018-40 AMENDING THE LAND DEVELOPMENT CODE (LDC) BY AMENDING SECTIONS 1.07.00 (DEFINITIONS); 2.03.02 (TABLE OF LAND USES) ; 5.01.03 (ACCESSORY STRUCTURES) ; 5.01.04 (ACCESSORY DWELLING UNITS) ; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. Synopsis: Amends the Land Development Code specific to address requirements for accessory dwelling units.

Mrs. Gibson presented the case according to the staff report. She noted that this case has previously been reviewed and approved but that additional changes have been requested by the City Commission including upcoming changes to Old Town Standards. Staff recommended approval.

Member Schaffer asked about permitted principal structure. Members inquired about short term rental and setbacks and clarified the impact of homesteaded status.

Public Hearing was opened and then closed.

Chair Santry provided feedback regarding provisions send back by the City Commission and suggested some amendment or removal of some of the provisions.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Lewis, to recommend approval of Ordinance 2018-40 to the City Commission as amended with the following.

Member Clark expressed concern regarding the language change. Chair Santry passed the gavel in order to present motions for amendments.

ACTION TAKEN: A motion was made by Chair Santry, seconded by Member Lewis, to recommend approval of Ordinance 2018-40 to the City Commission as presented with the following amendments, 4.01.04(A) language to read “per the City’s Comprehensive Plan policy 1.06.05 a detached existing dwelling shall be permissible in all residential areas in compliance with the following standards”, also to amend is Table 2.03.03 as follows: “footnote the existing P classifications under OT-1, OT-2, MU-1 and MU-8” and add the C3 designation with the same footnote which would read “conditional with conformity with 5.01.04” and remove the proposed addition of IW-1 in the Section 2.03.03 Table of Accessory Uses.

ACTION TAKEN: A motion was made by Chair Santry, seconded by Member Lewis, to recommend approval of Ordinance 2018-40 to the City Commission as presented with the following amendments, on 5.01.04 number 2, strike the language “peak of the roof” and add the language “highest point on the structure”.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

Chair Santry then addressed case 4.4. He also asked to correct the description of the applications to reflect Land Development Code Text Amendment and not Land Use Map Amendment.

4. NEW BUSINESS

**4.1 FINAL PLAT APPROVAL - AMELIA PARK LAKESIDE - RESOLUTION 2019-
___ APPROVING FINAL PLAT, PAB CASE 2019-04 TITLED “AMELIA PARK LAKESIDE” ; AND
PROVIDING FOR AN EFFECTIVE DATE.** Synopsis: Accepts and approves the plat titled “Amelia Park Lakeside” as a final plat.

Mrs. Gibson presented the case according to the staff reports and noted there are 9 additional tracts of land and that this is in addition to the 16 dwelling units indicated on the plat. Staff recommended approval of the final plat.

Member Clark asked if all public improvements within the plat were owned by the City. Staff answered in the affirmative.

Chair Santry inquired about the split designation of this plat on the FLUM, mainly if there was any part of this development placed over the FLUM line designated Industrial. Staff answered in the negative. After clarification of the commercial designation, Staff stated in the affirmative.

Miriam Hill, Representative for the applicant, 1890 S. 14th Street, commented on the PUD overlay and the designations.

Robert Duffy, 1501 Lake Park Drive, resident of Amelia Park stated he doesn’t have any objections to the plat and asked a few questions regarding roadways within the plat being city maintained, post office boxes for the

new 16 units and access to natural gas.

Michael Antonopoulos, 228 Clatter Bridge Road, Ponte Vedra, Florida, answered the questions and noted that the 2-way alleys and sidewalks are owned by the Home Owner's Association. The City would maintain right of ways, and utilities. He also mentioned that there is a gas line along the south property line but not accessible yet. He also mentioned that there are mailboxes available.

City Attorney Bach addressed Chair Santry's concern regarding the FLUM designation within a PUD.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to recommend approval of PAB case number 2019-04 to the City Commission requesting that a Final Plat for the Amelia Park Lakeside subdivision be approved and that PAB case 2019-04, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Chair Santry asked that an opinion by the City Attorney be prepared and presented in order to clarify the FLUM designations within a PUD.

Vote upon passage of the motion was taken by ayes and nays, as follows:

Member Peterson	Nay
Member Roland	Aye
Member Lewis	Aye
Member Clark	Aye
Chair Santry	Nay

Motion carried.

Chair Santry then addressed Old Business 3.1.

4.2 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-05): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY THE REFERENCE DOCUMENT SPECIFIC TO AIRPORT DESIGN STANDARDS AS CONTAINED SECTION 4.02.03 AIRPORT ARCHITECTURE AND BUILDING DESIGN STANDARDS FOR DEVELOPMENT ON THE AIRPORT.

Although Chair Santry commented that this case should be postponed to a date certain, to next month's PAB meeting, in order to further review the amendments, Mrs. Gibson presented the case according to the staff reports. She recommended approval.

Nathan Coyle, Airport Director with the City of Fernandina Beach, provided background on the airport and how it was developed.

Member Roland asked for a status of discussion about services being provided either by the City of Fernandina Beach versus private providers.

Member Schaffer inquired about the color choice of the hangars.

Chair Santry asked Mr. Coyle about clarifying some language within some provisions standards sections and provide these clarifications to Staff. City Attorney Bach explained the process of making changes to these provisions.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to postpone PAB case 2019-05 to a date certain, May 8th PAB Regular Meeting.

Motion passed by unanimous voice vote.

4.3 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-06): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY REQUIREMENTS FOR TELECOMMUNICATION FACILITIES WITHIN SECTION 7.01.02 FACILITIES IN PUBLIC RIGHTS-OF-WAY AND SECTION 6.01.00 TELECOMMUNICATION FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to postpone PAB case 2019-06 to the May 8th PAB Regular Meeting.

Motion passed by unanimous voice vote.

Chair Santry then moved to case 4.7.

4.4 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-07): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR HEIGHT ENCROACHMENTS WITHIN SECTIONS 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AMENDING SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT; AND SECTION 10.02.01 VARIANCES TO DISALLOW GRANTING OF VARIANCES TO EXCEED MAXIMUM BUILDING HEIGHTS AND TO DEVIATE FROM REQUIRED SIDE YARD SETBACKS FOR BUILDINGS WITHIN 800 FEET OF THE MEAN HIGH-WATER MARK OF THE ATLANTIC OCEAN.

Mrs. Gibson presented the case according to the staff reports and noted that this had already been discussed during the August and October 2019 PAB meetings.

Member Schaffer asked about the impact on future construction of condominium. Member Clark inquired about language within the provisions and the enforcement of these provisions.

Public Hearing was opened.

Jon Lasserre, 960185 Gateway Blvd, with the firm Rogers Towers, spoke against the proposed amendments.

John Cotner, 1627 Atlantic Avenue, from Cotner & Associates, voiced his opposition and commented that passing the amendments would have huge implications regarding both cases PAB 2019-07 and PAB 2019-08.

James Pozzetta, architect, 103 S. 18th Street, also serves on the Historic District Council, echoed Mr. Cotner's remarks, and spoke against the amendments. Member Lewis also voiced some concerns.

Doug Rosell, 524 Tarpon Avenue, spoke in support of the height limit.

Public Hearing was then closed.

Member Clark suggested to step back and take more time to review these amendments. Member Peterson agreed. Chair Santry agreed that if a workshop is needed, it should be scheduled.

ACTION TAKEN: A motion was made by Member Lewis, seconded by Member Clark, to recommend that a workshop be scheduled to further discuss the proposed amendments for PAB cases 2019-07 and 2019-08.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4.5 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-08): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR MEASUREMENT OF BUILDING HEIGHT FROM APPROVED FINISHED GRADE TO AVERAGE NATURAL GRADE IN SECTION 1.07.00

ADDING OR AMENDING CERTAIN DEFINITIONS; AND REFERENCES FOR CALCULATION OF BUILDING HEIGHT AS CONTAINED IN SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT AND 8.01.02 (D) AMELIA RIVER WATERFRONT CRA.

This case was postponed for a workshop to be scheduled for both PAB cases 2019-07 and 2019-08.

Chair Santry requested that Ms. Gibson provide additional staff analysis for this workshop, mainly coastal zone and flood plain information.

4.6 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-09): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 9.01.04 REMOVAL AND VACANCIES OF BOARD MEMBERS TO LIMIT MEMBER ABSENCES TO NO GREATER THAN TWO CONSECUTIVE REGULAR BOARD MEETINGS AND SETTING AN AUTOMATIC VACATION OF THE MEMBER'S SEAT.

Chair mentioned that Staff had already provided explanation during a previous meeting.

Public Hearing was opened and then closed.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to recommend approval of PAB case 2019-08 to the City Commission as amended with the following:

Chair Santry passed the gavel in order to present a motion for amendments.

A motion was made by Chair Santry, second by Member Clark , to include the following amendments, to amend provisions 9.01.04(A) and 9.01.04(B) to add a phrase at the beginning of each sub parts A, B, C to read “except as provided in LDC 9.02.02,”.

Vote upon passage of the motion was taken by ayes and nays, being as follows:

Member Peterson	Nay
Member Clark	Aye
Member Lewis	Aye
Member Roland	Nay
Chair Santry	Aye

Motion carried.

Chair Santry then addressed Case 4.2.

4.7 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-10): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS SPECIFIC TO AUTOMATED TELLER MACHINES BY AMENDING SECTION 1.07.00 ADDING ACRONYMS AND DEFINITIONS, ESTABLISHING STANDARDS WITHIN THE HISTORIC DISTRICT OVERLAY IN SECTION 8.01.01 AND THE CERTIFICATE OF APPROVAL MATRIX CONTAINED IN SECTION 8.03.03 AND MODIFYING SECTION 6.03.02 REFERENCE TO “AUTOMATED TELLER MACHINES.”

Mrs. Gibson presented the case according to the staff report. She recommended approval.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to recommend approval of PAB case 2019-10 to the City Commission as presented.

Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

5. BOARD BUSINESS

Chair Santry updated the Board on his discussion with City Manager Martin regarding the need for As Built Surveys and funding to acquire additional staff for enforcement of construction being built according to approved plans.

Chair Santry encouraged all members to attend all EAR workshops.

6. STAFF REPORT

6.1 Upcoming EAR Workshops:

- Tuesday, April 23
- Thursday, April 25
- Monday, April 29
- Tuesday, April 30

Mrs. Gibson provided more information about the EAR workshops and how the agenda will unfold in addressing each element, and how feedback will be gathered. Feedback regarding each element would be due one week after the last workshop by May 7, 2019.

Chair Santry inquired about any outreach regarding the EAR workshop. Mrs. Gibson mentioned in addition to press releases, that the Tree Conservancy Group amongst other groups were informed.

6.2 Update on FLUM Amendments

Mrs. Gibson gave a summary of the items to be considered for the next PAB meeting.

7. PUBLIC COMMENT

8. ADJOURNMENT - 8:32 PM

Samantha Rogic, Recording Secretary

Frank Santry, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Director 12/31/2019

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
WORKSHOP
APRIL 23, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The North Florida Regional Council was present to facilitate the group discussion.

1. PUBLIC COMMENT

- 1.1 Introduction with discussion of available data and legislative changes.
- 1.2 Working Groups Break-Out: Discussion of specific elements advertised for the workshop to determine consensus and provide individual input.
- 1.3 Establish next steps in EAR process.

Feedback due to Kelly Gibson at KGibson@fbfl.city by no later than 5pm on Tuesday, May 7, 2019. PAB to consider final list of "Major Issues" at its regular meeting on Wednesday, May 8, 2019.

EAR Website: http://regcominstitute.homestead.com/~local/~Preview/FernandinaBeachEAR.html?_=1555091844791

2. ADJOURNMENT

Facilitated Notes April 23, 2019

Add to seasonal population draft text:

“Consistent with community vision” – Consensus

Data on FLUM potential – Consensus

Data on tourism (3 pieces) – Consensus

Infrastructure re: seasonal – Consensus

Population capacity analysis – Consensus

Resiliency in construction; enforcement consistency; resiliency plus affordability – Consensus

Intergovernmental element needs a hard look (flood, water, traffic) – Consensus

No changes to conservation land – Consensus

Character of construction in historic districts falls short – Consensus

Maintain current level of subsidized and affordable housing – Consensus

Code enforcement – keeping the buildings we have – Consensus

Strike Policy 3.03.10 – Consensus

Increase trees as housing is constructed – Consensus

More Conservation land use in city – Consensus

Development proposed, community meeting first step – Consensus

Monroe City FLUM AP Example

Analyze existing stormwater infrastructure capacity and natural infrastructure/CSV to add capacity through land conservation – Consensus

Independent assessment of stormwater plans, retained by city; engineer validates existing plans – Consensus

Any property annexed should be developed under city rules

Joint planning areas in FLUM, re: Annexations – Consensus

Nassau peril of flood

Road capacity: evacuation, bikes, traffic, city and county – Consensus

Mandatory traffic analysis for intense/dense developments, commercial/subdivisions – Consensus

Schools

Repurposing existing buildings – Consensus

City has right of first refusal for school owned properties – Consensus

Infrastructure support school expansion – roads, etc. – public or private schools

Avoid large fences

Historic buildings should be in historic districts – Consensus

Concurrency – Ensure school capacity for developers and developments. Potential mitigation fee for developers – Consensus

County and City coordination for school locations – planning

Housing

Understand capacity of infrastructure

What is “adequate site? Sustainable? Provide definitions of terms. Recommend LEED etc. language. Get tactical

Provide incentives for redeveloping sites instead of building on unused areas

Traffic concurrency reviews for capacity before density

Inclusion zoning – “small footprint homes” (affordable) to be included in developments and include conservation areas (enforced)

Add environmental/conservation requirements. Preserve sites natural character and functionality. Environmental Impact Study before project approved, paid by developer or part of City Design Team.

Conservation Priority Zones – mitigation required

Thoughts to Share April 23, 2019

Future Land Use Element

We don't want more growth

Decrease development, focus on conservation

Emphasis on reuse

Track seasonal population and have targets. Tourism has 3 parts: Owner who occupies seasonally, short term stay (hotels and AirBnB), and day visitors

FLUM modifications must consider Coastal Upland Protection Zone (opinion- ignored on Amelia Gallery plat approval)

FLUM Policy 1.02.04: Zoning changes in conflict

Airport Changes: proposed development does not fit Policy 1.08.04

Eliminate Policy 3.03.10

Add City Commissioners!

Visioning goal of increasing conservation land.

We make FLU Map changes monthly that are in conflict with this element. The City has a sub-par Planning Department that cannot put together a decent staff report.

Adopt the Monroe County Environmental resources FLUM amendment application with Fernandina limits included (see scans.)

According to staff all FLUM amendments are compatible and are recommended for approval. They ignore incompatible elements and goals.

Adopt Monroe County, FL process where the developer does the legwork to satisfy requirements.

Set concrete standards for energy efficiency and sustainable building practices and design in Comp Plan.

Neighborhood planning areas need to recognize a sense of place/character.

The onus needs to be on the developer during the development permitting process. We need strong applications that meet citizen desire for better site design techniques.

Green infrastructure practices must be adopted to protect our valuable terrestrial and aquatic resources from direct impacts of development.

We need defined conservation areas to protect high priority animal habitat areas. We need rules that protect a site's natural character.

We need wording to protect maritime forest, tidal creeks and marsh hammocks.

Limit impervious surfaces and keep grading and land disturbing activities to a minimum so natural buffers and vegetation are protected.

Need a plan for the waterfront: Port to Railroad from Dade to Lime, including:

Elevations

Protection

Housing

Floating Structures for Housing

Commerce

Return Central Park to a park:

Relocate tennis, pickleball, baseball to recreational areas

Close Atlantic Avenue in Park

Trees/Lakes/Walking Area

Bulldoze City Hall- Relocate government services

Prioritize redevelopment

Increase parks and open space

Parking should be considered as part of any project. Please consider a moratorium on accepting new permits for housing. We are up to our ears now.

Reduce impacts on the environment.

Incentives are important in creating housing for our teachers, firemen and police.

More jobs created with incentives to bring better small businesses that pay higher salaries.

Deal with the parking scenario to help business growth in downtown.

Truly do need to put a stop on more residential development until we deal with the traffic patterns and bicycle paths/lanes.

Create a combination of housing/apartments with shopping/food/restaurants for remote workers.

Prioritize redevelopment over new development to the maximum extent possible.

Allow for accessory dwellings subject to sustainability and infrastructure limitations.

Incentivize adaptive reuse over new development.

Prioritize social/family wellbeing over commercial wants.

Thoughts to Share April 23, 2019

Housing Element

Maintaining community identity

Energy efficiency and sustainable construction requires enforcement, education and incentives

How do we define affordable?

Want tourism, but don't want people that come with it

3.03.10: Eliminate incentives for density bonuses/mixed use bonus/reduction in site requirements. These are not effective in creating affordable housing.

Strike 3.03.10

We already did an affordable housing study. No more affordable housing is needed. City supplies 25% of the affordable housing in the County. They need to catch up.

A contributing building adds to the historic character rather than subtracting from it.

Don't subsidize town homes.

Limit capacity of island and City. Determine road capacity before any increase in housing density. Don't allow failing roads.

Encourage redevelopment.

Prevent overdevelopment and tree loss.

I would like to see "home rule" when it comes to strong concurrency of roads, stormwater management facilities, open space, parks and recreation.

Any development order or permit for future development activities shall be issued only if infrastructure facilities (described above) meet the community's standards of service that are stronger than the State requires.

City shall update all ordinances to ensure enforceability.

Volume of traffic must be considered for all changes in land use or zoning.

The City should have an annual traffic concurrency review at the end of each calendar year so we know if thresholds for failing roads have been breached/exceeded.

From 2014-2017, the City averaged 138 new residential units per year (new building permits issued). Housing starts are not as significant as people represent. This averages approximately 12 new home starts per month which is relatively low.

Provide a housing needs assessment as needed, rather than every 5 years.

Put an incentive in for homeowners that are renting their property at a price that is affordable (i.e., 25% of gross income for example.)

Keep incentives in for property owners that invest/choose to build in "run down" areas- keeping a piece of history.

If people are remodeling give an incentive to those that keep a part of history.

Better relationship with County!

How many group homes are there?

Need enforcement for energy efficiency and sustainable construction in new housing.

Generally approve of all housing objectives!

Thoughts to Share April 23, 2019

Public Schools Element

For the future, any and all development needs to conform to what the concurrency standards are for schools

The School Board should share their one year, 5 year, and 20 year data and whether current facilities have sufficient capacity to serve future development on the island.

Developers should carry any mitigation costs when there is not sufficient school capacity.

Need school concurrency- check on that.

Please have communication between the School Board and the City. City should have a representative at School Board meetings, and the School Board should have a representative at City meetings.

Improve coordination by formalizing the lines of communication between the City and School Board officials.

Want to coordinate more.

Thoughts to Share April 23, 2019

Historic Preservation Element

Townhouses are not historically correct in Fernandina Beach.

There are no Sanborn Maps with townhouses.

Stick to the existing elements in the Comprehensive Plan that attempt to maintain the historic district. Evaluate the public's view of success vs. failures.

We need a Comprehensive Plan/Ordinance to spare, save, preserve archaeological artifacts, including enforcement.

We need a Mill to Port plan that protects from and mitigates for sea level rise and flooding.

Make sure that the grave digging at Bosque Bello does not interfere with tree roots and there is no mechanical damage to the trees and their bark.

Make sure that Indian bones and artifacts found in Bosque Bello do not disappear.

Develop and articulate well-researched histories of our historic districts: Example: Downtown is not just "The Birthplace of the Modern Shrimping Industry". These histories will inform and perhaps encourage fitting development. They will also be useful for Fernandina's Bicentennial in 2025!

Include discussion of how Fernandina became Fernandina Beach: Boundaries, Government, Merging.

Expand Historic District to River, Dade, 8th, Lime.

Identify properties "at risk" and develop stabilization and recovery plans for each.

We need to find ways to inform/educate residents and visitors about our history.

We need to "protect, promote and preserve" (Museum's mission statement) the history of Old Town.....Timucua Indians, French, Spanish, English periods, Yulee.

We must preserve the Plaza and the Bluff!

Create a walking path along Marine Street to prevent more paths being created down the Bluff and causing erosion.

Place more rope/pole sections to prevent driving on Plaza.

N. 14th Street from Broome north is VERY dangerous. A walk/bike trail must be made soon. Visitors need to come in safety to the north end.

Move the Museum to the Standard Marine building, which would provide better accessibility to our history.

Add Objective: Identify and secure dedicated, earmarked funding for historic preservation.

Add Objective: Identify and secure funding to promote historic preservation, including tax credits. d

Innovative open space options.



FUTURE LAND USE ELEMENT

The primary purpose of the Future Land Use Element is to provide for an effective and efficient balance of the City's anticipated growth demands with its goals for protecting its natural and cultural resources. Further, the goal of the Future Land Use Element is to encourage land uses that promote economic viability for the community while reducing adverse impacts on the natural or cultural environment. The objectives and policies within the Future Land Use Element serve to facilitate its goal through provisions for energy efficient development, growth management, natural resource protection, redevelopment, nonconformities, community character, land use categories, commercial and mixed use land conversion, airport facilities, and availability of land for infrastructure and public school facilities. This element is arguably the most important element in the City's Comprehensive Plan as it lays the foundation upon which the rest of the Plan is built.

FUTURE LAND USE ELEMENT HIGHLIGHTS

1. Better articulates and expands redevelopment incentives and strategies;
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories;
3. Encourages mixed use development transition in existing Commercial Corridors;
4. Provides incentives for businesses to locate and stay in the Central Business District;
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design;
6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals;
7. Better articulates differences between non-conforming uses and non-conforming structures;
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies.

Potential Addition to the Future Land Use Element

Objective: The amount of land designated for future land uses in the City shall allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business.

Policy: Future Land Use Map amendments shall include the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the sustainability of the plan amendment for its proposed use considering the character of undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of the Objective above.



3 HOUSING ELEMENT

The goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of safe, sanitary and energy efficient housing in suitable neighborhoods at affordable costs that meets the needs of the City's present and future residents. This element provides policies and objectives that generally focus on meeting demand for a variety of housing types, reducing or eliminating substandard housing, providing for affordable housing, and providing sites for group homes and group residential facilities.

HOUSING ELEMENT HIGHLIGHTS

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.



HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to protect and preserve the historic and cultural resources within the City of Fernandina Beach and to promote public awareness of the benefits of preserving such resources. This is the first time the City has had a Historic Preservation Element in the Comprehensive Plan. Consideration of the needs for future survey and study of cultural and historic resources in the community are a part of this element, as are policies that strengthen and support historic preservation practices that have been a part of Fernandina Beach since the 1970's. The Element goal is that the City shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

HISTORIC PRESERVATION ELEMENT HIGHLIGHTS

1. Continue to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensure protection of archaeological resources;
3. Establish programs and policies that incentivize historic and cultural resource preservation;
4. Emphasize the City's role in being a good steward and leader in protection of historic resources;
5. Encourage maintenance and preservation of historic structures;
6. Include historic and cultural resources in post-disaster redevelopment planning;
7. Encourage compatible design and planning within and surrounding historic districts;
8. Increase community awareness of historic and cultural resource preservation;
9. Protect and revitalize non-designated historic structures and neighborhoods;
10. Promote historic preservation as a form of sustainable development;
11. Maintain and protect Bosque Bello Cemetery; and
12. Increase intergovernmental coordination regarding historic and cultural resource preservation.



PUBLIC SCHOOL FACILITIES ELEMENT

The City, working in coordination with the Nassau County School Board, Nassau County, and the towns of Callahan and Hilliard, adopted school concurrency elements in 2008. This element provides the necessary integration of planning for public school capacity with comprehensive planning by ensuring the availability of public schools prior to approval of residential construction. Although no longer required by state law, the City has retained this element in order to strengthen the connection between school planning, general land use, and comprehensive planning.

PUBLIC SCHOOL FACILITIES ELEMENT HIGHLIGHTS

1. Sets levels of service standards to be achieved and maintained;
2. Requires a that a financially feasible public school capital facilities program be adopted to ensure that the adopted level of service standards are met;
3. Provides for a process and uniform methodology for proportionate share mitigation; and
4. Ensures coordination of public school planning.



Goal 11: Historic Preservation

Research/foundation

In addition to previous studies and additional ones that might be recommended, the following needs to be done:

- We need a study that identifies the **most important factors that create a sense of place** for Fernandina Beach. In other words, what natural and manmade characteristics make people love Fernandina Beach or return here? This will provide strong guidance on priorities we should have in maintaining our economic, social and environmental sustainability.
- In the research recommended in Goal 1, we recommended research on **canopy loss and needs**. This also relates to our old and established trees in the city, which are part of our cultural heritage. We need more complete data on our urban forest, both on public and private property. In addition to inventories and GIS data, we need to monitor and measure canopy loss and additions in order to have a firm foundation for planning.

Implementation

Based on surveys, we know that our canopy and our ancient trees are among the factors that create a sense of place in Fernandina Beach. We need to provide more protection for our mature trees.

The following changes must be made immediately:

- Maintenance in city parks, rights of way and Bosque Bello **must be done by dedicated, trained staff**. This function may be handled by full-time staff or contracted out, but it is critical that we stop the abuse that is done to our canopy by mowers, weed-wackers, failure to water trees recently planted, etc.
- Both the trees and stones in **Bosque Bello** have been ruined by maintenance staff. This must be addressed by appropriate hiring and training.
- The mature trees in our parks and in rights of way are abused by machinery, vehicles, equipment of various kinds being repeatedly parked and rolled over tree roots.

Compaction is one of the main threats to trees.

- The city must restrict parking on tree roots. This can be done with the use of mulch, decorative fencing, etc. Violations must be fined.
- The city must educate individuals or organizations that utilize city parks so that they don't abuse our mature trees.
- Permits must be denied if the individuals or organization cannot guarantee that tree roots will not be subjected to compaction. This must be monitored by Enforcement and fined when it occurs.

Other important policies and objectives:



amelia tree conservancy

Goal 11: Historic Preservation

- **Our oldest and most magnificent trees, even our Heritage Trees, are abused because their branches and roots extend beyond property lines.** Old trees and heritage trees must be protected from this behavior because they are primary to our sense of place and moderate the city temperature. These restrictions may limit building on a lot, but these are features of the lot when that lot is purchased, which means it was the choice of the buyer to acquire that situation. These restrictions will also pressure property owners to build around and within their environment.
 - Property owners must be restricted in cutting limbs larger than 5 inches in diameter on trees that extend over their property.
 - Property owners may not cut roots larger than 3 inches in diameter that cross property lines into their yards.
- Policy 11.07.07 states that the City shall **cooperate with local preservation organizations** in identifying existing and potential local historic preservation issues and in addressing solutions to those issues... Cooperation with organizations that conserve trees and other aspects of our environment should be added to these policies and specific goals should be set.
- We need to **expand and incentivize our heritage tree program.**



Polling - Ideas to
Keep or Delete

FUTURE LAND USE ELEMENT

The primary purpose of the Future Land Use Element is to provide for an effective and efficient balance of the City's anticipated growth demands with its goals for protecting its natural and cultural resources. Further, the goal of the Future Land Use Element is to encourage land uses that promote economic viability for the community while reducing adverse impacts on the natural or cultural environment. The objectives and policies within the Future Land Use Element serve to facilitate its goal through provisions for energy efficient development, growth management, natural resource protection, redevelopment, nonconformities, community character, land use categories, commercial and mixed use land conversion, airport facilities, and availability of land for infrastructure and public school facilities. This element is arguably the most important element in the City's Comprehensive Plan as it lays the foundation upon which the rest of the Plan is built.

Delete

Keep / Keep w/ Change

FUTURE LAND USE ELEMENT HIGHLIGHTS

1. Better articulates and expands redevelopment incentives and strategies; |||
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories; ||||
3. Encourages mixed use development transition in existing Commercial Corridors; |||||
4. Provides incentives for businesses to locate and stay in the Central Business District; ||
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design; |||||
- 1 6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals; ||||
7. Better articulates differences between non-conforming uses and non-conforming structures; |||
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and ||
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies. ||||

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: / /
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

(Name/Entity)

Contact Person

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Block	Lot	Subdivision	Key Name
Real Estate (RE) Number		Alternate Key Number	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): _____

Proposed Future Land Use Map Designation(s): _____

Current Land Use District Designation(s): _____

Total Land Area Affected by Proposed FLUM (in acres): _____

Tier Designation(s): _____

Is the property located within the Military Installation Area of Impact (MIAD): ☐ Yes ☐ No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

- 2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:

- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

- 4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g. regarding public service needs) from those on which the text was based

- 2) Changed assumptions (e.g. regarding demographic trends):

- 3) Data errors, including errors in mapping, vegetative types and natural features:

- 4) New issues:

- 5) Recognition of a need for additional detail or comprehensiveness:

6) Data updates:

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

* * * * *

Applicants submitting an application for a FLUM amendment shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("**Impact Meeting**") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ Completed application form (unaltered and unbound)
- ☐ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☐ Proof of ownership (i.e., Warranty Deed)
- ☐ Ownership Disclosure Form
- ☐ Current Property Record Card(s) from the Monroe County Property Appraiser
- ☐ Location map
- ☐ Photograph(s) of site(s) from adjacent roadway(s)
- ☐ Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- ☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- ☐ Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Traffic Study**, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- ☐ **Transportation fee** of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? ☐ Yes ☐ No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? ☐ Yes ☐ No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: _____

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____,

by _____, who is personally known to me OR
produced

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

How about:

The City of Fernandina Beach will evaluate the concurrency of roadways, public schools, public transit facilities, potable water, sanitary sewer, solid waste, stormwater management facilities, parks/recreation, and open space when it considers future land use changes, rezoning, and subdivision and site plans for residential development to ensure adequate capacity is available and consistent with the adopted level of service standards required by the citizens of the City.

All development orders and permits for future development activities shall be issued only if infrastructure facilities necessary to meet level of service standards (which shall be adopted as part of the Capital Improvements Element of this plan) are available and concurrent with the impacts of the development.

Where appropriate, due consideration shall be given to the suitability of land, topography and soils prior to the issuance of any development order or permit. The City shall update its ordinances to ensure enforceability and that the ordinances cover and include all services that shall have an adopted level of service in the city's Comprehensive Plan.

A finding of concurrency made as part of the review of construction plans shall be based on the impact that the final buildout of the proposed development would have on the availability of public facilities.

Subtracting from the total capacity the sum of:

- (a) The demand for the services or facilities created by existing development;
- (b) The demand for the services or facilities created by the anticipated completion of other approved developments for which final development orders have been approved; and
- (c) The demand for the services or facilities created by the anticipated completion of the proposed development under consideration for concurrency determination.

Concurrency Data Base. The City shall develop and maintain an inventory of existing land uses and projected land uses, based upon development order approvals, in order to monitor the impact of development order approvals on the availability of public facilities.

Concurrency review criteria.

A. All development permit applications submitted to the City shall be subject to a review for concurrency with respect to the City's adopted level of service standards for drainage facilities.

The procedure for conducting this review shall be set forth under Sec.----

Requirements for any rezoning within the City Of Fernandina Beach must include:

(1) A written Narrative explaining the following:

(a) Whether the proposed change would be consistent with the future land use map and the goals, objectives and policies of the Comprehensive Plan (See Comprehensive Plan – Future Land Use Element).

(b) The relationship of the proposed change to the existing land use pattern.

(c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

(d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations. **CREATE CONCURRENCY MANAGEMENT SYSTEM REGULATIONS**

(e) Whether changed or changing conditions make the passage of the proposed zoning necessary.

(f) Whether the proposed change will adversely influence living conditions in the neighborhood.

(g) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

(h) Whether the proposed change will create a drainage problem.

(i) Whether the proposed change will seriously reduce light and air to adjacent areas.

(j) Whether the proposed change will adversely affect property values in the adjacent areas.

(k) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

(l) Whether the proposed change will constitute a grant of special privilege to an individual

owner as contrasted with the public welfare.

m) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

(n) Whether the change suggested is out of scale with the character of the neighborhood.

(o) Whether the use causes a decrease in level of service including concurrency in any area affecting levels of service (for roadways, solid waste, drainage, recreation and open space, potable water, sanitary sewer services, public schools), or causes adverse effects on the health, safety and welfare of the citizens of Fernandina Beach and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted levels of service (for roadways, solid waste, drainage, recreation and open space, potable water, sanitary sewer services, public schools), concurrency levels, or adequate services for the health, safety and welfare of the citizens of Fernandina Beach.

Monroe County Comprehensive Plan and Code

For Future Land Use Map (FLUM) Amendment Applications- An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing). The only job the staff has to do is verify the evidence and the answers. (Can be sold as a time saving device, no compilation of a staff report.) If the application is inadequately completed or inaccurate, it is denied.

Many of our issues come from staff preparing inadequate and inaccurate staff reports. Then they feel the need to defend them. We need the cost of development put back to the developer in providing an application that sets a criteria that meets a high bar.

The application process cannot be filled out by staff. Anyone wishing to develop our get a FLUM change fills out their own application. Put everything in the application that we want. Let's not financially support development by using City staff to do their work for them. Have them fill out their own application. Put together an application that does staff's work for them. We are tired of paying for development.



General Comprehensive Plan Themes

Goal 1: Future Land Use

General Comprehensive Plan Themes

The following are general themes we believe should recur throughout the plan:

- **Long-term planning** for the **sustainability** of the island
- **A sustainable future includes environmental sustainability, social sustainability, and economic sustainability. These must balance each other.** All of these are essential to a sustainable future.
Examples:
 - **Environmental sustainability:** temperature moderation, air and water purity, protection from storms and erosion; habitat quality; pollution control; controlling/preventing saltwater intrusion; preparing for sea level rise and warming; dune building
 - **Social sustainability:** healthy environment; adequate and healthy food sources; sense of community; quality of life; sense of place; space; low crime; manageable traffic
 - **Economic sustainability:** sense of place; businesses relevant to the place and times; decent pay
- **Development/update of sustainability goals in all areas. 1 year**
- **Goals, objectives and policies.** Specific, concrete objectives.
- **Controlled/managed development based on capacity research**
- **Enforcement**
- **Preparation for sea level rise & climate change**
- **Environmental impact statements**

Goal 1: Future Land Use

Research/foundation

We need a strong research foundation in order to make wise decisions for the future of the island.

- **Major analysis of land use needs**
 - **Assumption:**
 - There is no state mandate to accommodate growth
 - All development must be dependent on sustainability, capacity, facilities and services
 - **Capacity:** One of the areas we need critical data on is the capacity of the city. This is a complex topic made up of many elements:
 - Roads & infrastructure: concurrency study
 - Requirement of FDOT road capacity study for new construction involving 5 or more homes or commercial development.
 - Evacuation time & choke points
 - Housing & public facilities: Existing and needs
 - Green space/conservation land
 - Recreation facilities
 - Environmental factors



General Comprehensive Plan Themes

Goal 1: Future Land Use

- Quality of life
- Well capacity with sea level rise
- Salt water intrusion
- **Identification of wildlife corridors:** Another area we need data on is wildlife corridors. Along with a commitment to conserve them.
 - Conservation of wildlife corridors through acquisition or conservation easements
 - Prohibition of further development on major wildlife corridors
- **Canopy loss and needs:** We need more complete data on our urban forest, both on public and private property. In addition to inventories and GIS data, we need to monitor and measure canopy loss and additions in order to have a firm foundation for planning.
- **Based on data obtained from the studies above, we need to carry out the following:**
 - **Major review and update of FLUM:** We need to identify an appropriate process and methods to serve as a basis of this review.
 - **Update of environmental, social and economic sustainability goals.** This update should be informed by the studies and analyses above.
- **During the time this research and analysis is being conducted (one year), there should be a moratorium on development of vacant parcels.**

Implementation of findings

- Once the findings have been compiled, **specific measurable objectives must be established based on the results.**
- In order to maintain and improve sustainability and to avoid massive costs in the future, a major **shift needs to be made from an emphasis on development to emphasis on growth management.** We should **only permit the types and number of applications that fit in with the capacity of the island and our environmental, social and economic sustainability.** Objective 1.02 in our current Comprehensive plan focuses primarily on avoiding sprawl, but there are other areas of growth, such as density, that need to be managed as well.
- **Elements to be included in implementation of research results:**
 - **Major land conservation effort:**
 - We should **maximize our land conservation during the next five years**, acquiring at least 50 acres in each of the first three years and 20 acres in years four and 5.
 - **Conservation easements should guarantee the conservation status of all lands designated as conservation**
 - In the Comprehensive Plan, the concept of conservation land should be updated to focus on upland forested land as well as wetlands.
 - **Incentives for redevelopment, restoration of our environment and planting;** disincentives for developing vacant parcels
 - **Requirement of low-impact development practices and sustainable building practices in all types of development and redevelopment.** It is essential that structures be built within



General Comprehensive Plan Themes

Goal 1: Future Land Use

and around our environment rather than the environment being obliterated and replaced with buildings.

- **Optimize use of natural storm water management methods.**
- **Maximize pervious surfaces:** Reduce the maximum ratio for impervious surface to 50% or less, regardless of the zoning and function of the structure, to preserve more trees and native understory and optimize storm water management.
 - **Impact fees could be reduced for those building smaller homes.**
- **Requirement of real, in-depth environmental impact statements for all development.** Perhaps developers and builders should be charged a fee to cover this and the city should hire the professional to ensure objectivity.
- **Longer period of staff review of projects; pay for faster service.** This would provide staff to analyze the development/redevelopment more carefully.
- **Incentives for developers and builders to utilize conservation site design, low-impact development and green methodology, and penalties for the failure to adopt up-to-date practices appropriate for our sensitive environment.** Permits should only be issued for developers and builders following these approaches and protecting our environment.
- **LEED-qualified staff:** We need to set higher standards for the credentials of staff, of builders and developers and for their products. We need to identify higher standards in specific measurable goals.
- **During construction, we need a protection zoned for rights of way as well as for trees.**
- **Monitoring and enforcement need to be a priority.** We need to staff for the need. Protection zones need to be monitored to ensure that proper materials are used.
- **Greater protection and planting of shade trees. Stronger protection of heritage trees and canopy streets (as outlined in Goal 5 notes)**
- **Designation, protection and maintenance of wildlife corridors** based on the research outlined above.
- **Scenic vistas (Policy 1.03.07 and 1.03.08, p. 7) along A1A need to be protected because that is state law.**
- **We need to develop policies encouraging or requiring use of native landscaping to improve sustainability.**



Polling Ideas to
Keep or Delete

3 HOUSING ELEMENT

The goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of safe, sanitary and energy efficient housing in suitable neighborhoods at affordable costs that meets the needs of the City's present and future residents. This element provides policies and objectives that generally focus on meeting demand for a variety of housing types, reducing or eliminating substandard housing, providing for affordable housing, and providing sites for group homes and group residential facilities.

Delete

HOUSING ELEMENT HIGHLIGHTS

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

Keep with
Changes

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Comprehensive Land Use Planning as it relates to housing needs to

- 1.) Stop being aspirational and be developed via SMART Goals (see attached)
- 2.) The city needs to adopt various ordinances that provide specific meaningful definitions for the COMP Plan documents including "adequate sites", "appropriate locations" (one and the same?) "affordable housing", "Inclusionary zoning", "low impact development", "SMART growth guidelines" which lead "sustainable planning & building.
- 3.) City should consider incentivizing redevelopment (currently vacant land That has been built on before – with or without structures.)
- 4.) Place a 1-year moratorium on development of vacant land until assessment of the capacity of the island is completed, as outlined in the land use goal.

The City shall ensure that adequate sites for the various housing types, including affordable housing, are available within the City to meet the established demand, or **until complete build-out of developable properties.**

DELETE **until complete build-out of developable properties** because speculative development contradicts Comp plan, sustainable development, and conservation goals. Criteria need to be established to assess adequate sites.

Policy 3.01.05.

The City shall continue to provide land use designations on the **FLUM and zoning districts on the official zoning map** to ensure that appropriate locations are available for single family, duplex, and multi-family housing units within the City. As you are currently doing, clear up FLUM/comp plan discrepancies creating a FLUM that is based on conservation of maritime forest ecosystem services, soil limitations, and flood zones, and infrastructure capacity.

FLUM, Comprehensive Plan and Land Development Code must align.

The City shall maintain Land Development Code policies that minimize barriers to the development of existing vacant lots. Delete this policy. Or at least add the city's newly adopted policy that details methods for conservation of land inside the city limits.

Policy 3.03.10.

The City shall consider adopting, as part of its Land Development Code, incentives for developers of affordable housing which may include, but not be limited to, the following:

- a. Density bonuses - Incentivize vertical density over horizontal.
- b. Reduction or waiver of eligible impact fees (excludes water/sewer impact fees) for inclusionary housing.
- c. Incentivize for affordability via bonuses for mixed use development.
- d. Reduction of site requirements Delete this going forward in the new EAR document.
- e. Green building and energy efficiency certifications
- f. Expedited permitting for sustainable best management practices.
- g. Incentivize builder developers for redeveloping existing spaces to meet other community needs (schools, affordable housing, community meeting spaces)
- h. Incentivize builder developers to use cost-effective housing types (manufactured ADUs and small footprint homes).

Policy 3.04.05 Group Homes

Establish ordinances and processes to permit group homes for developmentally challenged, disabled veterans...

Policy 3.06.01.

The City shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources. The Standards exist, but need to be formally adopted by COFB. Incentives for LEED, Green Building Standards and Certification Systems, GBCI, Green Business Certification Inc., Green Globes, Greenguard, National Green Building Standard certification,

Policy 3.03.____ create

The City will establish Conservation Priority Zones based on critical habitat assessment (in conjunction with existing surveys by ATC, Sierra Club, etc) and establish an ordinance to mitigate loss by having a developer secure land in specified areas (Conservation Priority Zones)

Sustainability

The Comprehensive Plan will support and maintain the physical, mental, and spiritual well-being of our citizens; support and maintain robust diverse economies; and support and maintain the natural resources that provide ecosystem services to all inhabitants. Sustainable growth meets the needs of the present population without compromising the ability of future generations to meet their needs, by maintaining a healthy economy, environment, and society.

Environmental Criteria

- Redevelopment of predeveloped land

- Green construction methods

- Environmental Threshold standards as measured by Biophysiochemical monitoring (for example)

- Quality of life threshold standards as measured by periodic traffic volume monitoring (for example)



Goal 3: Housing

- Do we have **updated housing needs data**?
- Comprehensive plan needs **specific, measurable goals**.
- We need to integrate all of our **updated data related to capacities (Goal 1: Future land use)** into planning for housing.
- The following terms need **definition**:
 - Affordable housing
 - Adequate site (this would include FEMA flood map, USDA soil survey and other data)
 - Sustainable construction
- **Affordable housing**:
 - We need a requirement for “**inclusionary zoning**” to address affordable housing needs, with a specific standard and clear definition. It is unhealthy to have affordable housing blocked together in one location/area. It needs to be distributed throughout the city.
 - We need to look to ideas from other states, such as converting an unused shopping center to school or housing space
 - Small footprint homes could address a number of needs, especially of small lots in certain parts of the city, and be more environmentally sustainable
- We need a strong, specific **requirement for low-impact development, conservation site design and green building standards** incorporated into the Comp Plan and strongly reflected in the LDC, **with education, monitoring and enforcement** backing them up. These should be done within 6 months.
- City needs to **incentivize redevelopment** (currently vacant land that has been built on before – with or without structures.) and place a 1-year moratorium on development of vacant land until assessment of the capacity of the island is completed, as outlined in the land use goal.
- Policy 3.04.05. **Group homes**: This section needs a specific reference to the state standards covering group home facilities, staffing and programs.
- Policy 3.06. **Energy Efficiency & sustainability**
 - Policy 3.06.02 The following should be added:
 - **standards and time line for incorporating low-impact development. conservation site design and green building into the LDC (6 mo.) and fully implementing the new standards (no more than 12 mos.), to include education, monitoring and enforcement.**
 - **conservation of mature trees, native understory and native soil, as outlined in the conservation section (could also add some of the language in the previous point)**



PUBLIC SCHOOL FACILITIES ELEMENT

Polling: Ideas to
Keep or Delete

The City, working in coordination with the Nassau County School Board, Nassau County, and the towns of Callahan and Hilliard, adopted school concurrency elements in 2008. This element provides the necessary integration of planning for public school capacity with comprehensive planning by ensuring the availability of public schools prior to approval of residential construction. Although no longer required by state law, the City has retained this element in order to strengthen the connection between school planning, general land use, and comprehensive planning.

Delete PUBLIC SCHOOL FACILITIES ELEMENT HIGHLIGHTS

Keep or Keep + Change

1. Sets levels of service standards to be achieved and maintained; 11
2. Requires a that a financially feasible public school capital facilities program be adopted to ensure that the adopted level of service standards are met; 11
3. Provides for a process and uniform methodology for proportionate share mitigation; and 1
4. Ensures coordination of public school planning. 11



Poling: Ideas to
Keep or Delete

HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to protect and preserve the historic and cultural resources within the City of Fernandina Beach and to promote public awareness of the benefits of preserving such resources. This is the first time the City has had a Historic Preservation Element in the Comprehensive Plan. Consideration of the needs for future survey and study of cultural and historic resources in the community are a part of this element, as are policies that strengthen and support historic preservation practices that have been a part of Fernandina Beach since the 1970's. The Element goal is that the City shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

Delete

HISTORIC PRESERVATION ELEMENT HIGHLIGHTS

1. Continue to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensure protection of archaeological resources;
3. Establish programs and policies that incentivize historic and cultural resource preservation;
4. Emphasize the City's role in being a good steward and leader in protection of historic resources;
5. Encourage maintenance and preservation of historic structures;
6. Include historic and cultural resources in post-disaster redevelopment planning;
7. Encourage compatible design and planning within and surrounding historic districts;
8. Increase community awareness of historic and cultural resource preservation;
9. Protect and revitalize non-designated historic structures and neighborhoods;
10. Promote historic preservation as a form of sustainable development;
11. Maintain and protect Bosque Bello Cemetery; and
12. Increase intergovernmental coordination regarding historic and cultural resource preservation.

Keep or Keep with
Changes

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Keep all objectives in Historic Preservation
Element 1

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
WORKSHOP
APRIL 25, 2019
PECK CENTER
516 S. 10TH STREET
FERNANDINA BEACH, FL 32034**

The North Florida Regional Council was present to facilitate the group discussion.

1. PUBLIC COMMENT

- 1.1 Introduction with discussion of available data and legislative changes.
- 1.2 Working Groups Break-Out: Discussion of specific elements advertised for the workshop to determine consensus and provide individual input.
- 1.3 Establish next steps in EAR process.

Feedback due to Kelly Gibson at KGibson@fbfl.city by no later than 5pm on Tuesday, May 7, 2019. PAB to consider final list of "Major Issues" at its regular meeting on Wednesday, May 8, 2019.

EAR Website: http://regcominstitute.homestead.com/~local/~Preview/Fernandina-Beach-EAR-.html?_id=1555091844791

2. ADJOURNMENT

Facilitated Notes April 25, 2019

Port

Mitigating the traffic impacts - Consensus

Trucks should not be there at night - Consensus

Possible solutions: Software, Staging areas, Private agreements, Trains - Consensus

Add specifics to community character - Consensus

Port hires security and cleanup personnel

Set standard of rules for truckers

Port Master Plan

Community Character - Stack containers to see River, Control lighting

Change time of loud events - Consensus

All roads are city - Consensus

Consider Ordinance 2018-30 - Port Sub Element - Consensus

Limit amount of hazardous materials - Consensus

Secede - Consensus

County should participate in paying for recreation facilities – Consensus

Paid beach parking for non-Fernandina Beach residents

Beach tag – way for people who use the beach to pay

USACE pays for beach re-nourishment as long as all have beach access

Closer relationship with FDOT

Great relationship with FIND

Resilient and Sustainable Economic Development – consider changing the name of element - Consensus

Port Community Advisory Board

Port – Consensus Issues:

1. Truck issue policy

Off island facility – Parking on streets during off hours

2. Add policy no expansion of Port's current footprint
3. The Port use it's assets to mutually benefit the City and Port

The Port operate and maintain in a way that is environmentally sustainable

Intergovernmental Coordination Element

1. Coordinate stormwater between City and County
2. Better coordination on conservation lands between City/County for natural stormwater infrastructure
3. Refer to handout on septic tanks/system
4. County/Other jurisdictions must follow City tree ordinance and filling of wetlands (eg. Annexations, etc.) prior to approval
5. City and County must evaluate impacts of development "cumulatively". This evaluation is not limited to traffic, evacuation, quality of life.....within the City's jurisdiction
6. City and County will coordinate a reforestation program (7.04.10 Ref.)

Economic Development

1. In Policy 2 add word Environmentally Sustainable, Technology, etc.
2. Policy 4 add words Sustainable Eco-Tourism
3. Economic development must evaluate and maintain the sense of community, place, tourism, seasonal population, type of growth/use, future plans. No more hotels
4. Ensure no combined lots as it relates to the beach

Thoughts to Share April 25, 2019

Economic Development Element

Design strategies to attract environmentally sustainable industries and businesses. Eco-tourism. Sense of community maintenance - sense of place. Limit construction of new hotels. Conserve more land.

Promote eco and sustainable tourism. Change element to Environmentally Sustainable Economic Development. Environmentally sustainable businesses only. Maintain but no promotion of intermodal centers.

Change to Environmentally Sustainable Economic Development Element. Environmentally sustainable businesses, eco-tourism. No more hotels. Maintain sense of place.

Change to Environmentally Sustainable Economic Development Element.

No more hotels. Businesses that environmentally sustainable. Promote year-round eco-tourism. Maintain, not promote.

Thoughts to Share April 25, 2019

Port Facilities Element

Dade Street: Dade St. speeding, parking trucks overnight, truckers' garbage, truckers unlocking loads prior to port entry

Fix truck parking outside of port entrance, enforce trash restrictions, limit or restrict hazardous materials

Utilize assets to make a profit for the community, that it is environmentally sustainable

Commercial traffic from the bridge through 8th Street, all the way through Dade St. Dade needs stop signs to control speed of trucks and cars. Overnight stopping, standing, parking of trucks. Garbage dumping on truck route, garbage not being picked up. Lack of security at the port. Increase of port traffic.

Comp plan needs to be specific and measurable, not aspirational. Port needs to be environmentally responsible, enforced and overseen by some outside plan.

No further impact on character of historic neighborhoods. No expansion of current port's footprint. Maintain as "boutique port" with no hazardous materials coming in or going out of port. Port to provide ship to shore power for container. Port to become a green port and become environmentally sustainable. Get the port to support our local community air quality by financing new scrubbers and scrubber improvements for the mills.

Port Authority plan for non-port parking during off-hours; coordinate with county. Maximize efficiency of port (Boutique). Hazardous materials – environmentally sustainable. No expansion of port beyond current boundaries in order to retain surrounding areas historic neighborhood. City and PA mutually develop uses that will be mutually beneficial to city and county. Green port (ship to shore electric), environmentally sustainable.

Thoughts to Share April 25, 2019

Intergovernmental Coordination Element

Coordinate storm water management between city and county. Follow city tree ordinance/wetlands filling prior to annexation. Coordinate traffic concurrency. Cumulative impact must be examined and evaluated prior to approval (traffic) coordination between city and county. Coordinate between city and county for reforestation program for entire island.

Coordinate environmental storm runoff. Coordinate environmental issues: run off of storm water, cutting of trees, traffic limitations – too much traffic from “cumulative” developments in city and county, septic systems need checked and enforced.

City and county to coordinate on projects that want to annex. Projects must follow city's tree ordinance prior to projects removing one tree. Coordinate city and county getting funding for septic systems being replaced so that there is no drainage into Egan's Creek of e.coli. No filling of wetlands before county developments – single residential and larger developments must follow city ordinances. City and county work together on an island-wide reforestation project. Create regulations and standards for air quality and water quality.



ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is intended to establish a link with virtually all aspects of community life, and recognize that economic development is an essential component of a sustainable community. It seeks to support new growth and redevelopment opportunities within the community while balancing the needs of its citizens, its unique character, and its cultural, historical, and environmental resources. This element provides for an articulated and shared vision of where the City wants to go and what things residents and businesses value. It is about working together for a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals. To be successful, economic development must function as part of the whole socio-economic environment which is constantly changing and evolving.

ECONOMIC DEVELOPMENT ELEMENT HIGHLIGHTS

1. Establishes a coordinated intergovernmental and public/ private partnership approach to lead economic development strategies;
2. Develops strategies to attract targeted industries and businesses;
3. Provides strategies to support existing businesses;
4. Promotes year-round tourism and expands visitor demand;
5. Protects existing land designated for employment-generating uses;
6. Promotes movements of goods and services through intermodal logistics centers and support of a City-wide multi-modal transportation network for travel to and from employment centers; and
7. Establishes training and educational partnership opportunities to support a qualified workforce.



PORT FACILITIES ELEMENT

The primary purpose of this Master Plan is to clearly define the Port's direction for the future. The Ocean Highway and Port Authority believe this plan will enable the Port to best serve the needs of the surrounding region. The Port can achieve its objectives only if local government, business, industry, and the general citizenry understand the important role of the Port and support the policies and plans outlined in this Master Plan. This Master Plan provides the Ocean Highway and Port Authority a guide for short-range and long-range planning and development opportunities.

PORT FACILITIES ELEMENT HIGHLIGHTS

1. Provides long and short-range planning and development strategies;
2. Opportunities for economic development; and
3. Strategies to retain the surrounding area's unique character.



INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element of the Comprehensive Plan establishes the processes by which the City shall coordinate with the various governmental agencies that provide services to, are adjacent to, or that have regulatory authority over development activities within the City of Fernandina Beach. Coordination between the City of Fernandina Beach and the various governmental agencies serves to ensure the efficient use of resources as well as the efficient implementation of the goals, objectives and policies of the Fernandina Beach Comprehensive Plan.

INTERGOVERNMENTAL COORDINATION ELEMENT HIGHLIGHTS

1. Identify, inventory and assess interlocal agreements;
2. Implement the Interlocal Agreement for Public School Facility Planning;
3. Evaluate the establishment of joint municipal planning areas for the City and Nassau County;
4. Establish formal coordination mechanisms to implement the Nassau County Local Mitigation Strategy Update and the Nassau County Post Disaster Redevelopment Plan;
5. Coordinate with Nassau County, the St. Johns River Water Management District, the Ocean Highway and Port Authority, the State and applicable federal agencies to ensure that the City's and the other agencies' comprehensive and/or management plans are compatible and that regulations and standards contained within these plans are consistent;
6. Establish level of service standards that are consistent among the City, County, School Board, service providers and other government agencies having responsibility for level of service standards;
7. Improve coordination between the City and other agencies; and
8. Improve coordination activities for Amelia Island through the Joint Local Planning Agency.



Polling - Ideas to
Keep or Delete

FUTURE LAND USE ELEMENT

The primary purpose of the Future Land Use Element is to provide for an effective and efficient balance of the City's anticipated growth demands with its goals for protecting its natural and cultural resources. Further, the goal of the Future Land Use Element is to encourage land uses that promote economic viability for the community while reducing adverse impacts on the natural or cultural environment. The objectives and policies within the Future Land Use Element serve to facilitate its goal through provisions for energy efficient development, growth management, natural resource protection, redevelopment, nonconformities, community character, land use categories, commercial and mixed use land conversion, airport facilities, and availability of land for infrastructure and public school facilities. This element is arguably the most important element in the City's Comprehensive Plan as it lays the foundation upon which the rest of the Plan is built.

Delete

Keep / Keep w/ Change

FUTURE LAND USE ELEMENT HIGHLIGHTS

1. Better articulates and expands redevelopment incentives and strategies; |||
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories; ||||
3. Encourages mixed use development transition in existing Commercial Corridors; ||||
4. Provides incentives for businesses to locate and stay in the Central Business District; ||
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design; ||||
- 1 6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals; ||||
7. Better articulates differences between non-conforming uses and non-conforming structures; |||
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and ||
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies. ||||

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: / /
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

(Name/Entity)

Contact Person

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Block	Lot	Subdivision	Key Name
Real Estate (RE) Number		Alternate Key Number	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): _____

Proposed Future Land Use Map Designation(s): _____

Current Land Use District Designation(s): _____

Total Land Area Affected by Proposed FLUM (in acres): _____

Tier Designation(s): _____

Is the property located within the Military Installation Area of Impact (MIAI): ☐ Yes ☐ No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (*At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.*) Specifically the amendment furthers:

- 2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:

- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

- 4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g. regarding public service needs) from those on which the text was based**

- 2) Changed assumptions (e.g. regarding demographic trends):**

- 3) Data errors, including errors in mapping, vegetative types and natural features:**

- 4) New issues:**

- 5) Recognition of a need for additional detail or comprehensiveness:**

6) Data updates:

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

* * * * *

Applicants submitting an application for a FLUM amendment shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("**Impact Meeting**") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ Completed application form (unaltered and unbound)
- ☐ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☐ Proof of ownership (i.e., Warranty Deed)
- ☐ Ownership Disclosure Form
- ☐ Current Property Record Card(s) from the Monroe County Property Appraiser
- ☐ Location map
- ☐ Photograph(s) of site(s) from adjacent roadway(s)
- ☐ Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- ☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- ☐ Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Traffic Study**, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- ☐ **Transportation fee** of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? ☐ Yes ☐ No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? ☐ Yes ☐ No Code Case file # _____ Describe the enforcement

proceedings and if this application is being submitted to correct the violation: _____

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: _____

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____,

by _____, who is personally known to me OR
produced

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

How about:

The City of Fernandina Beach will evaluate the concurrency of roadways, public schools, public transit facilities, potable water, sanitary sewer, solid waste, stormwater management facilities, parks/recreation, and open space when it considers future land use changes, rezoning, and subdivision and site plans for residential development to ensure adequate capacity is available and consistent with the adopted level of service standards required by the citizens of the City.

All development orders and permits for future development activities shall be issued only if infrastructure facilities necessary to meet level of service standards (which shall be adopted as part of the Capital Improvements Element of this plan) are available and concurrent with the impacts of the development.

Where appropriate, due consideration shall be given to the suitability of land, topography and soils prior to the issuance of any development order or permit. The City shall update its ordinances to ensure enforceability and that the ordinances cover and include all services that shall have an adopted level of service in the city's Comprehensive Plan.

A finding of concurrency made as part of the review of construction plans shall be based on the impact that the final buildout of the proposed development would have on the availability of public facilities.

Subtracting from the total capacity the sum of:

- (a) The demand for the services or facilities created by existing development;
- (b) The demand for the services or facilities created by the anticipated completion of other approved developments for which final development orders have been approved; and
- (c) The demand for the services or facilities created by the anticipated completion of the proposed development under consideration for concurrency determination.

Concurrency Data Base. The City shall develop and maintain an inventory of existing land uses and projected land uses, based upon development order approvals, in order to monitor the impact of development order approvals on the availability of public facilities.

Concurrency review criteria.

A. All development permit applications submitted to the City shall be subject to a review for concurrency with respect to the City's adopted level of service standards for drainage facilities.

The procedure for conducting this review shall be set forth under Sec.----

Requirements for any rezoning within the City Of Fernandina Beach must include:

(1) A written Narrative explaining the following:

(a) Whether the proposed change would be consistent with the future land use map and the goals, objectives and policies of the Comprehensive Plan (See Comprehensive Plan – Future Land Use Element).

(b) The relationship of the proposed change to the existing land use pattern.

(c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

(d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations. **CREATE CONCURRENCY MANAGEMENT SYSTEM REGULATIONS**

(e) Whether changed or changing conditions make the passage of the proposed zoning necessary.

(f) Whether the proposed change will adversely influence living conditions in the neighborhood.

(g) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

(h) Whether the proposed change will create a drainage problem.

(i) Whether the proposed change will seriously reduce light and air to adjacent areas.

(j) Whether the proposed change will adversely affect property values in the adjacent areas.

(k) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

(l) Whether the proposed change will constitute a grant of special privilege to an individual

owner as contrasted with the public welfare.

m) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

(n) Whether the change suggested is out of scale with the character of the neighborhood.

(o) Whether the use causes a decrease in level of service including concurrency in any area affecting levels of service (for roadways, solid waste, drainage, recreation and open space, potable water, sanitary sewer services, public schools), or causes adverse effects on the health, safety and welfare of the citizens of Fernandina Beach and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted levels of service (for roadways, solid waste, drainage, recreation and open space, potable water, sanitary sewer services, public schools), concurrency levels, or adequate services for the health, safety and welfare of the citizens of Fernandina Beach.

Monroe County Comprehensive Plan and Code

For Future Land Use Map (FLUM) Amendment Applications- An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing). The only job the staff has to do is verify the evidence and the answers. (Can be sold as a time saving device, no compilation of a staff report.) If the application is inadequately completed or inaccurate, it is denied.

Many of our issues come from staff preparing inadequate and inaccurate staff reports. Then they feel the need to defend them. We need the cost of development put back to the developer in providing an application that sets a criteria that meets a high bar.

The application process cannot be filled out by staff. Anyone wishing to develop our get a FLUM change fills out their own application. Put everything in the application that we want. Let's not financially support development by using City staff to do their work for them. Have them fill out their own application. Put together an application that does staff's work for them. We are tired of paying for development.



General Comprehensive Plan Themes

Goal 1: Future Land Use

General Comprehensive Plan Themes

The following are general themes we believe should recur throughout the plan:

- **Long-term planning** for the **sustainability** of the island
- **A sustainable future includes environmental sustainability, social sustainability, and economic sustainability.** These must balance each other. All of these are essential to a sustainable future.

Examples:

- **Environmental sustainability:** temperature moderation, air and water purity, protection from storms and erosion; habitat quality; pollution control; controlling/preventing saltwater intrusion; preparing for sea level rise and warming; dune building
- **Social sustainability:** healthy environment; adequate and healthy food sources; sense of community; quality of life; sense of place; space; low crime; manageable traffic
- **Economic sustainability:** sense of place; businesses relevant to the place and times; decent pay
- **Development/update of sustainability goals in all areas.** 1 year
- **Goals, objectives and policies.** Specific, concrete objectives.
- **Controlled/managed development based on capacity research**
- **Enforcement**
- **Preparation for sea level rise & climate change**
- **Environmental impact statements**

Goal 1: Future Land Use

Research/foundation

We need a strong research foundation in order to make wise decisions for the future of the island.

- **Major analysis of land use needs**
 - **Assumption:**
 - There is no state mandate to accommodate growth
 - All development must be dependent on sustainability, capacity, facilities and services
 - **Capacity:** One of the areas we need critical data on is the capacity of the city. This is a complex topic made up of many elements:
 - Roads & infrastructure: concurrency study
 - Requirement of FDOT road capacity study for new construction involving 5 or more homes or commercial development.
 - Evacuation time & choke points
 - Housing & public facilities: Existing and needs
 - Green space/conservation land
 - Recreation facilities
 - Environmental factors



General Comprehensive Plan Themes

Goal 1: Future Land Use

- Quality of life
- Well capacity with sea level rise
- Salt water intrusion
- **Identification of wildlife corridors:** Another area we need data on is wildlife corridors. Along with a commitment to conserve them.
 - Conservation of wildlife corridors through acquisition or conservation easements
 - Prohibition of further development on major wildlife corridors
- **Canopy loss and needs:** We need more complete data on our urban forest, both on public and private property. In addition to inventories and GIS data, we need to monitor and measure canopy loss and additions in order to have a firm foundation for planning.
- **Based on data obtained from the studies above, we need to carry out the following:**
 - **Major review and update of FLUM:** We need to identify an appropriate process and methods to serve as a basis of this review.
 - **Update of environmental, social and economic sustainability goals.** This update should be informed by the studies and analyses above.
- **During the time this research and analysis is being conducted (one year), there should be a moratorium on development of vacant parcels.**

Implementation of findings

- Once the findings have been compiled, **specific measurable objectives must be established based on the results.**
- In order to maintain and improve sustainability and to avoid massive costs in the future, a major **shift needs to be made from an emphasis on development to emphasis on growth management.** We should **only permit the types and number of applications that fit in with the capacity of the island and our environmental, social and economic sustainability.** Objective 1.02 in our current Comprehensive plan focuses primarily on avoiding sprawl, but there are other areas of growth, such as density, that need to be managed as well.
- **Elements to be included** in implementation of research results:
 - **Major land conservation effort:**
 - We should **maximize our land conservation during the next five years**, acquiring at least 50 acres in each of the first three years and 20 acres in years four and 5.
 - **Conservation easements should guarantee the conservation status of all lands designated as conservation**
 - In the Comprehensive Plan, the concept of conservation land should be updated to focus on upland forested land as well as wetlands.
 - **Incentives for redevelopment, restoration of our environment and planting;** disincentives for developing vacant parcels
 - **Requirement of low-impact development practices and sustainable building practices** in all types of development and redevelopment. It is essential that structures be built within



General Comprehensive Plan Themes

Goal 1: Future Land Use

and around our environment rather than the environment being obliterated and replaced with buildings.

- **Optimize use of natural storm water management methods.**
- **Maximize pervious surfaces:** Reduce the maximum ratio for impervious surface to 50% or less, regardless of the zoning and function of the structure, to preserve more trees and native understory and optimize storm water management.
 - **Impact fees could be reduced for those building smaller homes.**
- **Requirement of real, in-depth environmental impact statements for all development.** Perhaps developers and builders should be charged a fee to cover this and the city should hire the professional to ensure objectivity.
- **Longer period of staff review of projects; pay for faster service.** This would provide staff to analyze the development/redevelopment more carefully.
- **Incentives for developers and builders to utilize conservation site design, low-impact development and green methodology, and penalties for the failure to adopt up-to-date practices appropriate for our sensitive environment.** Permits should only be issued for developers and builders following these approaches and protecting our environment.
- **LEED-qualified staff:** We need to set higher standards for the credentials of staff, of builders and developers and for their products. We need to identify higher standards in specific measurable goals.
- **During construction, we need a protection zoned for rights of way as well as for trees.**
- **Monitoring and enforcement need to be a priority.** We need to staff for the need. Protection zones need to be monitored to ensure that proper materials are used.
- **Greater protection and planting of shade trees. Stronger protection of heritage trees and canopy streets (as outlined in Goal 5 notes)**
- **Designation, protection and maintenance of wildlife corridors based on the research outlined above.**
- **Scenic vistas (Policy 1.03.07 and 1.03.08, p. 7) along A1A need to be protected because that is state law.**
- **We need to develop policies encouraging or requiring use of native landscaping to improve sustainability.**



GOAL
5P: PORT
SUB-
ELEMENT

Objective 5P.01.

Port Development

Page 5P-1

Objective 5P.02.

Economic Diversification

Page 5P-2

Objective 5P.03.

St. Mary's River Entrance Channel and Amelia River Access

Page 5P-2

Objective 5P.04.

Intracoastal Connections

Page 5P-3

Objective 5P.05

Highway Access and Connectivity

Page 5P-3

Objective 5P.06

Rail Service and Connectivity

Page 5P-3

Objective 5P.07

Airport Service and Connectivity

Page 5P-4

Objective 5P.08

Natural Resource Preservation and Protection

Page 5P-4

Objective 5P.09

Protection from Natural Hazards

Page 5P-5

Objective 5P.10

Protection from Man-made Distasters

Page 5P-5

Objective 5P.11

Budgetary Process

Page 5P-6

Objective 5P.12

Funding Opportunities

Page 5P-6

Objective 5P.13

Compatibility with City's Comprehensive Plan

Page 5P-7

Objective 5P.14

Plan Implementation Coordination

Page 5P-7

Objective 5P.15

Governmental and Agency Coordination

Page 5P-8

Objective 5P.16

Collaboration with Local and Regional Maritime, Commercial and Industrial Interests

Page 5P-8

GOAL 5P | PORT FACILITIES ELEMENT

THE PORT OF FERNANDINA SHALL MAINTAIN, PLAN AND DEVELOP THE PORT LOCATED IN FERNANDINA BEACH, IN ACCORDANCE WITH MARKET FORECASTS AND THE COMMUNITY'S COMMERCIAL AND INDUSTRIAL RESOURCES, TO CREATE JOBS AND STIMULATE LOCAL AND REGIONAL ECONOMIC DEVELOPMENT WHILE MAINTAINING AND ENHANCING THE UNIQUE CHARACTER OF THE CITY OF FERNANDINA BEACH, PROVIDING FOR THE HEALTH, SAFETY AND ECONOMIC WELFARE OF THE COMMUNITY, PROTECTING THE LOCAL MARINE ENVIRONMENT, AND NOT EXPANDING INTO THE SURROUNDING HISTORIC RESIDENTIAL NEIGHBORHOOD.

OBJECTIVE 5P.01PORT DEVELOPMENT

Within the City of Fernandina Beach, the Port of Fernandina shall pursue phased planning and development, consistent with the goals of the City of Fernandina Beach Comprehensive Plan and the mandates of Florida Statutes.

POLICY 5P.01.01

The Port of Fernandina shall prepare a Port Master Plan Map – a land use and inventory map of existing coastal uses including all existing infrastructure including fuel storage tanks, storm water management, zoning, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public evacuation routes, historic preservation areas and conservation areas. The Port Master Plan Map will be posted on the City website and updated at least annually.

POLICY 5P.01.02

Within the City of Fernandina Beach, the Port of Fernandina shall not expand port operations beyond industrially waterfront zoned or industrially zoned land (as depicted on the 2011 Comprehensive Plan Map). The Port of Fernandina will not expand any ancillary operations including parking lots into the historic district or any other residentially or mixed use zoned land (as depicted in the 2011 Comprehensive Plan Map and in the Land Development Code) with the exception of 501 North 3rd Street and the adjacent parking lot east of the property.

POLICY 5P.01.03

Prior to any new proposed development or redevelopment, within the City of Fernandina Beach, the Port of Fernandina will conduct an analysis of the environmental, socioeconomic, and fiscal impact on the City of Fernandina Beach.

The analysis will delineate the required infrastructure to support this development or redevelopment and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; unique wildlife habitat; historical and archaeological sites; other fragile coastal resources and the adjacent historic district.

The analysis will be presented to the City of Fernandina Beach for their review and comment. Those comments will be submitted to the Port Council or other state or federal agencies with any new funding requests.

POLICY 5P.01.04

The Port of Fernandina shall continually maintain and upgrade its in-water and upland facilities to derive the best use from its infrastructure.

The Port of Fernandina shall coordinate with the U.S. Army Corps of Engineers and the City of Fernandina Beach, regional, state and federal regulatory agencies for maintenance dredging of the Amelia Island River, as needed to accommodate waterborne commerce operations.

Prior to any future development or redevelopment to the Port of Fernandina, within the City of Fernandina Beach, all plans or proposals for development or redevelopment shall be reviewed by the City of Fernandina Beach for meeting all applicable Comprehensive Plan policies, land development regulations, City Ordinance requirements and provide that financial assurances are made that required public facilities will be in place to meet the demand imposed by the completed development or redevelopment. Such public facilities will be scheduled for phased completion to coincide with demands generated by the development or redevelopment.

The Port of Fernandina shall explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area.

The Port of Fernandina shall seek potential users to achieve maximum site utilization.

The Port of Fernandina shall explore complementary upland developmental opportunities, but not within the boundaries of the Fernandina Beach historic district.

The Port of Fernandina shall continue its participation in Foreign Trade Zone 64 with JAXPORT and shall explore other possible partnering opportunities.

The Port of Fernandina may pursue maintenance dredging activities from the St. Mary's River Entrance Channel to the Amelia River leading to the Port to provide the water depths needed to serve ships and barges that call at the Port. Maintenance dredging activities and the management of spoil material shall be pursued in a manner consistent with the State Comprehensive Plan's goals and policies addressing stewardship of water resources, coastal and marine resources, and natural systems.

The Port of Fernandina may undertake maintenance dredging, as required to ensure safe navigational conditions for the ships and barges calling at its facilities.

Prior to any maintenance dredging the Port of Fernandina in agreement with the Corps of Engineers and other federal, state, or local agencies shall identify an

environmentally acceptable spoil site for the disposal of the dredged material the channel dredging projects generate.

OBJECTIVE 5P.01

INTRACOASTAL CONNECTIONS

To take better advantage of its proximity to the Intracoastal Waterway, the Port of Fernandina may support initiatives to improve Intracoastal connections.

POLICY 5P.01.01

The Port of Fernandina may cooperate with entities seeking to improve conditions along the Intracoastal Waterway.

POLICY 5P.01.02

The Port of Fernandina, within the City of Fernandina Beach, will not accept, transfer, load or store coal, coal ash, or Liquefied Natural Gas (LNG).

OBJECTIVE 5P.05

HIGHWAY ACCESS AND CONNECTIVITY

The Port of Fernandina may collaborate with local, regional, and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

POLICY 5P.05.01

The Port of Fernandina shall be required to mitigate traffic impact to the surrounding residential neighborhood, by designing the facilities, and/or scheduling arriving truck traffic to eliminate the queuing of trucks outside the gates.

POLICY 5P.05.02

The Port of Fernandina shall work with the City, the TPO, the Florida Department of Transportation, the local community and other entities to gain funding for any needed improvements to roads over which Port truck traffic must travel.

POLICY 5P.05.03

The Port of Fernandina shall implement a plan to prevent truck access or egress from the Port on North Front (south of Calhoun Street), North Second (south of Broome Street), and North Third Streets in an effort to reduce truck traffic effects on adjoining residential properties.

OBJECTIVE 5P.06

RAIL SERVICE AND CONNECTIVITY

The Port of Fernandina shall collaborate with Genesee & Wyoming and CSX, or their successors, to obtain the best possible service and interchanges.

POLICY 5P.06.01

The Port of Fernandina may continue its use of the on-site rail line and shall seek opportunities for more efficient use of the rail line.

POLICY 5P.06.02

The Port of Fernandina shall collaborate with railways, FDOT, and the City to improve the warning devices at the Dade and Front Street highway-rail grade crossing to increase safety, with the goal of reducing fatalities and injuries.

The Port of Fernandina may collaborate with City airports to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

The Port of Fernandina may work to explore service opportunities for the efficient movement of waterborne goods through the Port.

The Port of Fernandina shall conserve and protect natural resources including forests, wetlands, fish, marine life, and wildlife, and shall cooperate with federal, state, regional, and local agencies in developing sound environmental impacts of Port development and operations.

The Port of Fernandina shall limit specific and cumulative impacts on water quality to maintain the integrity of the Amelia River and maintain the applicable water quality standards. In doing so, the Port shall design the drainage system on its property to meet National Pollution Discharge Elimination System (NPDES), Florida Department of Environmental Protection, and St. Johns River Water Management District water quality standards and shall coordinate its efforts with federal, state, regional, county and city governmental agencies.

The Port of Fernandina shall not place or build structures including pier or pier extensions in wetlands, wetland transition areas, or conservation area and shall not conduct activities which degrade any wetlands and/or wildlife habitat.

The Port of Fernandina shall continue to coordinate with state and federal agencies, the Cumberland Sound Pilots Association, and other interested organizations to protect manatee and right whale communities surrounding the Amelia River Basin.

The Port of Fernandina shall use best management practices during construction, operation and maintenance at the Port facility. All new development or redevelopment at the Port of Fernandina, within the City, shall meet or exceed applicable Federal, State, and local regulations.

A plan, including a proposed funding source, to remediate the surface drains which currently empty directly into the Intracoastal Waterway and wetlands will be developed by April 1, 2019.

The Port of Fernandina shall coordinate and implement strategies with industry and the City to meet the air quality standards established by the EPA and DEP.

POLICY 5P09.01

The Port of Fernandina will devise a feasibility plan by April 1, 2019 concerning the benefits and costs of installing and requiring ship to shore power at the Port of Fernandina.

OBJECTIVE 5P09PROTECTION FROM NATURAL HAZARDS

The Port of Fernandina shall implement or exceed the measures required by the City of Fernandina, Nassau County and other agencies to protect human life and property from natural hazards.

POLICY 5P09.01

All new development or redevelopment at the Port of Fernandina, within the City, shall meet the standard of construction for V Flood Zones or a higher standard and be maintained as required by local ordinance and shall not have any adverse effect by increasing the elevation or velocity of flood waters or in increasing flows due to change in drainage or flow characteristic (e.g. change in direction) on the subject site, adjacent properties, or any public or private right-of-way.

POLICY 5P09.02

The Port of Fernandina shall design and construct all development or redevelopment at the Port in accordance with the Unified Florida Building Code and Fernandina Beach City Ordinances including obtaining all required City permits and floodplain elevation certificates.

POLICY 5P09.03

The Port of Fernandina shall prepare a hurricane contingency plan and keep its plan up to date, ensuring that it is consistent with city and county emergency plans. This plan will be filed with the City on or before June 1st of each year.

POLICY 5P09.04

The Port of Fernandina shall implement post-disaster redevelopment procedures to reduce or eliminate exposure to human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities that have experienced repeated storm damage.

OBJECTIVE 5P10PROTECTION FROM MAN-MADE DISASTERS

The Port of Fernandina shall reduce exposure to harm human life and property from manmade disasters by implementing sound safety and security programs.

POLICY 5P10.01

To provide a safe operating environment, the Port of Fernandina shall implement required Federal, state and local safety and health measures and ensure that operations are conducted in accordance with those measures.

POLICY 5P10.02

The Port of Fernandina shall prepare and implement the security plan mandated and approved under state and federal guidelines. Funding Port Security is a priority and shall preempt funding of any new development or redevelopment in the City of Fernandina Beach.

The Port of Fernandina in cooperation with all federal authorities shall prohibit the handling of unauthorized hazardous materials and shall be prepared to contain hazardous material spills that could occur at the Port facility site.

At the Port of Fernandina all emergency contingency materials and equipment necessary to mitigate petroleum spills in the water shall be stored onsite by April 1, 2019. This shall be verified by the Fernandina Beach Fire Chief or his designee on or before April 1st of each year.

A waterfront facility, which is a facility of particular hazard as defined in 33CFR 126.3, shall not be allowed in Waterfront Industrial or I-W zoned areas.

The Port of Fernandina shall prepare an evacuation contingency and warning plan to evacuate the adjacent area in the event of a toxic spill, toxic gas release, Port fire, or other manmade disaster and keep its plan up to date, ensuring that is consistent with city and county emergency plans. This plan shall be filed annually with the City no later than April 1st.

The Port of Fernandina shall implement a budgetary process that balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share.

The Port of Fernandina shall monitor tariffs and fees charged by neighboring ports, both north and south, and shall implement a competitive fee structure.

The Port of Fernandina shall update its capital improvement plan annually to reflect budgetary and market changes, prioritizing implementation to obtain the best return on facility investments. The capital improvement plan shall be filed with the City annually on or before April 1st.

The Port of Fernandina shall pursue diverse funding opportunities to accelerate the rate at which it can implement its capital improvement plan.

The Port of Fernandina shall prepare a briefing for area legislators, the City, and the public in the fall of each year to review the Port's financial status, proposed capital improvement budget and to reacquaint them with the Port's economic impact on the region and the important of its needs being addressed in the state's budget process.

POLICY 5P1.01

The Port of Fernandina shall actively seek grant funds from state and federal sources and shall supplement funding needs not met by grants with loans from commercial lending institutions and/or governmental entities.

POLICY 5P2.01

The Port of Fernandina shall explore opportunities for public/private partnerships in the development and redevelopment of the Port.

OBJECTIVE 5P3COMPATIBILITY WITH THE CITY'S COMPREHENSIVE PLAN

The Port of Fernandina shall work with the City of Fernandina to ensure that port maintenance and development or redevelopment activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan.

POLICY 5P3.01

The Port of Fernandina shall coordinate its planning and development efforts with the City of Fernandina Beach to ensure that the Port's planned projects and land uses comply with the City's Comprehensive Plan, including the Conservation and Coastal Management Element and Land Development Code and are compatible with adjacent land uses.

POLICY 5P3.02

The Port of Fernandina shall continue to coordinate with the Fernandina Beach Historic District Council to ensure preservation and restoration of significant historical sites that fall within the jurisdiction of the Port Authority facility. Where Port property is adjacent to the Historic District, a 30-foot landscaped buffer shall be maintained.

POLICY 5P3.03

The Port of Fernandina shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations.

OBJECTIVE 5P4PLANNING/PERMITTING COORDINATION

The Port of Fernandina shall be proactive in coordinating its development efforts with local, state and federal permitting agencies and other private entities to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements.

POLICY 5P4.01

The Port of Fernandina shall obtain community input prior to implementing any Port development program.

POLICY 5P4.02

The Port of Fernandina shall comply with the provisions of the permits governing its in-water and upland development program.

The Port of Fernandina shall coordinate its development and redevelopment program with applicable agencies to promote sound planning and economic opportunities.

The Port of Fernandina shall support the economic development initiatives of the City of Fernandina Beach, by pursuing activities that expand economic opportunities.

The Port of Fernandina shall review the economic development initiatives of Nassau County and support when consistent with the City of Fernandina Beach Comprehensive Plan.

In addition to city and county governments, the Port of Fernandina shall cooperate with the Northeast Florida Regional Council; the St. Johns River Water Management District; the Florida Departments of Transportation, Environmental Protection, and Economic Opportunity; the U.S. Army Corps of Engineers, and other applicable agencies in implementing the goals, objective and policies as delineated in the Comprehensive Plan.

The Port of Fernandina shall develop a strategic plan with a 10-year horizon which shall at a minimum include the elements listed in FS 311.14 – Seaport Planning and which adequately addresses the applicable requirements of FS 163.3178. To the extent feasible, the port master plan must be consistent with the City Comprehensive Plan.

The Port of Fernandina shall submit the Master Plan to the City for consistency review with City of Fernandina Beach Comprehensive Plan. Any inconsistencies that cannot be resolved with the Port of Fernandina shall be noted in the Port Master Plan and shall not be adopted in the Comprehensive Plan by reference.

To help achieve its primary goal of economic development, the Port of Fernandina may cooperate with other Northeast Florida interests as they seek to expand the region's commercial and industrial base.

The Port of Fernandina may participate in the efforts of local and regional groups pursuing area wide economic development.

The Port of Fernandina may cooperate with JAXPORT to pursue areas of common interest, such as cargo handling synergies, regional promotional campaigns and special funding opportunities.



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Intergovernmental coordination

City Needs to have a working relationship with county health department

Septic Systems As referenced in 5.07.07 and 4.03.08

Need an enforceable requirement for testing the integrity of the septic systems.

Need to adhere to water quality testing requirements according to state guidelines.

Record results and, if outside limits, then enforcement...

A requirement for repair/replacement of leaking systems, or hook up to city sewer when possible.

This also needs to apply to county properties that impact city property. (Inter-government coordination). Example: County residential property adjacent to the Greenway.

Intergovernmental coordination

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Record results and, if outside limits, then enforcement...

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This also needs to apply to county properties that impact city property. (Inter-government coordination). Example: County residential property adjacent to the Greenway.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
WORKSHOP
APRIL 29, 2019
5:00 PM
GOLF COURSE CLUB HOUSE
2800 BILL MELTON ROAD
FERNANDINA BEACH, FL 32034**

The North Florida Regional Council was present to facilitate the group discussion.

1. PUBLIC COMMENT

- 1.1 Introduction with discussion of available data and legislative changes.
- 1.2 Working Groups Break-Out: Discussion of specific elements advertised for the workshop to determine consensus and provide individual input.
- 1.3 Establish next steps in EAR process.

Feedback due to Kelly Gibson at KGibson@fbfl.city by no later than 5pm on Tuesday, May 7, 2019. PAB to consider final list of "Major Issues" at its regular meeting on Wednesday, May 8, 2019.

EAR Website: http://regcominstitute.homestead.com/~local/~Preview/Fernandina-Beach-EAR-.html?_id=1555091844791

2. ADJOURNMENT

Facilitated Notes April 29, 2019

Beach Access / Dunes (Plan was due in 2013)

Restrict access to dunes- Consensus

Rebuild old and create new walkovers- Consensus

48 are needed, and they need to go further out - Consensus

Build by a date certain

Assessment and funding and accountability -Consensus

Create and implement beach parking management plan - Consensus

No driving on beach - Consensus

Planning for capacity – emergency and everything - Consensus

Communication on Emergency Preparedness - Consensus

Consideration of vulnerable areas for an adaptation action area (or whatever) - Consensus

Collaborate with the County

SLR needs to be considered in capacity analysis

Protect Front Street – Port to Rayonier from flooding – Consensus

Plan to evaluate and implement

Annual review of silt in Marina to keep up with dredging

Change from CSV requires voter referendum - Consensus

More rigorous approach to comprehensive plan enforcement, variances, code enforcement - Consensus

Low Impact Development and Conservation site design – require rather than use incentives, work with the County - Consensus

Increase “encouragement” of water conservation - Consensus

Ban new development in environmentally sensitive lands – not just wetlands - Consensus

Third Party assessment of adverse impacts on wetlands paid for by developer – chosen by the City – Consensus

Sulfur Dioxide non-attainment area – Eliminate – Consensus

Plan to enforce the tree plan – Policy 5.11.06. Severe punishment for violation – Consensus

Port – portside power so ships don't run their engines – Consensus

Identify funding for acquisition of sensitive lands – Consensus

Public access to emergency plans/drills- Consensus

Keep the confidential aspects to address terrorism

Release a plan appropriate for the public

Two Plans, as necessary

Acquire private lands. Island Seafood to Pentanque should be designed and built as a passive park in 3 years – Consensus

Recreation Open Space – voter referendum to change land use – Consensus

Electric golf carts – not gas – Consensus

Understand the government requirements on airport lease. Do not change the lease – Consensus

Plan to hire a historic cemetery architect to rehabilitate and preserve the historic Bosque Bello Cemetery. Need dedicated and trained staff. – Consensus

Policy 6.05.01 – Insert “protect and retain conservation lands on the FLUM” – Consensus

Dedicated “go to” person for the beaches

OVERARCHING ISSUES: Implementation, accountability, collaboration with the County

Joint Planning Areas – Consensus

Tree conservation in Recreation Open Space – Consensus

Plan for invasive species in public lands and adjacent areas – Consensus

Increased coordination between the School Board and the City on Rec. – right of first refusal before selling – Consensus

Get land where you can! – Consensus

Reforestation and replanting

City Commission and Elected Officials follow plans as written and consistent with citizens will. Or else punitive action. – Consensus

Maintaining water table, groundwater recharge areas – Consensus

Designated beach access and lack of parking (Policy 5.01.05) enforcement parking plan (include alternatives) – Consensus

Evacuation Routes – how to get off the island. Future development needs to take into account hazards/evacuation – Consensus

Incorporating climate change in historic preservation – how to save structures?

Climate change in all aspects of planning: development, storm water, disaster, development of the riverfront. Post-disaster development important.

Infill development important, not greenfields – Consensus

Public accessibility to waterfront, beaches – maintain character and sense of place

Careful consideration of redevelopment of City waterfront regarding access and vistas (public and private law) – Consensus

Enforce no fill policy on wetlands

Intergovernmental coordination on environmental issues on island

Lack of enforcement on coastal lighting, turtle protection. Also increase education on the issue – Consensus

Dark sky lighting policies city wide – Consensus

Concerns with loss of habitats and wildlife relocation – Consensus

No clear cutting, preserve understory-native vegetation

37% Tree canopy? Exceed it.....should it be higher?

Classifications of waterways – reinstate highest priority

Building policies to build around trees – commercial and residential to maintain sense of place and protections – Consensus

Minimum one for one tree replacement policy by size/inches of tree through regulations and setbacks. More detailed by size and diameter. Language to encourage developers to preserve as many trees as reasonable – Consensus

More conservative acquisition – explore financing options – Consensus

City owned conservation can only be sold by referendum

Enforcement and punitive damages for tree policies to developers

Ensure annexed land has followed City's tree ordinance

Need clear definitions of “energy conservation” and enforcement. Moving towards LEED

Encourage third places where all citizens / all people can gather

Dedicated open space/recreation in new residential developments. (10 or more SF 3 or more MF).

What percentage is appropriate? 35%? Need clear definition of open space....outside of lots and paved streets – Consensus

Maintain wildlife corridors – Consensus

Institute higher standards across the City. No runoff into the Greenway – stormwater, pollutants, pesticides, human caused E-Coli – Consensus

Encourage and look for funding to connect to City sewer – Consensus

Higher air quality standards for industrial uses. City monitoring?

Move towards electric fleet of vehicles/cars

Expansion of bike trails in the City – Consensus

Encourage the School Board to give the City first right of refusal in purchasing property for recreation and open space

Inventory environmentally sensitive areas. More information/public education on conservation fund

Better enforcement of existing comp plan ex. Policy 5.08 – Consensus

Consider economic impacts on changes to comp plan

City shall not abandon row on undeveloped lands

Thoughts to Share April 29, 2019

Conservation and Coastal Management Element

Protect and preserve wetlands is the most important objective

Policy 5.07.05 should be expanded to ensure that the "water table level" in addition to "water quality" is maintained. The "water table level" should be maintained for the entire island in order to avoid salt water encroachment.

Long term goal to restrict public/private partnerships on the Riverfront

Limit development according to evacuation times so that new development impacts are accumulated yearly

Conservation land can be sold by referendum only

Aggressive and punitive action for tree removal

Define green sustainable building standards so they can be enforced

Stronger regulations than State SJRWMD for land and property development

Manage internal assets (trees) of Bosque Bella with fertilization and mulching- keep machinery away from base of trees

Aggressive climate change resiliency planning

Shift building off the beach

The City shall not convert, abandon, trade, or sell any land designated conservation or allow development on land designated conservation on the Future Land Use Map (Consensus)

Give careful consideration to the economic impact of the increased regulation or passing restrictions above the Florida Building Code or FDEP or SJRWMD regulations or rules.

Calculate the impact on tax millage rate on any of the ideas brought up during the 4/29/19 public input session

Thoughts to Share April 29, 2019

Recreation and Open Space Element

Restrict Public/Private Partnerships on Riverfront

No development with insufficient evacuation times

Referendum required for any sale of conservation land

Aggressive fines for tree removal

Reforestation plans

Protect Bosque Bella trees

Get land where you can

Identify and map lands for potential acquisition as park space is very important

Also important:

- Utilize sustainable materials and low-impact development practices in park construction

- Plant native landscaping and employ xeriscaping in parks to reduce irrigation, fertilizer and pesticide use

- Emphasize pedestrian and bicycle access to parks and recreation areas

- Identify how open spaces are to be utilized



RECREATION & OPEN SPACE ELEMENT

The Recreation and Open Space Element is intended to identify and address existing recreation and open space facilities and opportunities for improvements. Consideration of the potential need of future facilities and the prioritization of capital improvements is also part of this evaluation. The Element goal is to provide parks, recreational facilities, and open space to meet the health, safety and welfare needs of City residents and visitors.

RECREATION & OPEN SPACE ELEMENT HIGHLIGHTS

1. Engage in Parks, Recreation and Open Space Master Planning;
2. Inventory parks, recreation and open space based on the Statewide Comprehensive Outdoor Recreation Plan (SCORP);
3. Establish equitable distribution of parks to ensure equal access to recreational facilities;
4. Utilize green building standards/sustainable practices for new construction/renovation;
5. Utilize sustainable materials and low-impact development practices in park construction;
6. Plant native landscaping and employ xeriscaping in parks to reduce irrigation, fertilizer and pesticide use;
7. Coordinate to ensure that fleet of vehicles and maintenance equipment is sustainable and energy efficient;
8. Emphasize pedestrian and bicycle access to parks and recreation areas;
9. Identify how open spaces are to be utilized;
10. Identify and map lands for potential acquisition as park space;
11. Develop recreational boating needs assessment and assessment of waterways networks;
12. Identify shoreline and waterway accesses as part of the overall park and recreational facilities;
13. Continue variety of community services available to the public and continue community outreach and involvement; and
14. Address specific resources such as Egans Creek Greenway and Bosque Bello Cemetery.



CONSERVATION & COASTAL MANAGEMENT ELEMENT

The Conservation and Coastal Management Element is intended to provide direction for preservation, protection, and sensitive use of the City's natural and coastal resources. The conservation objectives and policies address protection of natural resources, such as wetlands, wildlife, trees, air, and environmentally sensitive lands. The coastal management objectives and policies address protection of the coastal environment, enhancement of public access, assurance of compatible development, and promotion of disaster preparedness. The Element goal is that the City shall conserve and plan for the natural and coastal resources of the area to ensure that resources are protected and available for future generations.

CONSERVATION & COASTAL MANAGEMENT

HIGHLIGHTS

1. Expand public access to include all shorelines and waterways, not just beach access;
2. Protect the beaches and dune systems;
3. Decrease dependence on hard shoreline control systems;
4. Mitigate hazard threats, prepare for disasters and plan for post-disaster redevelopment;
5. Minimize uses and development located in the Coastal High Hazard Area;
6. Recognize sea-level rise as an area of concern;
7. Incorporate working waterfronts legislative requirements and plan for riverfront uses and development;
8. Ensure development is compatible and sensitive to coastal resources;
9. Maintain or improve water quality and encourage water conservation;
10. Protect and preserve wetlands;
11. Monitor dredge, fill and excavation activities;
12. Incorporate wildlife planning strategies;
13. Continue tree preservation and protection efforts and urban forestry programming;
14. Address air quality and reduce impacts from greenhouse gases;
15. Promote energy conservation;
16. Identify natural resource lands eligible for acquisition and preservation; and
17. Increase intergovernmental coordination regarding natural resources.

The City of Boynton Beach



DEVELOPMENT DEPARTMENT PLANNING AND ZONING DIVISION

100 E. Boynton Beach Boulevard - P.O. Box 310 - Boynton Beach, Florida 33425-0310
TEL: 561-742-6260 - FAX: 561-742-6259
www.boynton-beach.org

December 8, 2016

Mr. D. Ray Eubanks, Plan Processing Administrator
Division of Community Planning and Development
Florida Department of Economic Opportunity
107 East Madison—MSC 160
Tallahassee, Florida 32399-2100

RECEIVED
Bureau of Community Planning

DEC 12 2016

Div. of Community Development
of Economic Opportunity

Re: Adopted City of Boynton Beach Comprehensive Plan Amendments, 16-1ER

Dear Mr. Eubanks:

We are pleased to transmit the EAR-based amendments to the City of Boynton Beach Comprehensive Plan's Coastal Management Element, adopted by the City Commission on December 6, 2016 (Ordinance 16-018, attached).

A copy of the adopted amendments was mailed to all agencies that either provided comments or acknowledged the receipt of the proposed amendments but had no comments. These include the Treasure Coast Regional Planning Council, the South Florida Water Management District, the Department of Transportation, the Department of Environmental Protection, the Department of State, and the Department of Education.

Changes made in response to the Objections, Recommendations and Comments Report

The objection

The objection identified by the Department pertained to the lack of timeframe assigned to the City's Future Land Use Map; without it, the map does not satisfy the statutory requirement to include an associated period covering at least one five-year and ten year period (Section 163.3177(5)(a), F.S.) The Department recommended that the City revise the Future Land Use Map to reflect at least a 10-year planning horizon, and include it in the title of the map. Per this recommendation and the discussion held with the DEO staff, we are submitting a "2026 Future Land Use Map" (see attached) as part of the adopted amendment package.

The selected 10-year planning horizon extends past 2023, the year at which the City's next Evaluation and Appraisal Review for the Comprehensive Plan is due to begin. At that time, we will again review Comprehensive Plan and associated documents, revising the planning horizons as necessary. Please also note that we are preparing amendments to the Future Land Use Element of the Comprehensive Plan which will implement recommendations of the recently adopted CRA Community Redevelopment Plan. The amendments will comprise policies regarding the revisions to the Future Land Use Map, stemming both from city-initiated actions and private applications.

Comments and suggestions

In its comment, the DEO advises that City set up a mechanism to monitor and revise its flood mitigation policies as necessary to ensure their effectiveness, possibly as part of the future Adaptation Action Area Plan. We will set up such a mechanism as advised.

In addition to DEO's ORC report, the City received several technical assistance comments and suggestions from the Department of Transportation. In response to these comments, staff revised Policy 7.9.2 to expand the language pertaining to partnership/coordination on the future adaptation activities and related technical assistance, as follows:

Policy 7.9.2

~~*The City shall collaborate/coordinate with its partners from the Southeast Florida Regional Climate Change Compact on adaptation activities and access to technical assistance and support.*~~

The City shall partner/coordinate on adaptation activities and access to technical assistance and support with all relevant partners, including:

1. *Southeast Florida Regional Climate Change Compact*
2. *FDOT and other agencies that plan for, or own, operate and maintain public infrastructure within, or crossing areas identified for adaptation*
3. *Adjacent local governments if such areas extend beyond the City limits*

For additional information, please contact me at (561) 742-6258 or matrash@bbfl.us.

Sincerely,



Hanna Matras
Senior Planner

Attachments: Amendment Package (one paper, two on CD)

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ORDINANCE NO. 16-018

**AN ORDINANCE OF THE CITY OF BOYNTON BEACH, FLORIDA
APPROVING AMENDMENTS TO THE COMPREHENSIVE PLAN
COASTAL MANAGEMENT ELEMENT TO ADDRESS NEW
STATUTORY REQUIREMENTS PERTAINING TO
PREVENTION/MITIGATION OF FLOOD HAZARDS IN THE
COASTAL AREAS ALONG WITH UPDATING THE REMAINING
OBJECTIVES AND POLICIES TO ACCOUNT FOR COMPLETION
AND CHANGES IN THE CITY'S PROGRAMS; PROVIDING FOR
CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, on August 19, 2008 the City Commission, via Ordinance 08-007, adopted
amendments to the City's Comprehensive Plan which included amendments to the Coastal
Management Element; and

WHEREAS, the proposed amendments, based on the current Evaluation and Appraisal
Review (EAR) are limited to the Coastal Management Element and pertain to the expansion of
flood mitigation measures for redevelopment in coastal areas; and

WHEREAS, the proposed amendments include changes to the layout of the element, an
update of the existing objectives and policies to account for completion and changes in City
Programs and a Flood Hazard Map Series that will be added to the Coastal Management
Element Support document; and

WHEREAS, the City Commission deems it to be in the best interests of the citizens
and residents of the City to adopt the EAR-based amendments into the City's Comprehensive
Plan.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF BOYNTON BEACH, FLORIDA, THAT:**

1 **Section 1.** The foregoing "Whereas" clauses are true and correct and incorporated
2 herein by this reference.

3 **Section 2.** The City Commission of the City of Boynton Beach, Florida, hereby
4 adopts the amendments to the Comprehensive Plan Coastal Management Element for
5 transmittal to the Department of Economic Opportunity for the State-Coordinated Review
6 which address new statutory requirements pertaining to prevention/mitigation of flood hazards
7 in the coastal areas and update the remaining objectives and policies to account for completion
8 and changes in the City's programs, a copy of which is attached hereto as Exhibit "A".

9 **Section 3.** The City Commission hereby certifies that it shall and will conduct such
10 public hearings as may be required pursuant to Chapter 163, Florida Statutes, as amended, in
11 order to adopt the Comprehensive Plan Amendments and so directs the City Administration to
12 conduct and publish same, as provided by general law.

13 **Section 4.** The City Commission hereby authorizes the appropriate City officials to
14 submit the appropriate number of copies of this Ordinance and the City's Comprehensive Plan,
15 as amended herein, to the State of Florida Department of Community Affairs and to any other
16 governmental agency having jurisdiction with regard to the approval of same in accordance
17 with and pursuant to Chapter 163, Florida Statutes, and to keep available copies of the Plan
18 Amendments available for public review and examination at Boynton Beach City Hall.

19 **Section 5.** All laws and ordinances in conflict with any provisions of this ordinance
20 are hereby repealed.

21 **Section 6.** Should any section or provision of this Ordinance or any portion thereof
22 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the

1 remainder of this Ordinance.

2 **Section 7.** This Ordinance shall become effective immediately upon passage.

3 FIRST READING this 16th day of August, 2016.

4 SECOND, FINAL READING AND PASSAGE this 6th day of December, 2016.

5
6 CITY OF BOYNTON BEACH, FLORIDA

7
8 YES NO

9
10 Mayor – Steven B. Grant

11 ✓

12 Vice Mayor – Mack McCray

13 ✓

14 Commissioner – Justin Katz

15 ✓

16 Commissioner – Christina L. Romelus

17 ✓

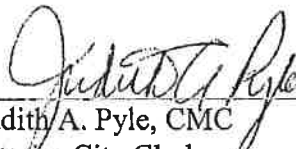
18 Commissioner – Joe Casello

19 ✓

20
21 VOTE

5-0

22 ATTEST:

23
24 
25 Judith A. Pyle, CMC
26 Interim City Clerk



(Corporate Seal)

City of Boynton Beach

Coastal Management Element

Goals, Objectives, and Policies

Goal 7 *To develop and maintain the Coastal Management area in a manner which protects human life, limits public expenditures in areas subject to destruction by natural disasters while preserving beach, shoreline, marine, wildlife, and recreational resources.*

Objective 7.1 The City shall continue to enforce all applicable local, state, and federal coastal environmental regulations while providing for the development and redevelopment of ~~remaining vacant~~ waterfront ~~residential~~ properties.

Measurability: *Number of special permits issued for waterfront residential development.*

Policy 7.1.1 The City shall continue to participate in and, where appropriate, locally enforce all existing coastal regulatory activities of the Environmental Protection Agency, the Florida Department of Transportation, the Department of Environmental Protection, South Florida Water Management District, Palm Beach County Environmental Resource Management, & and Palm Beach County Health Department.

Policy 7.1.2 The City shall continue to regularly review and, where necessary, modify local development regulations to ensure that development projects utilize best management construction techniques for natural resource protection.

~~Policy 7.1.3 The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.~~

~~Policy 7.1.4 The City shall continue to require building construction techniques in accord with the 2004 Florida Building Code.~~

~~Policy 7.1.5 The City shall continue to enforce all regulations pertaining to the State's Coastal Construction Line.~~

Objective 7.2 The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental

Resources Management, and other affected parties in meeting the requirements of the Florida Total maximum Daily Load Program for the Lake Worth Lagoon.

Measurability: ~~Number of measures~~ *Actions initiated in order to meet the Florida TMDL requirements for the Lake Worth Lagoon.*

Policy 7.2.1 The City shall continue to implement the local water quality improvement program for the City's portion of the Intracoastal Waterway using current stormwater data.

~~Policy 7.2.2 The City will investigate the completion of Phase II and III of the Downtown Stormwater Improvement Project installing stormwater pre-treatment devices where financially appropriate.~~

Policy 7.2.3 The City will continue to maintain a program of street sweeping roadways and parking areas that drain into the Intracoastal Waterway.

Policy 7.2.4 The City, in cooperation with the South Florida Water Management District will continue to enforce the local building construction threshold criteria such that major modifications to existing uses conform to local and regional stormwater pre-treatment standards.

Policy 7.2.5 The City shall continue to enforce the land development regulations to require future marinas to be designed to maximize flushing of the marine basin and to provide for proper sanitary sewer hook-ups.

Policy 7.2.6 The City shall continue to support the consolidated efforts of the Lake Worth Lagoon Management Plan and Committee and any efforts of Intergovernmental Plan Amendment Review Committee with regard to this important ecosystem.

Policy 7.2.7 The City shall continue to seek support and funding from County, State, and Federal agencies relative to establishing a long-term water quality improvement program for Lake Worth Lagoon and the Intracoastal Waterway.

~~Objective 7.3 Through the long term planning horizon the City shall reduce levels of wastewater pollutants flowing into oceanic waters.~~

~~*Measurability:* Cessation of wastewater discharge into oceanic waters.~~

Policy 7.31 — ~~By December 2008 the City shall increase the capacity of its reuse distribution system to 8 MGD, and participate in the expansion of the Regional Wastewater Facility's Reuse Water Treatment system to increase the plant's generation capacity to 100% of capacity thereby reducing the discharge of wastewater to the Atlantic Ocean during dry weather.~~

Policy 7.32 — ~~By December 2008 the city shall participate in the development of a deep well injection facility at the Regional Plant thereby ceasing the discharge of all wastewater effluent to the Atlantic Ocean during wet weather.~~

Objective 7.43 **Subsequent to Plan adoption, or when mandated by state statute, the City, in cooperation with Federal, State, County, and adjacent governments will protect and restore the existing coastal dune system and beaches along the City's beachfront and establish standards to minimize the beach and dune impacts of man-made structures.**

Measurability: *Amount of coastal dune system and beaches restored and protected.*

Policy 7.43.1 The City shall continue to coordinate with the Coastal Council and other agencies to identify County, State and Federal grants available for establishing a local dune protection program.

Policy 7.4.2 — ~~The City shall continue to investigate the feasibility of requiring all beach access locations to be converted to dune cross over structures and for existing walk paths to be restored and vegetated.~~

Policy 7.43.3 The City shall continue to provide resolutions to support and maintain areawide beach renourishment efforts, if determined to have no significant negative impact on reefs and other living marine resources.

Policy 7.43.4 The City shall continue to provide resolutions that support and maintain improvements of South Lake Worth Inlet to minimize beach erosion.

Objective 7.5 — ~~The City shall continue to limit public expenditures in the coastal high hazard area by restricting expansion/improvement of the City's existing utilities except for those necessary to serve planned development, to improve environmental quality, or to serve redevelopment activities.~~

Measurability: — ~~Annual review of public expenditures for utility systems upgrades in the Coastal High Hazard area.~~

~~Policy 7.5.1 — The City shall continue to adopt and maintain procedures to provide funding for utility and road maintenance primarily with respect to existing needs and redevelopment activities.~~

~~Policy 7.5.2 — The City shall continue to adopt and maintain procedures such that future capital improvements shall be oriented to maintaining adopted Level of Service standards for planned uses or to improve local environmental quality, or to serve redevelopment activities.~~

~~Policy 7.5.3 — The City shall continue to enforce the land development regulations that require future hook-ups to the City water system be restricted to users that are either on or will hook up within a time specific period to a sanitary sewer system.~~

~~Objective 7.8 — Coastal High-Hazard Area population densities shall not be increased above the number that can be accommodated by streets and roads in the event that hurricane evacuation is necessary and shall be limited to those areas that are planned to accommodate such development through the provision of adequate public facilities and services. Such development must meet minimum standards for High Velocity Hurricane Zones as required by the Florida Building Code.~~

Measurability: — ~~Number of certificates of occupancy denied for failure to meet minimum standards for High Velocity Hurricane Zones.~~

~~Policy 7.8.1 — The City shall adopt the definition of the Coastal High Hazard Area as the "area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model."~~

~~Policy 7.8.2 — The City shall not approve any increases in hotel/motel and residential densitites in the Coastal High Hazard Area that would increase evacuation times above the 16 hours level of service for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir Simpson scale as provided in Section 163.3148(9)(a), F. S.~~

~~Policy 7.8.3 — The City shall annually demonstrate hurricane shelter space availability for at least 20% of the population increase within the~~

~~TCEA associated with hotel/motel and residential developments within the hurricane vulnerability zone. In the event the City is unable to satisfactorily demonstrate hurricane shelter space availability, the City shall coordinate with Palm Beach County Emergency Management and the Red Cross to provide adequate hurricane shelter space within a timely manner. The City shall also participate in a long term, Countywide, comprehensive shelter program coordinated with public, private, non profit organizations to ensure adequate shelter space is available for the long term needs of the TCEA and the County.~~

~~Policy 7.8.4 — The City shall discourage hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High Hazard Area and shall encourage such existing facilities to relocate to safer locations within the City.~~

~~Objective 7.9 — The City shall continue to provide for the phasing of urban services consistent with the Level of Service Standards of each Comprehensive Plan Element.~~

~~Measurability: — Continued maintenance of the concurrency ordinances.~~

~~Policy 7.9.1 — The City shall continue to implement procedures to maintain and monitor existing interlocal agreements for provision of water and sewer service with adjacent municipalities and the unincorporated area.~~

~~Policy 7.9.2 — The City shall continue to establish procedures to coordinate and participate in long term area wide planning efforts for provision of solid waste resource recovery and regional sewage disposal.~~

~~Policy 7.9.3 — The City shall continue to adequately fund local maintenance and operation needs with respect to storm drainage.~~

Objective 7.104 **The City shall continue to protect, conserve and, where possible, improve local wildlife, coastal wetlands, estuaries, coastal barriers and marine habitats.**

Measurability: *Number of acres of habitat protected.*

Policy 7.104.1 **The City shall continue to discourage site clear-cutting and protect, restore and enhance, where possible, existing natural areas and native species, such as beaches and dunes, wetlands, estuaries and drainage systems.**

- Policy 7.104.2 The City shall continue to encourage responsible agencies to support and enforce the designation of low speed, wake free areas along the Intracoastal Waterway.
- Policy 7.104.3 The City shall continue to assist with the mitigation strategy programs of transplanting seedlings of red mangrove and marsh grass into the intertidal mangrove areas.
- Policy 7.104.4 The City shall continue to cooperate with the appropriate agencies on the installation of channel markers to protect sea grasses from prop dredging.
- Policy 7.104.5 The City shall continue to develop and support educational programs, enhancements, and proper maintenance of the Mangrove Nature Trail and Nature Center in the mangrove hammock adjacent to the eastern terminus of Boynton Beach Boulevard.
- Policy 7.104.6 The City shall continue to enforce the use of native vegetation species in meeting local landscaping requirements.
- Policy 7.104.7 The City shall continue to enforce the establishment of buffer areas adjacent to natural areas and mangrove sites, open space provisions, tree protection, storm drainage, and best management practices, and amend to comply with policies in this Element.
- Policy 7.104.8 The City shall continue to enforce the permitting and mitigation requirements of County, State, and Federal agencies in developing in natural, wetland, and mangrove areas.
- Policy 7.104.9 The City shall continue to support and cooperate in efforts to preserve and encourage turtle nesting along the City's beach area.
- Policy 7.104.10 The City shall continue to consider the specific and cumulative impacts of development or redevelopment on wetlands, estuaries, water quality, water quantity, wildlife habitats, living marine resources and beach and dune systems.
- Policy 7.104.11 The City shall abide by the 2007 Palm Beach County Manatee Protection Plan herein adopted by reference and shall support the County's efforts to protect manatees and their habitats.

Objective 7.5 The City shall continue to ~~search for~~ seek opportunities to increase the ~~amount~~ number of water-dependent and water-related uses and strive to ensure public access to beach and ~~waterfront areas, shoreline facilities by prioritizing shoreline uses with priority given to water dependent uses.~~

Measurability: *Increase in the number of water dependent and water related uses during the planning period.*

Policy 7.5.1 The City shall evaluate Land Development Regulations to ensure accommodation of and expand provisions for water-dependent and water-related uses to enhance its brand of a coastal community and to increase business and recreational opportunities for both residents and visitors.

Policy 7.5.2 The City shall ensure that redevelopment projects on waterfront properties provide waterfront access to the general public while encouraging developers to include waterfront uses and amenities fostering pedestrian traffic.

Policy 7.11.5 The City shall continue support, through resolutions, area-wide efforts to acquire and develop additional waterfront and beachfront sites on the condition that such increases do not harm natural resources.

~~Policy 7.11.2~~ ~~The City shall continue to provide, contingent upon assistance or support from County and/or the Community Redevelopment Agency, a shuttle service for patrons of beach front parks. The City, in partnership with CRA, will seek to identify funding sources to reinstate shuttle service for patrons of the Oceanfront park.~~

~~Policy 7.11.3~~ ~~Subsequent to Plan adoption, the City shall adopt and implement the land use and zoning recommendations outlined in the Coastal Management Element.~~

~~Policy 7.5.4~~ ~~The City shall consider, cognizant of impacts to established uses, criteria for marina siting to give priority to development plans which increase public interaction with the waterfront. The City shall consider developing performance standards which guide the review of proposals in this respect.~~

~~Policy 7.5.5~~ ~~The City shall continue to enforce the Land Development Regulations to enforce public access to beaches renourished at~~

~~public expense, and enforce the public access requirements of the Coastal Zone Protection Act of 1985.~~

Policy 7.415.64 The City and the Boynton Beach Community Redevelopment Agency shall continue to seek provide funding for, ~~and to implement maintenance and improvements, as needed, to preserve~~ for the City's two existing public waterfronts: Boynton Harbor Marina and the ~~Boat Club~~ Harvey E. Oyer Jr. Park. ~~The improvements are intended to maximize public access to waterways for boating and fishing and improve amenities.~~

Policy 7.415.75 The City shall ensure that any new marina or marina expansion minimizes impacts on coastal and marine resources by coordinating review of marina development with input from all appropriate federal, state, regional, and county agencies. ~~The City shall establish land development regulations regarding marina siting consistent with the Palm Beach County Manatee Protection Plan.~~

Policy 7.415.86 The City shall only allow for location of marinas, boat ramps and other water-dependent uses in a manner which protects seagrass and manatees. Upon the siting of such water-dependent uses, the City shall continue to implement adequate provisions to protect seagrass and manatees such as, but not limited to, minimizing dredging, marking navigation channels, supporting boat speed restrictions, speed zone enforcement, information and restrictive signage, and construction standards so as to not entrap manatees or damage seagrass. To further this goal, new marinas shall only be permitted within the areas identified as a "Preferred" siting category in accordance with the Palm Beach County Manatee Protection Plan.

Objective 7.6 The City shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.

Measurability: Map updates, vulnerability assessments

Policy 7.6.1 The City shall maintain and update as needed all maps-- including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps--

identifying current and potential future areas subject to high flood hazard.

Policy 7.6.2 The City shall continue to document and maintain maps of extreme high tides ("king tides"), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

Policy 7.6.3 The City shall continue to provide flood relief and cleaning operations to lessen the resident's hardship after a major rainstorm and document the City's after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvements Plan.

Policy 7.6.4 The City shall continue to utilize the Future Land Use Map and the recommendations of the Community Redevelopment Area Consolidated Plan as the basis for development and redevelopment. The siting, design and construction of structures shall be consistent with regulations contained in the the 5th Edition of the Florida Building Code and the City Flood Prevention Code as amended from time to time.

Policy 7.6.5 The City shall manage its planning, regulatory and utility services to steer future population concentrations away from the Coastal High Hazard Areas (CHHA), which is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 7.6.6 The City shall not approve any increases in hotel/motel beds and residential densities in the Coastal High-Hazard Area that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(9)(a), F. S..

Policy 7.6.7 By 2017, the City shall amend Land Development Regulations to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and FEMA-defined Special Flood Hazard Area, and also encourage such existing facilities to relocate to safer locations within the City.

- Policy 7.6.8 Redevelopment of existing dwelling units located in the Coastal High-Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- Policy 7.6.9 The City shall limit public expenditures in the Coastal High Hazard Area or flood-prone areas by restricting expansion/ improvement of the existing utilities except for improvements necessary to (1) correct current deficiencies; (2) serve planned redevelopment pursuant to the CRA Community Redevelopment Plan; or (3) improve environmental quality.
- Policy 7.6.10 The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to Chapter 161.058, F.S. be consistent with the statutory provisions.
- Policy 7.6.11 The city shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.
- Policy 7.6.12 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.
- Policy 7.6.13 Rise in sea level projected by the federal government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.
- Objective 7.7 The City shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

Measurability: *Update of the Flood Prevention Code, number of new stormwater projects funded*

Policy 7.7.1 By the end of 2017, the City shall further update its 2010 floodplain ordinance (Flood Prevention Code) for consistency with the 5th edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Flood Prevention Code continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 7.7.2 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserves areas and protection of tidal beaches that will stand the test of time and be adaptable to future climate changes.

Policy 7.7.3 The floodplain administrator /building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Flood Prevention Code.

Policy 7.7.4 The City shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to reduce flood losses and achieve flood insurance premium discounts for their residents.

Objective 7.68 **The City shall continue to provide for the local implementation of the County Emergency Preparedness Plan with respect to residential notification, evacuation and City management techniques, with particular emphasis towards the City's multi-family and mobile home areas through an interlocal agreement, and to encourage public participation in the planning process.**

Measurability: Ongoing coordination with the Palm Beach County Division of Emergency Management.

Policy 7.68.1 The City shall establish and maintain procedures to maintain local emergency services personnel familiarity with Palm Beach County's adopted Emergency Preparedness Plan.

~~Policy 7.6.2 The City shall continue to provide support and input to the County database regarding emergency preparedness targeting resident groups, and to seek cooperation and assistance in updating procedures contingent with population growth in the coastal area, and when possible, request public input in the planning process.~~

~~Objective 7.7 The City shall maintain or reduce current estimated hurricane evacuation times if development increases.~~

~~Measurability: No negative impacts of new developments on estimated hurricane evacuation times.~~

~~Policy 7.7.1 The City shall continue to enforce procedures to maintain local emergency services personnel familiarity with Palm Beach County's adopted Emergency Preparedness Plan.~~

Policy 7.78.2 The City shall continue to participate in all countywide emergency preparedness preparation and practice sessions.

~~Policy 7.7.3 The City shall continue to review existing evacuation routes and deficiencies as noted in the Hurricane Evacuation portion of the Coastal Management Element, every three years, and if appropriate, initiate amendments of the Regional Plan to Palm Beach County Emergency Management personnel.~~

Policy 7.78.43 The City shall provide input to the County's informational program which identifies the location and magnitude of the coastal area population requiring assistance in evacuation.

Policy 7.8.4 The City shall continue to participate in the Palm Beach County Hazard Mitigation Working Group (HMWG) and to adopt the HMWG pertinent recommendations on hazard mitigation.

~~Policy 7.7.5 The City shall adopt the pertinent policies on hazard mitigation that are derived from the Palm Beach County Hazard Mitigation Working Group.~~

Policy 7.8.5 The City shall participate in a long-term, countywide, comprehensive shelter program coordinated with public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the City and the County.

Objective 7.9 **The City shall continue the implementation of its Climate Action Plan, revised in December 2015, which will include a study aimed at exploring options for establishment of Adaptation Action Area(s).**

Measurability: Adaptation Action Area Study funded and initiated by end of 2018. AA areas established by 2020.

Policy 7.9.1 By the year 2018, the City shall initiate a study to evaluate options to establish Adaptation Action Area(s) pursuant to Chapter 163.3177, F.S. for coastal areas that experience flooding due to extreme high tides and storm surge and that are vulnerable to rising sea level. The study will identify portions of the City where the need to improve resilience is the highest and prioritize those areas for adaptation measures and funding of infrastructure improvements. The study shall consider the areas that:

1. Are below, at, or near the average water level
2. Have a hydrological connection to coastal waters
3. Are designated as evacuation zones for storm surge
4. Are otherwise impacted by climate-related drainage/flood control.

Policy 7.9.2 The City shall partner/coordinate on adaptation activities and access to technical assistance and support with all relevant partners, including:

1. Southeast Florida Regional Climate Change Compact
2. FDOT and other agencies that plan for, or own, operate and maintain public infrastructure within, or crossing areas identified for adaptation
3. Adjacent local governments if such areas extend beyond the City limits

Policy 7.9.3 By the end of 2017, the City shall integrate its Climate Action Plan into elements of the Comprehensive Plan as appropriate.

~~Objective 7.12 — To provide for the ongoing development of the coastal area in a manner which will reduce the exposure of human life and public and private property to natural hazards by developing a Post-Disaster Redevelopment Plan.~~

~~Measurability: — Adoption of a Post Disaster Redevelopment Plan.~~

~~Policy 7.12.1 — The City shall continue to utilize the Community Redevelopment Area Plans, the Future Land Use Map, and recommendations from the adopted redevelopment planning studies as basis for a post-disaster redevelopment plan for establishing construction criteria and siting requirements for use in redevelopment of existing developed properties. This effort would include a review of the Coastal Construction Building Code, the Current Flood Protection Ordinance, the Future Land Use Map, Community Redevelopment Agency plans, and other pertinent recommendations from the "Federal Highway Corridor Community Redevelopment Plan" and include criteria to distinguish between immediate repair and long-term redevelopment.~~

~~Policy 7.12.2 — The City shall continue to adopt and maintain procedures in capital improvement funding that prohibit the construction or installation of public infrastructure in coastal high hazard areas or flood prone areas unless necessary to correct current deficiencies, to relocate or replace infrastructure, or to serve a clearly demonstrated public interest.~~

~~Policy 7.12.3 — The City shall continually support redevelopment subsequent to a major storm occurrence consistent with the uses, densities and construction practices as outlined in the Coastal Management Element, the Post Disaster Redevelopment Plan, when available, or other coastal related regulatory documents in the event that a specific Post Disaster Redevelopment Plan is not created.~~

~~Policy 7.12.4 — The City shall modify the Land Development Regulations to provide for general hazard mitigation, include recommendations of the Palm Beach County Hazard Mitigation Annex, as applicable, regulate beach and dune alterations, stormwater management, sanitary sewer and septic tanks, and land use to reduce the exposure of natural hazards to property and human life.~~

~~Policy 7.12.5 — The City shall include in the Post Disaster Redevelopment Plan the identification of areas requiring redevelopment, the elimination of unsafe conditions and inappropriate uses. Reference should be~~

~~made to the Future Land Use Map, Community Redevelopment Agency plans, and to other pertinent recommendations from the "Federal Highway Corridor Community Redevelopment Plan" planning study.~~

~~Objective 7.13 — By 2013, the City shall minimize at-risk population concentrations in the coastal high-hazard area.~~

~~Measurability: — Number of programs initiated during the planning period aimed at meeting the objective.~~

~~Policy 7.13.1 — The City shall implement by 2013, the post disaster redevelopment plan and procedures for establishing construction and development criteria in the coastal high hazard area.~~

~~Policy 7.13.2 — The City shall prohibit by 2018 redevelopment of existing dwelling units located in the coastal high hazard area unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.~~

~~Policy 7.13.3 — By 2018, the City, in a joint City County effort, shall establish a public/private planning initiative to guide post disaster activities.~~

~~Policy 7.13.4 — By 2018, the City shall establish a public/private planning initiative that obtains assistance with possibly overwhelming demands on public service during the post disaster redevelopment activities.~~

FLOOD HAZARD MAP SERIES

MAP SERIES: FLOOD HAZARD

Coastal Management Area North

MAP 1A: Storm Surge Categories

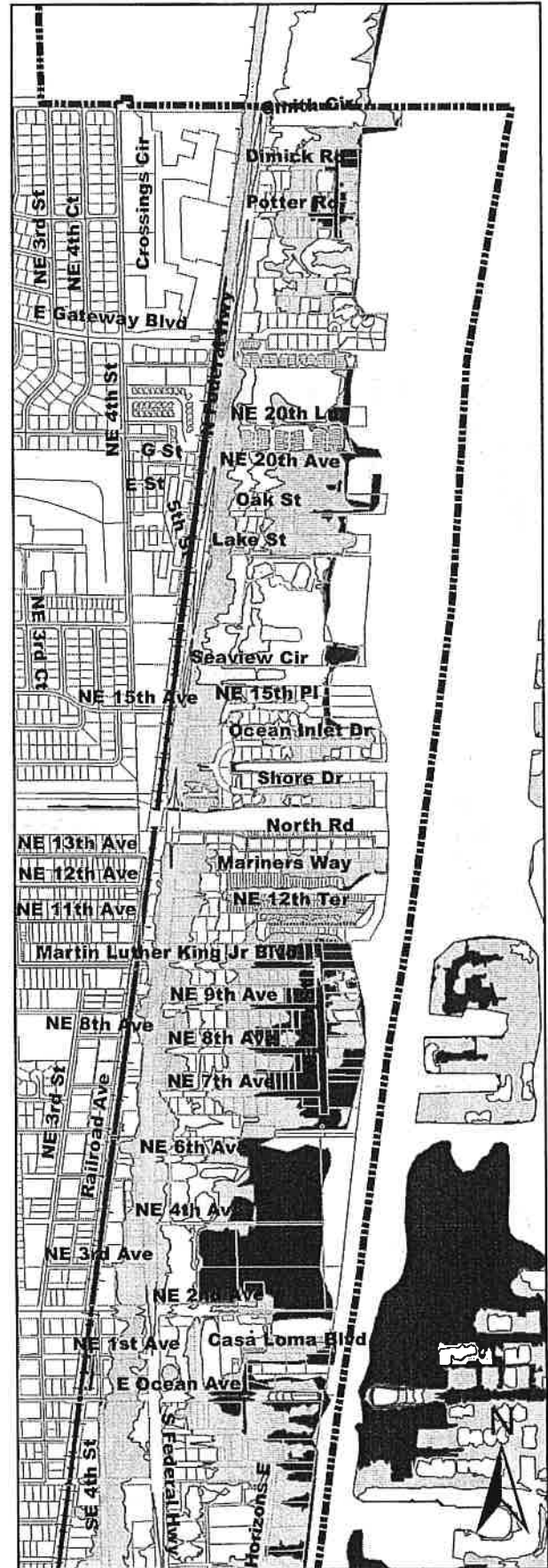
Legend

Storm Surge Zones

-  1 (Coastal High Hazard Area)
-  2
-  3
-  4
-  5
-  City Boundary



0 500 1,000 1,500 2,000
Feet



MAP SERIES: FLOOD HAZARD

Coastal Management Area South

MAP 1B: Storm Surge Categories

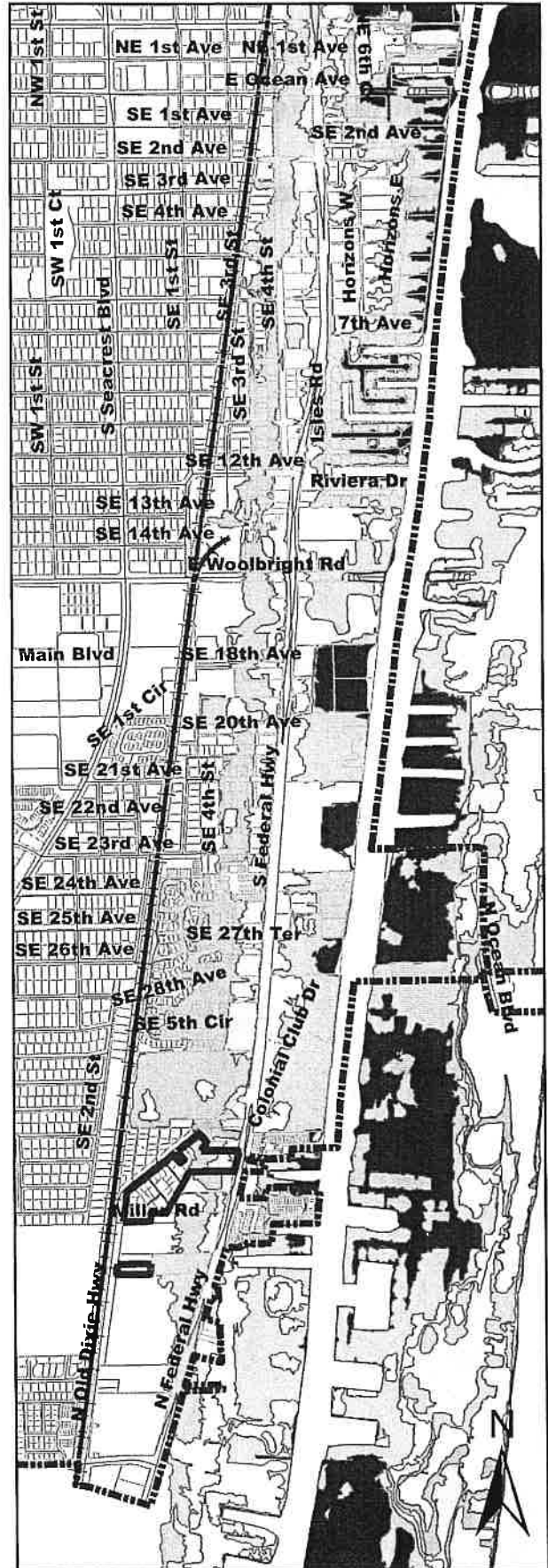
Legend

Storm Surge Zones

-  1 (Coastal High Hazard Area)
-  2
-  3
-  4
-  5
-  City Boundary



0 620 1,240 1,860 2,480
Feet



MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 2: Coastal Flood Hazard Areas

Legend

-  Coastal High Hazard Area (CHHA)
-  City Boundary



0 875 1,750 2,625 3,500
Feet



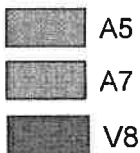
MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 3: FEMA Special Flood Hazard Areas (SFHA)

Legend

SFHA FLOOD ZONES



City Boundary

Source: FEMA 1982

Note: New FEMA maps awaiting approval



0 875 1,750 2,625 3,500 Feet



MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 4: Historical Flood Insurance Claims

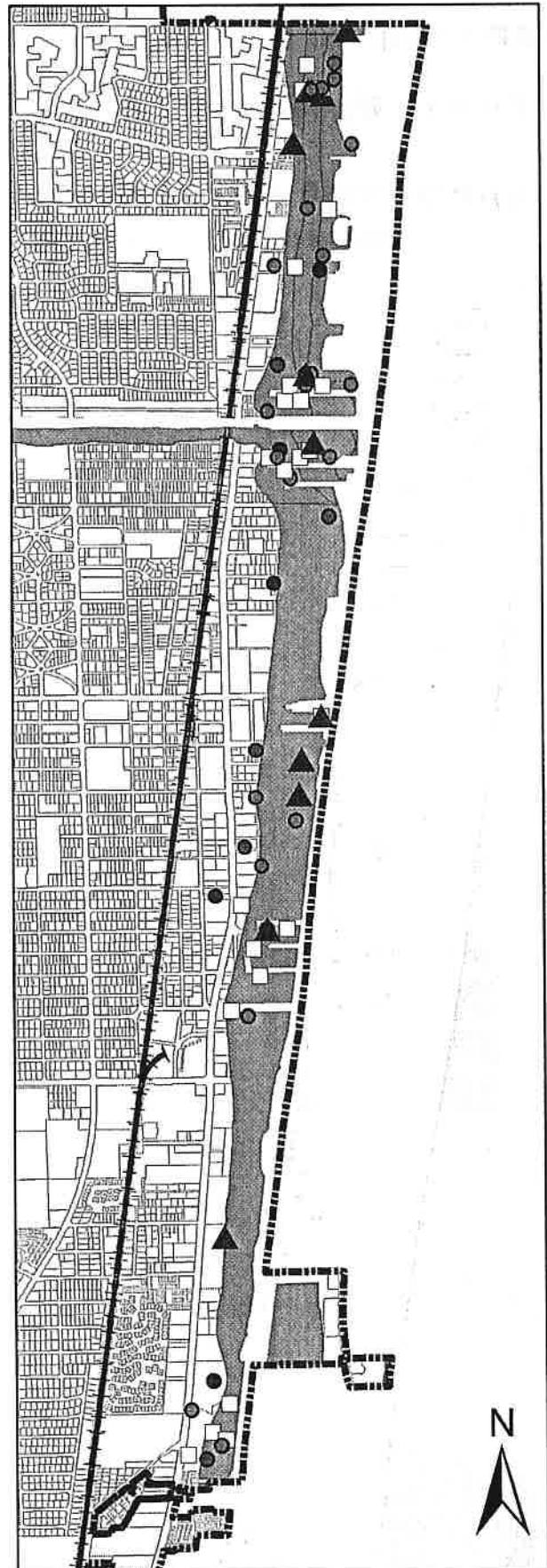
Legend

Claims by Decade

- 1970's (10)
- 1980's (9)
- 1990's (27)
- 2000's (25)
- ▲ 2010-2015 (14)
- Special Flood Hazard Areas (SFHA)



0 1,000 2,000 3,000 4,000 Feet



MAP SERIES: FLOOD HAZARD
Coastal Management Area North
MAP 5A: Sea Level Rise Impact
Projected Inundation at 1 and 2 feet

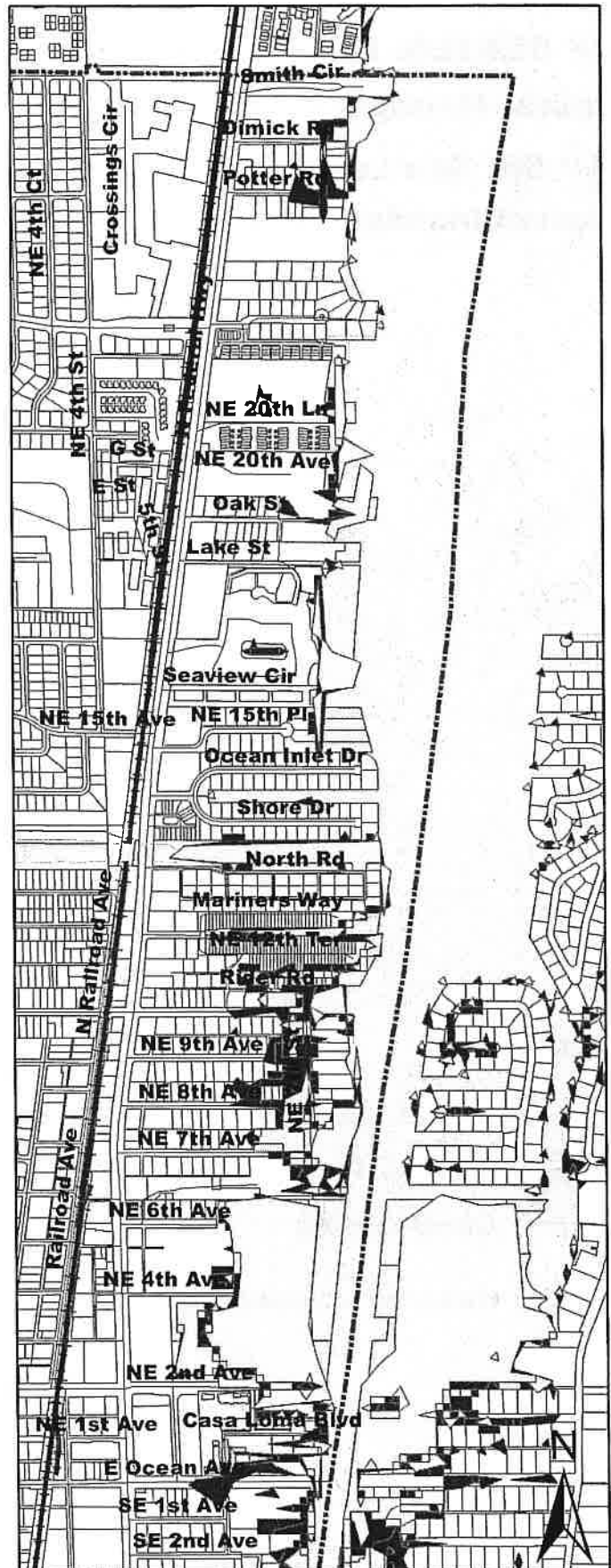
Legend

-  SLR at 1 foot
-  SLR at 2 feet
-  City Boundary

Source: NOAA Office for Coastal Management



0 500 1,000 1,500 2,000
 Feet



MAP SERIES: FLOOD HAZARD **Coastal Management Area North** **MAP 5B: Sea Level Rise Impact** **Projected Inundation at 1 and 2 feet**

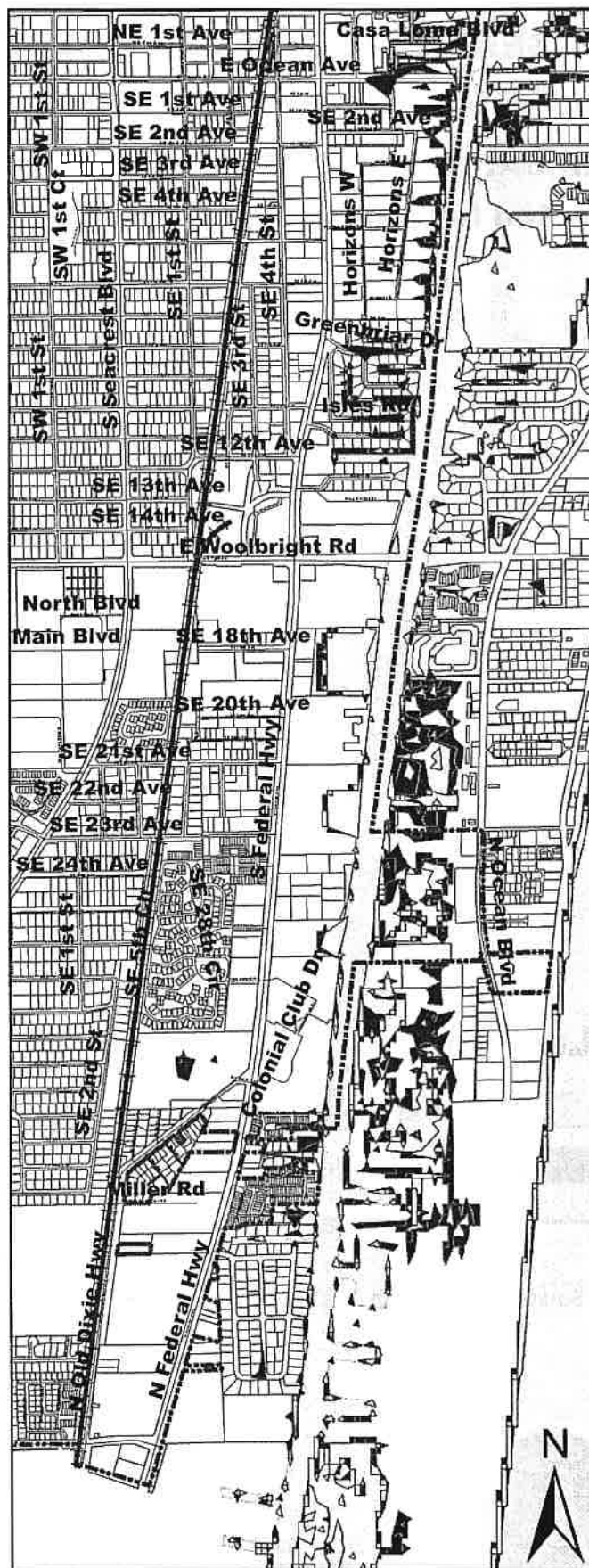
Legend

-  SLR at 1 foot
-  SLR at 2 feet
-  City Boundary

Source: NOAA Office for Coastal Management



0 625 1,250 1,875 2,500
 Feet



MAP SERIES: FLOOD HAZARD

Coastal Management Area

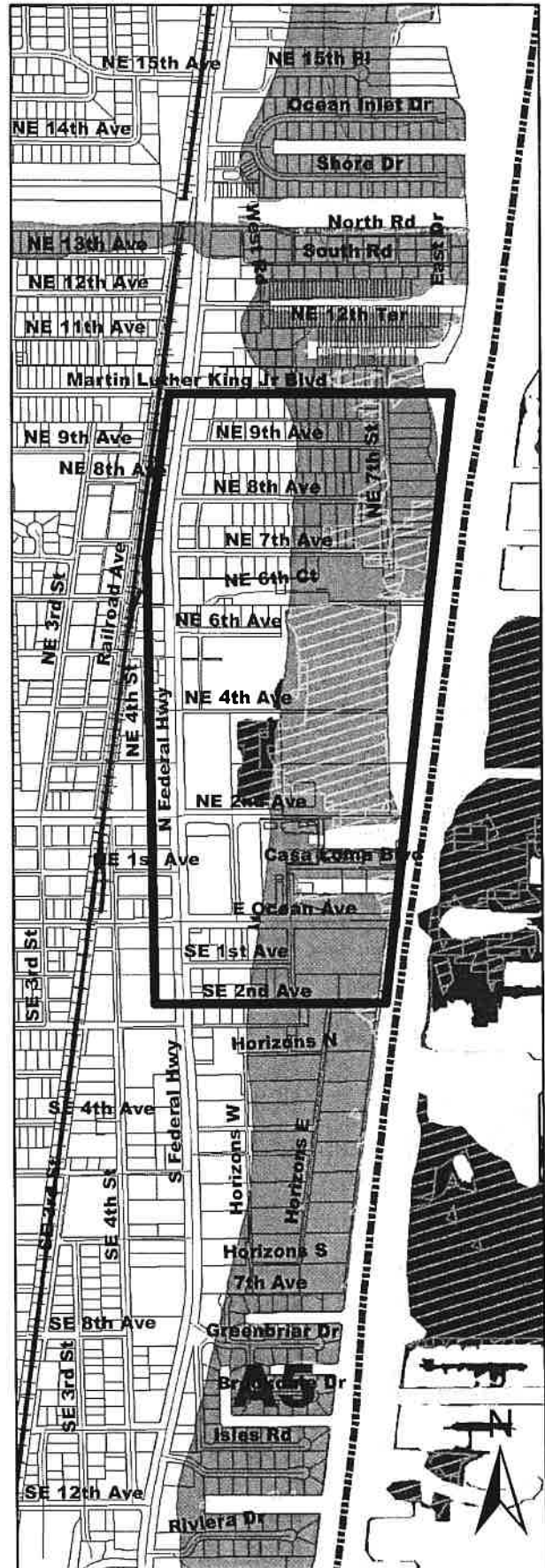
MAP 6: Top Flood Risk Area

Legend

-  SFHA (A5) FEMA Flood Zone
-  SFHA (A7) FEMA Flood Zone
-  Coastal High Hazard Area
-  Projected Inundation
Sea Level Rise at 1 foot
-  City Boundary

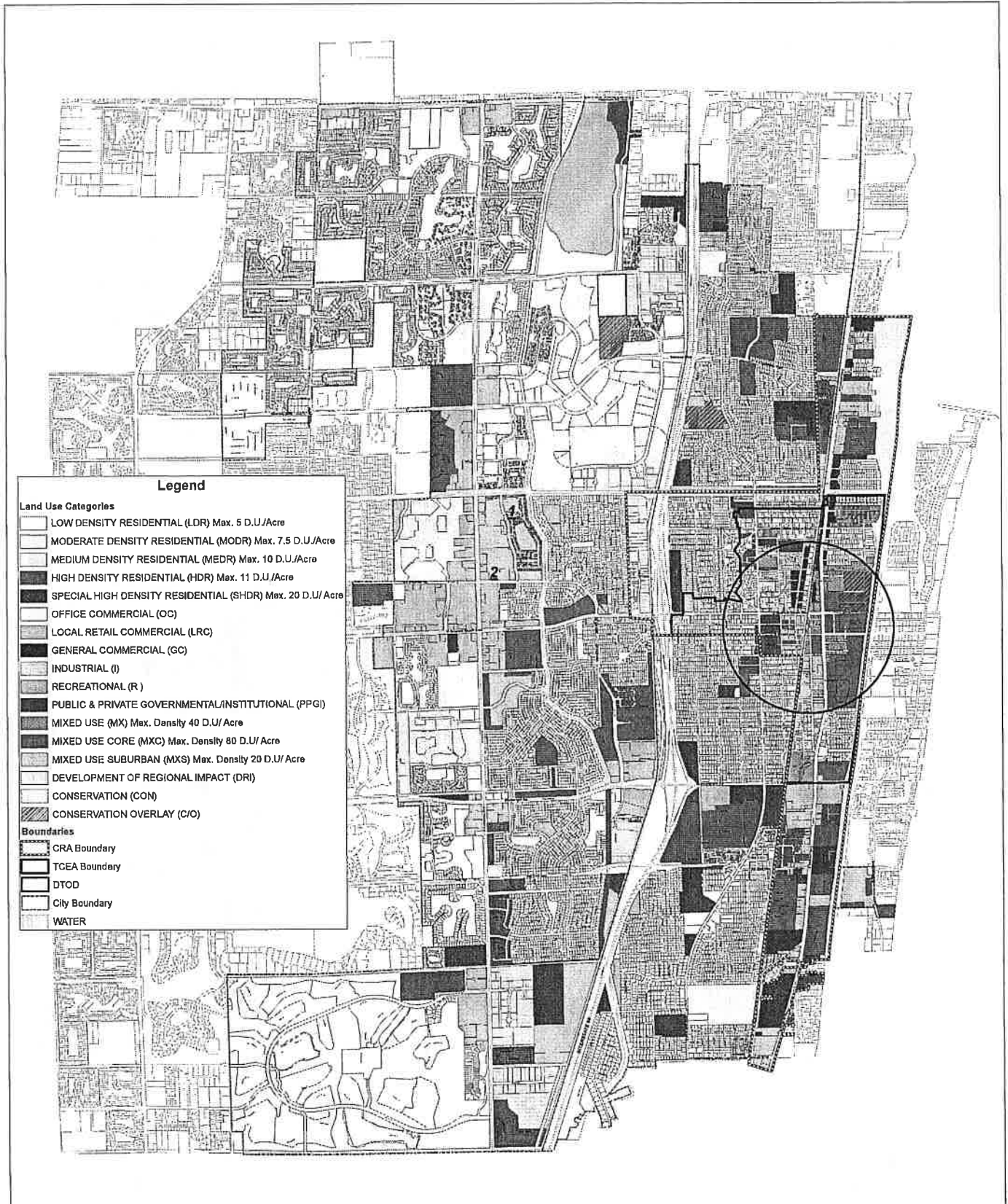


0 400 800 1,200 1,600
Feet



CITY OF BOYNTON BEACH

2026 FUTURE LAND USE MAP



1. This property is restricted to a maximum of 1,120 high density residential units, 10,000 s.f. of office commercial use and 100,000 s.f. of local retail commercial use.

2. This property is restricted to a maximum of 250,000 s.f. of local retail commercial use.

The information depicted on this map was correct as of (date of last update) and should be used for informational purposes only. More recent versions of the map may be available. Please do not make any decisions based on this information without consulting someone on the Planning and Zoning Staff.

October 20, 2015
 Source: Palm Beach County GIS Digital Data 2000-2014
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APPLICATION FOR COMPREHENSIVE PLAN AMENDMENTS

APPLICATION

OWNER/APPLICANT:	Nassau County
AGENT:	Planning + Economic Opportunity Department
REQUESTED ACTION:	Adopt Peril of Flood Updates to Coastal Management Element of Comprehensive Plan

*** 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 County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The Comprehensive Plan updates to the County's Coastal Management Element are proposed to come into compliance with the state's statutory "Peril of Flood" requirements.

History

- May 21, 2015 – Gov. Scott signed SB 1094 "An act relating to the peril of flood." This bill requires that jurisdictions with Coastal Management Elements include certain new language related to coastal risk and redevelopment.
- Became effective July 1, 2015.
- Codified as Florida Statutes 163.3178(2)(f).

Requirements

- Update County Comprehensive Plan's Coastal Management Element related to coastal flooding and the related impacts of sea level rise for consistency with F.S. 163.3178(2)(f).

Why

- We need to come into compliance with statutory requirements.
- These policies are important relative to Countywide efforts related to proactive planning around floodplain management, resiliency, mitigation and disaster preparation (see Attachment A: PEO staff memo dated August 23, 2018).
- In Fall 2018 the County was awarded a \$40,000 grant to complete a Phase I Vulnerability Assessment regarding flooding and sea level rise adaptation from the Florida Department of Environmental Protection. Phase I will address two specific areas of the County: 1) east of I-95 on the mainland, and 2) west of I-95 south and west of A1A/SR 200/301. Amelia Island is not included in the request due to existing Vulnerability Assessment work conducted in 2013, and the remainder of western Nassau was not included at this time in order to keep the scope of work manageable for purposes of the grant time period. The County is currently applying for a second grant to complete a Vulnerability Assessment for the remainder of Western Nassau. Specific areas to address in the Vulnerability Assessment for the proposed areas include: future exposure to existing developed areas and future areas, financial exposure, and risks to significant environmental and cultural resources. A Vulnerability Assessment can help the County identify focus areas and areas for potential Adaptation Action Areas, which are one of



the statutory strategies considered for addressing flood and sea level rise risk. As part of this application, we indicated our first priority would be to ensure our Comprehensive Plan is compliant with the Peril of Flood requirements.

Details

- Pursuant to SB 1094, Florida Statute section 163.3178(2)(f)(1) now includes sea-level rise as one of the causes of flood risk that must be addressed in the “redevelopment principles, strategies, and engineering solutions” to reduce flood risk.
- SB 1094 expands the flood insurance that may be offered by admitted insurance carriers, requires local governments to include a redevelopment component to reduce the risk of flood when drafting comprehensive coastal management plans, and requires surveyors and mappers to submit elevation certificates to the Division of Emergency Management.
- F.S. 163.3178(2)(f) specifies components that must be contained in the coastal management element required for a local government comprehensive plan. Each must contain a coastal redevelopment component that addresses how to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The redevelopment component must:
 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
 2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
 4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
 5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
 6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

The Florida Department of Economic Opportunity's Bureau of Community Planning and Growth has broken these 163.3178(f)(2) requirements down into two parts:

- 1) Subpolicies (1)-(3) above are strategies for implementing a redevelopment component that include programs, activities and land development regulations. It is up to local governments to establish policies that comply with these requirements. The statutory language does not direct explicitly what those requirements are; rather, it is up to communities to determine appropriate plan policy.
- 2) Subpolicies (4)-(6) above are easily adoptable as policies that reiterate these requirements.



One of the strategies communities can adopt for compliance with the Peril of Flood requirements are also allowed by state statute: Adaptation Action Areas (AAA). According to the Florida Department of Economic Opportunity, "Adaptation Action Areas and other spatial designations are intended to guide a community in reaching their own goals for coastal resiliency. The goal of Adaptation Action Areas is to improve resilience to coastal flooding or any other resilience-related objective of a local government's choosing, and it can be met via a wide range of adaptation options." The following statutory sections address AAA:

F.S. 163.3164 Community Planning Act; definitions.—As used in this act:

(1) "Adaptation action area" or "adaptation area" means a designation in the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

F.S. 163.3177(6)(g)(10):

At the option of the local government, develop an adaptation action area designation for those low-lying coastal zones that are experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. Local governments that adopt an adaptation action area may consider policies within the coastal management element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. Criteria for the adaptation action area may include, but need not be limited to, areas for which the land elevations are below, at, or near mean higher high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.

Data

The following data sources inform Nassau County's relationship to coastal and inland flooding and sea level rise:

- Nassau County Flood Zones – Effective August 2, 2017 (FEMA Flood Insurance Rate Maps)
- Wetlands Mapping Data – National Wetlands Inventory, Florida Land Use Classification Cover System, St. John's River Water Management District
- Nassau County Storm Surge Map and Coastal High Hazard Area (area below elevation of Storm Surge Category 1 per Comprehensive Plan Policy CHZ.05.01 and F.S. 163.3178(2)(h).)
- National Oceanic and Atmospheric Administration Tides and Currents – Historic Tide Gauge Data, Fernandina Beach (Recording since May 8, 1897)
- National Oceanic and Atmospheric Administration Office for Coastal Management – Sea Level Rise Viewer
- United States Army Corps of Engineers – Sea-Level Change Curve Calculator



Our References

As part of staff's work on updating our Coastal Management Element, we researched communities that have already had updates completed and approved by the state, and used their policy language as models:

- City of Boynton Beach
- City of Jacksonville
- City of Satellite Beach

Other communities who have passed changes include Tampa/Hillsborough County and Jupiter. Fort Lauderdale has implemented numerous Adaptation Action Areas, as has Satellite Beach.

The Changes

- Our Coastal Management Element has three sub-elements: Coastal Environment (CEV), Coastal Hazard Mitigation (CHZ), Water Dependent Uses (WDU)
- Updates primarily CHZ sub-element:
 - Substantive updates to Objective CHZ.05
 - Creation of new Objectives CHZ.06 and CHZ.07 to ensure compliance with F.S. 163.3178(f)(2).
- Also updating CEV to add reference to floodplain management, intergovernmental coordination, and direction to pursue wetland regulations – all consistent with elements of the Peril of Flood statutory requirements.
- At initial discussion of the proposed Peril of Flood edits, the PZB inquired about Policy CEV.01.02(4) regarding reduction of dune crest elevations below twenty-six (26) feet mean sea level. The question specifically was where the 26' reference came from. Staff did not have information regarding the policy at the time, as it not a policy proposed for change and has existed in the Comprehensive Plan for many years. However, after the meeting, staff reached out to the Florida Department of Environment Protection, University of Florida Law School, and Florida Sea Grant to determine if this was a recommended amount. The response is that the optimal policy is that no dune excavation would be permitted, and the 26' was not in connection to any state requirement or specific recommendation. In reviewing the entire policy, staff recommends striking CEV.01.02(4) as it does not relate to a requirement or recommendation, and is in conflict with CEV.01.02(6), which is the preferred policy – prohibition of excavation except there are no other development alternatives on site.

Takeaways

- 1) As part of staff's update, all policies were reviewed in the existing Coastal Management Element for consistency with statutory requirements. No changes to other policies are proposed at this time except for compliance with the Peril of Flood requirements.
- 2) We have to update the Comprehensive Plan pursuant to these state statutory requirements.
- 3) This is an opportunity to improve our Comprehensive Plan to proactively plan for our community and address citizen concerns around flooding, floodplain management and resiliency.



CONSISTENCY WITH APPLICABLE FLORIDA STATUTES

Applicable Statutory Reference	Determination of Consistency
F.S. 163.3178(2)(f)	✓

To reiterate the Florida Department of Economic Opportunity's guidance regarding these updates. Subpolicies of the Peril of Flood requirements (1)-(3) are strategies for implementing a redevelopment component that include programs, activities and land development regulations. It is up to local governments to establish policies that comply with these requirements. The statutory language does not direct explicitly what those requirements are. Subpolicies (4)-(6) above are easily adoptable as policies that reiterate these requirements.

The proposed draft ordinance for the Planning and Zoning Board's review indicates by each proposed change how the requirements relate to F.S. 163.3178(2)(f).

In addition, the proposed draft language would allow for future Adaptation Action Areas (AAA) to be established, but does not identify or create any specific AAA. The proposed policies are simply allowing for the County to utilize AAA as a planning tool to address flooding and sea level rise in the future. Establishing a specific AAA would require future Comprehensive Plan amendments.

CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

Proposed policies do not create any conflicts with existing Comprehensive Plan policies or the Land Development Code.

CONCLUSION

Staff finds the requested action to be consistent with applicable Florida Statutes, the Nassau County Comprehensive Plan and Land Development Code. Therefore, staff recommends that the Comprehensive Plan Amendments be approved.

Submitted by:

Adrienne Burke, AICP, Esq.
Assistant Director

ATTACHMENT A: CPA 2018-017 STAFF REPORT



NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

MEMORANDUM

DATE: August 23, 2018

TO: Taco E. Pope, AICP, PEO Director

FROM: Adrienne D. Burke, Esq., Asst. PEO Director

CC: Board of County Commissioners
Michael S. Mullin, Esq., Interim County Manager/County Attorney
Becky Bray, PE, Public Works Director
Cameron Hansen, Road and Bridge Director
Gary Larson, CBO, Interim Building Official
Justin Stankiewicz, OMB Director
Douglas Podiak, Facilities Director
Sue Ann Alleger, CFM, Planner II
James Ray, Emergency Management Mitigation Coordinator

SUBJECT: Floodplain Management and Community Resiliency Planning Activities

Overview

As a coastal and riverine county, Nassau County is highly susceptible to coastal weather events and flooding. The vast number of wetlands across our county are a reminder of our topography and vulnerability to these types of events. We are already seeing and experiencing effects from storms like Matthew and Irma, to daily flooding in certain parts of the community after heavy rain. These issues impact community health, safety, and welfare, and touch all aspects of County infrastructure. With increased growth pressures facing our community, a comprehensive strategy to address these interrelated issues is imperative. Because these issues are complex and involve so many layers, working together across County Departments is especially important. The Planning and Economic Opportunity Department is already working on a variety of initiatives in this area, as mentioned below, and suggests several others as possibilities for tackling this increasingly important issue. These are starting points for discussion; PEO staff will continue to evaluate other opportunities to add.

Definitions

- **Floodplain Management** - a decision-making process that aims to achieve the wise use of the nation's floodplains. "Wise use" means both reduced flood losses and protection of the natural resources and function of floodplains. (FEMA)
- **Community Resilience** – measure of the sustained ability of a community to utilize available resources to respond to, withstand, and recover from adverse situations. (RAND)

Planning Activities/Actions

- **Continue Community Rating System Community Participation – *In process***
 - Under the leadership of Sue Ann Alleger, our PEO CRS Coordinator, we successfully recertified our CRS status this year. We are continually looking for opportunities to increase our CRS rating, which would offer citizens even more of a discount on flood insurance policies. Currently we are a Class 8; moving to a Class 7 would result in an additional 5% flood insurance discount for citizens in a Special Flood Hazard Area. www.nassaucountyfl.com/floods
- **Update County Comprehensive Plan with “Peril of Flood” Statutory Language – *In process***
 - In 2015, state legislation added language to Comprehensive Planning requirements in F.S. 163.3178 regarding Coastal Management Elements. This “Peril of Flood” statutory language requires counties with these elements, of which Nassau is one, include sea level rise as one of the causes of flood risk that must be addressed. Other requirements include more comprehensively addressing flood risk overall. PEO staff will be working on these required amendments in Fall 2018.
- **Update Development Review Regulations – *In process***
 - PEO Staff is currently working on a substantive Land Development Code update, completely overhauling development review procedures. This significant undertaking will not only streamline and simplify processes for applicants and staff, but will also incorporate best planning practices, and more fully address issues related to flooding, drainage and stormwater. This change is also significant as it will incorporate the Roadway and Drainage Standards ordinance into the Land Development Code. Ms. Bray and the Engineering Department are concurrently working on suggested updates for that code language. Staff has been working on these updates since early Spring and due to the complexity and scale of these changes, it does take time. Staff is hopeful that initial drafts will be shared with the Planning and Zoning Board in Fall 2018.
- **Work with Building Department on Updates to Floodplain Management Ordinance – *In process***
 - PEO Staff is in discussions with the Building Department on potential updates to the County’s Floodplain Management Ordinance. This includes addressing freeboard requirements for new construction.
- **Apply for DEP Resilience Planning Grant – *In process***
 - PEO Staff is applying (due 9/7/18) to the Florida Department of Environmental Protection for a Resilience Planning Grant for a Phase I Vulnerability Assessment. This assessment would look at the County east of I-95 (excluding the island, as a preliminary vulnerability assessment was completed there by the Regional Council several years ago), and west of I-95, south and east of SR200/301. A vulnerability assessment looks at the “potential for loss of or harm/damage to exposed assets largely due to complex interactions among natural processes, land use decisions, and community resilience (NOAA, 2010).” These areas were chosen by staff as a Phase I assessment because they are the areas experiencing the most rapid growth, and they are areas for which Flood Insurance Studies (FIS) have not been done, so Base Flood Elevations (BFE) have not been established. Because BFE’s are unknown, a vulnerability assessment can be especially valuable until FIS are completed. A Phase II assessment for the rest of the County west of I-95 would be a secondary study.

- **Include Floodplain Management, Stormwater and Resiliency in All Planning Initiatives – In process**
 - PEO staff currently has a number of long-range planning initiatives underway. Because flooding, stormwater, and resiliency are not issues that can be isolated from any planning activity, these will be incorporated into all of our planning initiatives. These initiatives include: Western Nassau Heritage Preservation Committee, SR200/A1A Corridor Design Plan, Recreation Planning, and Conservation Land Acquisition planning.
- **Increase Community Outreach and Engagement around Flood Risk and Resiliency – Suggested**
 - Community outreach and engagement is one of the core principles of the Community Rating System. The County should look for new and expanded opportunities to continue our outreach to the community about flood risk and resiliency, working with all related departments to do so. One positive step that will help the County in doing so for part of the County is a formalized partnership with the City of Fernandina Beach around floodplain management outreach.
- **Update Comprehensive Plan and Land Development Code (General) – Suggested**
 - PEO Staff should evaluate the Comprehensive Plan for any other needed updates relative to natural resource protection, particularly as it relates to floodplain management best practices. Besides updating development review procedures, the Land Development Code also needs reviewed, especially considering any recommended Comprehensive Plan policy changes. Clearly identified needs, as an example, are a serious evaluation of wetland policy in the County and looking at implementing impervious lot coverage standards. State agencies such as the St. Johns River Water Management District and Florida Fish and Wildlife have offered technical assistance in reviewing suggested changes.
- **Identify Grant Opportunities - Suggested**
 - There are many grant opportunities available relative to floodplain management and mitigation, drainage and resiliency. A coordinated approach to seeking and applying for these grants in conjunction with Emergency Management and OMB would be of benefit.
- **Form Resiliency Task Force – Suggested**
 - One of the first steps in effective resiliency planning as recommended in the Florida DEP's Adaptation Planning handbook is forming a steering committee to work on these issues, because they cannot be siloed. As a suggestion, County departments and other identified community partners and technical experts, could meet quarterly, identify needed improvements and collaborate, and work on identifying and preparing for upcoming grant opportunities, etc. One specific example would be to work on projects like the vulnerability assessment outlined in the DEP grant application. This collective approach could also include looking at County infrastructure and facilities and preparing for future planning.
- **Encourage More Staff to Obtain CFM Designation – Suggested**
 - Having more staff members with a Certified Floodplain Manager designation would not only help in Community Rating System participation, it would mean more staff members are educated and equipped to address floodplain issues throughout the County. This designation can be obtained by staff in a variety of departments that handle County infrastructure, building and planning.

ORDINANCE NO. 2019 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE COASTAL MANAGEMENT ELEMENT; PROVIDING FOR BEST PLANNING AND ENGINEERING PRACTICES IN DEVELOPMENT TO MITIGATE FUTURE FLOOD EVENTS PURSUANT TO F.S.163.3178(2)(f)(2); PROVIDING FOR ADAPTATION ACTION AREAS (AAA), PURSUANT TO F.S.163.3177(6)(g)(10), TO ADDRESS CURRENT AND FUTURE RISKS RELATED TO COASTAL FLOODING; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 2030 Nassau County Comprehensive Plan requires updates to the goals, objectives, and policies of the Plan in order to remain current in its references and in compliance with the requirements of Ch. 163 Florida Statutes; and

WHEREAS, Section 163.3178, Florida Statutes specifies components that must be contained in the coastal management element required for a local government comprehensive plan. Each must contain a coastal redevelopment component that addresses how to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise; and

WHEREAS, Section 163.3178(2)(f)(1), Florida Statutes now includes sea-level rise as one of the causes of flood risk that must be addressed in the "redevelopment principles, strategies, and engineering solutions" to reduce flood risk; and

WHEREAS, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this amendment on December 18, 2018 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

WHEREAS, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(1)(a), Florida Statutes; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on _____, 2019; and

WHEREAS, due public notice of all public hearings has been provided in accordance with Chapter 163, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

This action complies with Chapter 163, Part II, Florida Statutes, as amended, and is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan.

SECTION 2. AMENDMENTS

The Goals, Objectives and Policies of the Coastal Management Element of the Nassau County Comprehensive Plan are hereby amended and adopted as set forth below. This amendment affects only those policies referenced below; all other goals, objectives and policies of the adopted Nassau County Comprehensive Plan shall remain as currently adopted.

**Nassau County 2030 Comprehensive Plan Coastal Management Element
(CEV) (CHZ) (WDU)
Goals, Objectives and Policies**

Coastal Environment Sub-Element (CEV)

Goal

Promote the responsible management of its coastal area, balancing the provision of water-dependent and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE CEV.01

The County shall protect and conserve the remaining coastal barrier dunes and establish construction standards to minimize the impact of man-made structures on the dunes and beaches.

Policy CEV.01.01

No motorized vehicles will be allowed on dune systems except in an emergency situation as designated by the local civil defense agency.

Policy CEV.01.02

In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Code that require the following:

1. Site plan review shall be required for all new beachfront construction.
2. Vegetated oak hammock and dune interface areas, where they exist, shall be preserved

to ensure protection of primary and secondary dune systems. Site plan review and on-site inspections during construction shall require that vegetated areas shall not be destroyed beyond 30 feet outside of the immediate building area.

3. Excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives and recreational uses with maximum efforts made to minimize damage in all areas of the dune system.
4. ~~Any excavation in the primary or secondary dune system shall not reduce existing crest elevations below twenty-six feet (26') mean sea level.~~
5. Any breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and revegetated per permits obtained through DEP.
6. Excavation of primary and secondary dunes shall be prohibited, unless there no other development alternatives on site.
7. In the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to pre-construction conditions.

Policy CEV.01.03

The County shall continue to recognize the Florida Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL), as established by Chapter 161.053, F.S. Construction encroachment, except for the following, shall be prohibited oceanward of the CCCL.

1. federal, state and locally permitted erosion control stabilization and beach renourishment projects;
2. the construction of dune cross-over structures and other minor structures;
3. public navigational projects, markers or other control structures;
4. maintenance and/or restoration of legal nonconforming structures not requiring greater than 50 percent reconstruction, per Federal Emergency Management Agency (FEMA) regulations;
5. use of emergency equipment and/or activities, such as removal of ordinance and debris, to protect life and/or loss of upland property;
6. structural and non-structural stabilization techniques to protect coastal buildings from a 25 year or less storm event.

OBJECTIVE CEV.02

The County shall support the restoration of altered beaches or dune systems.

Policy CEV.02.01

The County, in coordination with SAISSA and the City of Fernandina Beach, shall apply to appropriate State agencies and the U.S. Army Corps of Engineers to acquire grant funding for the

restoration of altered beaches or dunes on Amelia Island where such alteration occurs over time.

Policy CEV.02.02

The County shall request State of Florida Department of Environmental Protection (DEP) and the U.S. Army Corps of Engineers to notify them of any pending projects for dredging in the St. Marys channel in order to obtain joint agreements with appropriate public agencies to mitigate impacts to the beach area at Fort Clinch State Park and to enhance and renourish the public beaches of Amelia Island.

OBJECTIVE CEV.03

The County will cooperate with federal and state agencies in the protection, enhancement, and restoration of the environmental quality of the coastal area.

Policy CEV.03.01

The County shall not issue a development permit prior to the review by the appropriate state and/or federal regulatory agencies having jurisdiction for projects that impact coastal barrier islands, coastal wetlands, living marine resources or coastal habitat known to be supporting endangered or threatened species of plant or animal.

Policy CEV.03.02

Development that will impact coastal wetlands shall comply with the regulations of the U.S. Army Corps of Engineers, SJRWMD, DEP and other state, federal and regional agencies as appropriate.

Policy CEV.03.03

The County shall establish coordinating procedures with adjacent counties and municipalities to establish intergovernmental agreements for coordinating efforts in preventing estuarine pollution, controlling surface water runoff, and protecting living marine resources, and ensuring consistent floodplain management practices.

Policy CEV.03.04

The County shall coordinate with the City of Fernandina Beach, Towns of Hilliard and Callahan, adjacent counties, and regional, state and federal agencies regarding disaster mitigation, sea level rise planning, and post-disaster redevelopment planning.

OBJECTIVE CEV.04

Dredging and filling in the coastal areas shall be discouraged.

Policy CEV.04.01

The County shall require all dredge and fill operations to utilize mitigation techniques and obtain

all applicable federal, state and local permits.

Policy CEV.04.02

All approved dredge and/or fill activities shall be conducted in a manner, which minimizes adverse impacts on natural ecosystems, water quality, and allow for adequate flushing.

Policy CEV.04.03

All dredge spoil material shall be placed on suitable disposal sites approved by all agencies with jurisdiction.

Policy CEV.04.04

Approved best management practices, published by the Florida Department of Environmental Regulation, shall be used before, during and after construction to reduce siltation and erosion.

Policy CEV.04.05

The County shall permit riprap and seawalls landward of the mean high water line and Coastal Construction Control Line (CCCL) only on parcels of land adjacent to existing hard shoreline erosion structures. In other areas vegetative buffers should be utilized.

OBJECTIVE CEV.05

The County shall implement the following policies to minimize the impact of new development on ~~coastal~~ wetlands, living marine resources, coastal barriers, wildlife habitat and historic/archaeological resources.

Policy CEV.05.01

Development orders in the coastal planning area shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, and wildlife habitat that is occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

Policy CEV.05.02

Coastal resources and associated natural communities that support the health of the St. Marys-Nassau watershed and the associated estuarine systems should be priority areas for preservation. Preservation methods may include incentives such as transfer of development rights, mitigation credits, wetland and open space credits, conservation easements and or, through fee simple or less than fee acquisition.

Policy CEV.05.03

Proposed development projects in the coastal area shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on designated historic sites. When such construction or other development activity may impact adversely on a historic/ archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.

Policy CEV.05.04

The County shall adopt land development regulations regarding wetland protection as part of a comprehensive floodplain management strategy.

OBJECTIVE CEV.06

The County shall maintain or improve the environmental quality of the estuarine systems of the St. Mary's and Nassau Rivers through implementing the following policies:

Policy CEV.06.01

Marinas and boat ramps shall be located in areas where they create a minimum adverse impact to water quality and existing marine habitat.

Policy CEV.06.02

The County will seek professional evaluation regarding the impact upon environmental quality of estuarine systems prior to permitting any structure proposed for controlling bank erosion.

Policy CEV.06.03

Construction sites, which border estuarine systems must control surface water run-off during and after construction activities to a level equal to or less than that, which occurred prior to construction.

Policy CEV.06.04

Marinas that have live-aboard craft shall be equipped with sewage pump-out and collection systems for vessels.

Policy CEV.06.05

On an ongoing basis, The County shall coordinate with the Florida Department of Environmental Protection (DEP) and the Florida Fish and Wildlife Conservation Commission to periodically review the policies of the Coastal Management Element and provide recommendations for improving protection of the Ft. Clinch State Park and Nassau-St.Johns River Marshes Aquatic Preserves .

Policy CEV.06.06

The County Department of Health shall ensure that septic tanks and septic tank drainfields are located at setback distances prescribed by appropriate Administrative Codes.

Policy CEV.06.07

Nassau County shall limit the amount of stormwater discharge into the waters of the coastal planning area by:

1. Requiring all new development in the coastal planning area to utilize on-site retention or detention methods consistent with the provisions of the Stormwater Management Sub-Element prior to discharge;
2. Requiring new development in the coastal planning area to utilize natural drainage features to the maximum extent possible for stormwater management;

OBJECTIVE CEV.07

The County shall establish level of service standards, areas of service and phasing of infrastructure in the coastal area that help to protect the coastal environment and character through implementing the following policies:

Policy CEV.07.01

The County shall review its Land Development Code and make revisions as necessary to control development in the coastal planning area in a manner that will be compatible with existing water-dependent uses, will reduce vulnerability to hurricanes, storm surge, flooding and sea level rise forces and will protect natural resources.

Policy CEV.07.02

New development on Amelia Island will require connection to a central water and sewer system when capacity is available before a certificate of occupancy will be issued.

Coastal Hazard Mitigation Sub-Element (CHZ)

Goal

Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE CHZ.01

The County shall ensure the public safety from coastal hazards, by keeping disaster preparedness plans current and coordinated within the region and with adjacent jurisdictions.

Policy CHZ.01.01

The most recent edition of the Nassau County Comprehensive Emergency Management Plan (CEMP) shall be used as the operational guide in preparation of, response to, and recovery from a tropical storm, hurricane or other emergency. Responsibility for coordination of the Comprehensive Emergency Management Plan with the County Comprehensive Plan shall be designated to the County Growth Management Director.

Policy CHZ.01.02

The County shall adopt and maintain a Post Disaster Redevelopment Plan (PDRP) to provide the County and its incorporated municipalities with a strategic, interdisciplinary plan for guiding action and decision making during the disaster recovery and redevelopment periods, as well as identifying actions that can be implemented prior to a disaster to expedite the recovery process.

Policy CHZ.01.03

The County shall incorporate the findings and recommendations of the County's Local Mitigation Strategy (LMS) and adopted Post Disaster Redevelopment Plan (PDRP) into the goals objectives and policies of this Plan and into the updates of its Comprehensive Emergency Management Plan (CEMP) to ensure continued safety for its residents during the post-disaster reconstruction/rehabilitation period.

Policy CHZ.01.04

The County Emergency Management Department shall coordinate the development and maintenance of its Post Disaster Redevelopment Plan (PDRP) with other state and regional post-disaster plans and programs among the relevant local, regional and state governments, districts or agencies.

Policy CHZ.01.05

The County Emergency Management Department shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the most recent Northeast Florida Hurricane Evacuation Study(HES). As updates to the HES become effective, the county will re-evaluate the goals, objectives and policies of this Plan relating to hurricane evacuation and disaster

preparedness.

Policy CHZ.01.06

The County Emergency Management Department shall facilitate periodic meetings of the Local Mitigation Strategy Working Group for the purpose of coordinating and implementing LMS strategies.

Policy CHZ.01.07

The Local Mitigation Strategy Working Group will be charged with making recommendations related to implementing, updating, revising and coordinating local mitigation strategies and initiatives. Major issues of the LMS Working Group will be concerned with include:

1. Maintaining a uniform list of mitigation goals and objectives and initiatives to address hazard mitigation;
2. Coordination between the county and the three municipalities;
3. Identifying sources and disbursement of state and federal recovery funds;
4. Pre-identifying potential post-disaster mitigation projects; and
5. Relocating of infrastructure.

OBJECTIVE CHZ.02

The County shall manage post disaster redevelopment to improve the survival of rebuilt structures and required infrastructure.

Policy CHZ.02.01

Consistent with the Comprehensive Emergency Management Plan (as amended) and the Post-Disaster Redevelopment Plan, the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (DEM).

Policy CHZ.02.02

The Engineering Services Director, with required support, shall survey disaster sites immediately following the emergency occurrence to identify immediate repair and clean-up actions required to protect public health and safety and shall coordinate with the Director of Emergency Management to accomplish priority tasks.

Policy CHZ.02.03

Roadway segments located within low lying areas that are used as hurricane evacuation routes should be considered for elevation or rerouting in subsequent capital budgets during post- disaster re-construction.

Policy CHZ.02.04

In the event that sanitary sewer and potable water facilities are damaged ~~post-disaster~~ hurricane activity, the facilities shall be subject to post disaster redevelopment policies and regulations that require damaged facilities to be reconstructed at an elevated height or otherwise flood proofed in accordance with existing building and development regulations.

Policy CHZ.02.05

Redevelopment plans within the CHHA shall include reduced densities and the minimization of public facilities and expenditures to a level no greater than that necessary to support land uses in the effected areas as shown on the Future Land Use Map.

Policy CHZ.02.06

The County shall develop plans and criteria for immediate repair and clean up in addition to long term repair and redevelopment. These plans shall also address removal, modification or relocation of damaged infrastructure and unsafe structures. The level of reconstruction that will be permitted in an area of damage in terms of intensity and density of use shall be consistent with the Goals, Objectives and Policies expressed in this Plan.

~~Policy CHZ.02.07~~

~~Following a storm event, the Engineering Services Department shall assess all county facilities damaged from storm activity in the CHHA, and shall make recommendations to reduce future expenditures and potential damage risks.~~

Policy CHZ.02.0807

Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.

Policy CHZ.02.0908

Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.

Policy CHZ.02.4009

Consistent with the PDRP, the County will, following a natural disaster event, support the local business community through the disaster impact assessment, needs identification, infrastructure restoration, employee assistance and disaster recovery funding that fosters economic resumption.

OBJECTIVE CHZ.03

The County shall develop a maximum evacuation time based upon the most recent Northeast Florida Hurricane Evacuation Study (HES), and shall implement an evacuation plan based on this time.

Policy CHZ.03.01

The County will develop, in the Land Development Code (LDC), a process to evaluate all new development and redevelopment within designated hurricane evacuation zones and recommend development conditions when necessary in order to maintain consistency with established hurricane evacuation times in the most recent Northeast Florida Hurricane Evacuation Study (HES).

Policy CHZ.03.02

Existing roadways designated by the County or State as evacuation routes shall be given priority for capital improvement expenditures over other transportation facilities.

Policy CHZ.03.03

Critical roadway links causing congestion on evacuation routes identified by the Northeast Florida Hurricane Evacuation Study shall receive high priority for capital improvement expenditures.

Policy CHZ.03.04

New or replacement bridges on evacuation routes spanning major or marked navigable waterways shall not be draw bridges.

Policy CHZ.03.05

Roadway segments located within the Coastal High Hazard Area or low lying areas that are utilized for state hurricane evacuation routes shall ~~be considered for~~ include elevation increases during construction or reconstruction.

Policy CHZ.03.06

The Land Development Code shall take into account flooding, and at a minimum, establish minimum crown elevations for new road construction for roads constructed within Special Flood Hazard Areas and areas subject to flooding from a Category 1 hurricane, as shown in the most recent Northeast Florida Hurricane Evacuation Study (HES).

OBJECTIVE CHZ.04

The County Emergency Management Department will continue to provide required levels of emergency sheltering for County residents through implementing the following policies:

Policy CHZ.04.01

Public school facilities, except for those located on Amelia Island, will be designed for use as emergency shelters in coordination with the Nassau County School Board, municipal governments and other appropriate agencies.

Policy CHZ.04.02

New non-residential construction over 10,000 square feet may be reviewed by the County to determine its potential for serving as an emergency shelter based upon its construction, size, and location.

Policy CHZ.04.03

The County will in coordination with the Nassau County School Board, municipal governments and other appropriate agencies solicit state funding from the Florida Division of Emergency Management to increase public shelter capacity by retrofitting existing schools, municipally owned, and county-owned buildings to serve as emergency shelters.

Policy CHZ.04.04

As part of the annual update of the Schedule of Capital Improvements, the Engineering Services Department shall assist the Emergency Management Department in assessing the vulnerability of public infrastructure within the Coastal High Hazard Area (CHHA), floodplain, and other vulnerable portions of the County.

OBJECTIVE CHZ.05

~~The County shall direct population concentrations away from the coastal high hazard area (CHHA) as defined herein.~~

Policy CHZ.05.01

~~In accordance with Sec. 163.3178(2)(h), F.S., The county hereby designates the "Coastal High Hazard Area" (CHHA) as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

Policy CHZ.05.02

~~The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High Hazard Area (CHHA) unless at least one of the following conditions is met:~~

- ~~1. The requested change does not increase residential density;~~
- ~~2. The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or~~
- ~~3. Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3.~~

~~Policy CHZ.05.03~~

~~Development within the Coastal High Hazard Area (CHHA) as defined shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service areas within the CHHA where infrastructure facilities have been damaged or destroyed by storm forces.~~

~~Policy CHZ.05.04~~

~~A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation (i.e. "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, or 5 hurricane").~~

~~Policy CHZ.05.05~~

~~The County shall prohibit the location within the CHHA of new assisted living facilities, nursing homes, and other similar facilities that serve the county's special needs population.~~

~~Policy CHZ.05.06~~

~~Within the CHHA, the County will not make infrastructure improvements to accommodate development greater than the density or intensity than allowed by the Future Land Use Map (FLUM).~~

~~OBJECTIVE CHZ.06~~

~~The County shall limit public expenditures in coastal high hazard areas.~~

~~Policy CHZ.06.01~~

~~The County shall not subsidize public facilities within the CHHA, other than those which are deemed necessary to:~~

~~A) maintain existing level of service standards;~~

~~B) maintain the health, safety and welfare of the residents of these areas, and;~~

~~C) facilitate public access to natural open space and recreation areas.~~

~~Policy CHZ.06.02~~

~~The County shall review its Land Development Code and make revisions as necessary to reduce the vulnerability of new development to hurricane damage.~~

~~Policy CHZ.06.03~~

~~The County shall review proposed development plans to ensure that public infrastructure is located in a manner that provides least susceptibility to hurricane impact. Where in-place infrastructure is destroyed by hurricane forces, replacement of such facilities shall be engineered to reduce exposure to hurricane forces.~~

~~Policy CHZ.06.04~~

~~The County shall identify and assess all infrastructure located within the CHHA to determine its vulnerability. This vulnerability assessment will based on data and analysis contained in the adopted Local Mitigation Strategy. Any decision to abandon or relocate infrastructure outside the CHHA following a natural disaster will be based on a benefit-cost analysis of vulnerable infrastructure consistent with the methodology provided for in the Local Mitigation Strategy.~~

OBJECTIVE CHZ.05

The County shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal, riverine, and creekside areas and implement development and redevelopment strategies that reduce such risks. Development and redevelopment shall be permitted only when consistent with sound planning practices that shall protect life and property from the effects of coastal erosion, flooding, storm surge, sea level rise, or damage to environmental systems.

Policy CHZ.05.01

The County shall maintain and update as needed all maps – including FEMA flood zones and repetitive loss maps, storm surge/Coastal High Hazard Area maps, and sea level rise impact maps – identifying current and potential future areas subject to inundation.

Policy CHZ.05.02

The County shall document and maintain maps of extreme high tides ("king tides"), more frequent severe rainfall events, and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

Policy CHZ.05.03

The County shall continue to provide post-event relief and cleaning/clearing operations to lessen the community's hardships after a major weather or flood-related event and document the County's efforts to evaluate and recommend implementation of improvements and projects to be included in the Capital Improvements Plan (CIP).

Policy CHZ.05.04

In accordance with Sec. 163.3178(2)(h), F.S., the County hereby designates the "Coastal High-Hazard Area" (CHHA) as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy CHZ.05.05

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

1. The requested change does not increase residential density; or
2. The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or
3. Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3; or

Policy CHZ.05.06

Development within the Coastal High Hazard Area (CHHA) shall be limited through County

restrictions regarding the provision of water/sewer/road facilities to service areas within the CHHA where infrastructure facilities have been damaged or destroyed by storm forces. The County shall manage its planning, regulatory, and utility services to steer future population concentrations away from the CHHA. Within the CHHA, the County will not make infrastructure improvements to accommodate development greater than the density or intensity than allowed by the Future Land Use Map (FLUM).

Policy CHZ.05.07

The County shall limit public expenditures in the CHHA or known flood-prone areas by prohibiting new infrastructure or expansion/improvement of existing infrastructure except for new infrastructure or improvements needed to 1) correct current deficiencies and maintain level of service standards, 2) maintain health, safety and welfare of existing residents in the areas, 3) facilitate public access to natural open space and passive recreation areas, 4) serve planned redevelopment pursuant to a Community Redevelopment Area plan, or 5) improve environmental quality.

Policy CHZ.05.08

The County shall identify and assess all infrastructure located within the CHHA to determine its vulnerability. This vulnerability assessment will be based on data and analysis contained in the adopted Local Mitigation Strategy. Any decision to abandon or relocate infrastructure outside the CHHA following a natural disaster will be based on a benefit-cost analysis of vulnerable infrastructure consistent with the methodology provided for in the Local Mitigation Strategy.

Policy CHZ.05.10

The County shall ensure that adequate debris staging areas exist and that such staging areas are not in the CHHA, the floodplain, wetlands, other environmentally sensitive area, or area with known cultural or archaeological resources.

Policy CHZ.05.11

The County shall take flood zones, storm surge categories, and sea level rise projections into account when making future decisions regarding the design, location, and development of infrastructure and public facilities in potentially affected areas.

Policy CHZ.05.12

The following statements and information shall be included on all new subdivision plats:

- 1) property located within areas of potential storm surge inundation (i.e. "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, or 5 hurricane"), and
- 2) flood zones as established at the time of platting.

Policy CHZ.05.13

The County shall prohibit the location within the CHHA new construction or expansion of hospitals, congregate living facilities for persons with special needs, assisted living facilities, nursing homes, and other similar facilities that serve the county's special needs population. The County encourages existing facilities to relocate to safer locations within the County.

Policy CHZ.05.14

All public utilities and facilities such as sewer, gas, electric, communications, and water systems shall be located and constructed to minimize or eliminate flood or sea level rise damage.

Policy CHZ.05.15

The County shall review its Land Development Code and make revisions as necessary to reduce the vulnerability of new development to hurricane damage, flooding, storm surge, and sea level rise. The County shall revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these vulnerable areas, the County shall require vulnerability reduction measures for all new construction, redevelopment and infrastructure such as additional hardening, higher floor elevations, or incorporation of natural infrastructure for increased resilience.

Policy CHZ.05.16

The County shall review proposed development plans to ensure that public infrastructure is located in a manner that provides least susceptibility to hurricane impact, flooding, storm surge, and sea level rise. Where in-place infrastructure is destroyed by hurricane, flooding, storm surge or sea level rise, replacement of such facilities shall be engineered and located to reduce exposure to such forces.

Policy CHZ.05.17

The County shall require that any construction activities seaward of the Coastal Construction Control Line (CCCL) established pursuant to Chapter 161.058 be consistent with statutory provisions.

OBJECTIVE CHZ.06

The County shall continue to provide the best planning and engineering practices in development to mitigate future flood events and modify land development regulations and other relevant regulatory documents as needed.

Policy CHZ.06.01

The County has adopted and shall maintain a floodplain management ordinance that establishes requirements to safeguard the public health, safety, and general welfare, and minimizes public and private losses due to flooding through regulation of development in flood hazard areas.

Policy CHZ.06.02

The County shall monitor the floodplain ordinance for consistency with the Florida Building Code and any needed updates, and shall ensure that future modifications of flood-resistant construction requirements in the floodplain ordinance continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy CHZ.06.03

The County floodplain manager and/or Building Official or designee shall review all permit applications and site development plans to determine whether proposed development sites will reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities (including grading, filling, utility installation, and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the County floodplain ordinance.

Policy CHZ.06.04

The County shall continue to upgrade stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall/bulkhead repair in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserve and open space areas, and protection of tidal beaches that will be adaptable to future climate events.

Policy CHZ.06.05

The County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.

Policy CHZ.06.06

The County shall continue participation in the National Flood Insurance Program Community Rating System to reduce flood losses, achieve flood insurance premium discounts for residents, and strive toward Higher Regulatory Standards in order to improve the County's score with each recertification process.

Policy CHZ.06.07

The County shall pursue, through partnerships, hydrologic and hydraulic studies for areas of the County without known base flood elevation information. This information can be used as the basis for updates to Federal Emergency Management Agency (FEMA) flood insurance studies (FIS), flood insurance rate maps (FIRM), and the County's floodplain management ordinance.

OBJECTIVE CHZ.07

The County shall utilize, where appropriate, Adaptation Action Areas (AAA), pursuant to F.S.163.3177(6)(g)(10), to address current and future risks related to coastal flooding due to extreme high tides and storm surge, and are vulnerable to the impacts of rising sea level.

Policy CHZ.07.01

The County will evaluate areas of the County, such as the CHHA, that may benefit from designation as a AAA. Areas to be designated as an AAA shall be created through a Comprehensive Plan amendment as an overlay district. Such areas may include those:

- 1) are below, at, or near the average water level, or
- 2) have a hydrological connection to coastal waters, or
- 3) are designated as evacuation zones for storm surge, or
- 4) those that are otherwise impacted by routine flooding events.

Policy CHZ.07.02

The County may require the following strategies be utilized in an AAA, including but not limited to:

- 1) Requirements for public infrastructure planning, siting, construction, replacement, operation and maintenance;
- 2) Increased stormwater management standards;
- 3) Requirements to connect to existing water and/or sewer utilities;
- 4) Where utility connections are unavailable, requirements for advanced septic treatment;
- 5) Higher pervious lot coverage percentages;
- 6) Green streets;
- 7) Rain gardens and bioswales;
- 8) Use of water-dependent plants;
- 9) Pervious surface material requirements for driveways, parking, streets and landscape areas);
- 10) Ecological asset preservation (dunes, wetlands, natural areas, plants, animals); or
- 11) Building and/or land development code standards.

Policy CHZ.07.03

The County shall consider the implications of any established AAA when reviewing changes to the use, intensity, and density of land lying within the AAA.

Policy CHZ.07.04

The County shall recognize existing regulations, programs and policies that overlap with any established AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding, storm surge or sea level rise.

Policy CHZ.07.05

The County shall partner and coordinate on adaptation activities and access to technical assistance and support with all relevant partners including the City of Fernandina Beach, the Towns of Callahan and Hilliard, and regional, state and federal organizations and agencies.

Water-Dependent Uses Sub-Element (WDU)

Goal

Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE WDU.01

The County will maintain, improve, and increase public beach access through acquisition and other land use controls.

Policy WDU.01.01

The County shall maintain inventory and analyze existing public beach access and demand to establish future beach access requirements based upon projected populations.

Policy WDU.01.02

The County will require the dedication of public access to beaches or waterfront areas as a condition of development for Planned Unit Developments (PUDs) and Developments of Regional Impact (DRIs) located along the Atlantic Coast beaches or the Intracoastal Waterway.

Policy WDU.01.03

The County will not vacate existing easements, rights-of-way, walkways and other properties necessary for public access to beaches and shores.

Policy WDU.01.04

The County will seek grant funds to acquire and develop beach access points that are convenient to the public and suitable based on the surrounding public roads, topography and ecology.

Policy WDU.01.05

Private land owners adjacent to public beach access points, including easements, will not be allowed to restrict public access to the beaches through those access points.

Policy WDU.01.06

The County shall maintain and preserve current facilities which provide for vehicular accesses to the beach; including, but not limited to, driving to, driving on, and parking on and adjacent to the beach at locations which the County and the Florida Department of Environmental Protection (DEP)

determine that such activities do not adversely impact upon the ecology of the beach or dune system.

Policy WDU.01.07

The County, in cooperation with DEP, will develop a beach access and parking plan that will assure maximum accessibility to public beaches while providing sufficient protection to maintain the current quality of the beach and dune system. The recommendations of this plan will be incorporated as part of the Parks and Recreation Master Plan.

OBJECTIVE WDU.02

The County will give priority to compatible water dependent uses over other land uses to maximize the beneficial use of coastal natural resources.

Policy WDU.02.01

The County shall permit the use and development of water dependant facilities such as marinas and docks consistent with the land uses shown on the Future Land Use Map so long as the proposed development meets the permitting requirements of applicable federal, state, regional and local agencies. Water dependant facilities must also meet adopted level of service standards.

Policy WDU.02.02

The future land use plan and implementing land development regulations shall protect existing water dependent uses from intrusion by incompatible land uses.

Policy WDU.02.03

The need for additional public marinas will be evaluated with priority consideration given to sites that:

- A) are compatible with adjacent land use;
- B) have available upland support services;
- C) provide protection of water quality;
- D) have minimal hurricane vulnerability;
- E) will be available for public use;
- F) will cause least environmental disruption;
- G) have existing access to the Intracoastal Waterway;
- H) have adequate water depth, with good flushing and circulation; and,
- I) will have minimal impacts to submerged aquatic vegetation and estuarine wetlands.

Policy WDU.02.04

The Land Development Code shall specify performance standards for shoreline land uses which will address:

- A) Setbacks based upon calculated levels of storm surge;
- B) Building height based upon potential wind loading and aesthetic considerations;
- C) Requirements for central potable water and sewer service;
- D) Area of permitted parcel coverage;
- E) Requirements for protecting dunes and beaches; and
- F) Landscaping and internal circulation.

Policy WDU.02.05

The County shall inventory existing marinas and boat ramps and periodically evaluate the need for additional such facilities as needed.

Policy WDU.02.06

The County shall ensure that adequate waterfront property that meets the Land Development Code site requirements for commercial and recreational waterfront uses be preserved through zoning and compatible land use planning.

Policy WDU.02.07

The County shall continue to support the Waterfronts Florida Partnership Program and the Fernandina Beach Waterfronts Partnership and assist in the protection and revitalization of local recreational and commercial working waterfronts.

SECTION 3. SEVERABILITY

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective 31 days after the state land planning agency notifies Nassau County that the plan amendment package is complete. However, if timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this amendment to be in compliance.

Adopted this _____ day of _____, 2019 by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

JUSTIN M. TAYLOR
Its: Chair

ATTEST as to Chairman's Signature:

John A. Crawford
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

Michael S. Mullin
County Attorney



Goal 5: Conservation and Coastal Management

Amelia Tree Conservancy makes the following recommendations for Conservation. We also support Dr. Hopf's recommendation regarding our dunes and all other beach and wetland conservation efforts.

- **Conservation must be defined to include all lands that function to protect our island**, including all parts of the maritime forest (from scrub trees and shrubs to upland forests), forested uplands, and salt and fresh water wetlands.
- **Conservation and preservation of mature canopy to support long-terms sustainability goals and floodplain resiliency goals** (see also recommended studies submitted for Goal 1: Future Land Use)
- **Preservation of native understory and soils** to support tree health and reduce nutrient runoff and erosion. This must be required in areas of new construction and encouraged elsewhere.
- **Canopy loss and needs data:** We need more complete data on our urban forest, both on public and private property. In addition to inventories and GIS data, we need to monitor and measure canopy loss and additions in order to have a firm foundation for planning. (see also recommended studies submitted for Goal 1: Future Land Use)
- **Identification of wildlife corridors:** Another area we need data on is wildlife corridors. Along with a commitment to conserve them. (see also recommended studies submitted for Goal 1: Future Land Use)
 - Conservation of wildlife corridors through acquisition or conservation easements
 - Prohibition of further development on major wildlife corridors
- **Major land conservation effort:** The City should coordinate with NFLT and ATC on a major land conservation drive:
 - We must **maximize our land conservation during the next five years**, acquiring at least 50 acres in each of the first three years and 20 acres in years four and 5.
 - **Conservation easements must guarantee the conservation status of all lands designated as conservation**
- **Major reforestation effort:** The City should coordinate with ATC to launch a major reforestation effort.
- **Incentives should be developed for redevelopment, restoration of our environment and planting;** disincentives for developing vacant parcels
- **All developers and builders must be required to utilize conservation site design in their approach to vacant parcels.** In other words, they are not looking at a blank slate, but vegetative, soil and hydrologic systems already in existence. To the extent possible, all design and building should be designed on the foundation of that existing system. (In cases in which the existing system is the result of ill-planned prior human activity, approaches should be discussed with the Conservation and Planning Dept. to optimize environmental outcomes. It is essential that structures be built within and around our environment rather than the environment being obliterated and replaced with buildings.
- **Requirement of low-impact development practices and sustainable building practices in all types of development and redevelopment.** Permits should only be issued for developers and builders following these approaches and conservation site design.



Goal 5: Conservation and Coastal Management

- **Our old trees, whether registered as heritage or not, must be protected**, as they protect us and are fundamental to our economy. **Such trees are not restricted by property lines and must be protected to the drip line. No root or canopy pruning or damage may be inflicted on these trees without guidance of the City Arborist.** Properties were purchased with these trees in place, and this restriction on damage to them is inherent in that purchase.
- **Changing of the FLUM from Conservation to any other category requires a referendum.**
- **Optimize use of natural storm water management methods.**
- **Maximize pervious surfaces:** Reduce the maximum ratio for impervious surface to 50% or less, regardless of the zoning and function of the structure, to preserve more trees and native understory and optimize storm water management.
 - **Impact fees could be reduced for those building smaller homes.**
- **Requirement of real, in-depth environmental impact statements for all development.** Perhaps developers and builders should be charged a fee to cover this and the city should hire the professional to ensure objectivity.
- **Longer period of staff review of projects; pay for faster service.** This would provide staff to analyze the development/redevelopment more carefully.
- **LEED-qualified staff:** The City needs to boost its standards for the credentials of staff, of builders and developers and for their products. We need to identify higher standards in specific measurable goals.
- **During construction, we need a protection zoned for rights of way as well as for trees.**
- **Greater protection and planting of shade trees. Stronger protection of heritage trees and canopy streets.** The heritage tree program needs to be redesigned, and we need a canopy street program.
- **Scenic vistas (Policy 1.03.07 and 1.03.08, p. 7) along A1A need to be protected because that is state law.**
- **We need to develop policies encouraging or requiring use of native landscaping to improve sustainability.**
- **The city needs to expand its staff for monitoring building and development activities and enforcement.** Monitoring and enforcement need to be a priority. We need to staff for the need. Protection zones need to be monitored to ensure that proper materials are used.
- **Control of population growth and buildout**
- **No further development in the Coastal High Hazard Area**

Summary of draft version of Objective 5.02 Beach and Dune Preservation submitted to City Commission and sent to Planning Department for review

Background and History of our dunes and beaches

- 1) Nature blessed the island with adequate beaches and dunes to protect the interior of the island and the mainland inundation from tropical storms and Nor' Easters
- 2) Starting in 1881, US government efforts to open the St Mary's to deeper draft vessels interrupted the estimated at 267MCY/year of sand the island received from Cumberland Island and the river to maintain itself.
- 3) AI's dunes and beach shrunk every year as a result of this disruption
- 4) Hurricane Dora slammed a weakened dune and beach in 1964; riprap had to be placed at AB and North Beach to protect against waves. Dune and beach virtually gone in these areas.
- 5) Florida legislature recognized the importance of the beach and dunes and passed laws to protect them in 1985, gives FDEP first responsibility over dunes and dune protection.
- 6) Navy and USACE recognize the our missing sand was clogging their channel, and NCSPP developed as 50 year program, local share paid by TDC funds to artificially replace the natural sand movement processes to keep the beach and dunes alive, over 10MMCY (over a million 9 yd dump truck load equivalents) of sand has been moved
- 7) With some assistance from humans, a large percentage of AI dunes have rebuilt themselves into very environmental productive and dunes that protect the island from 100 year storm wave damage as defined by FEMA's 2017 FIRM
- 8) This plan recognizes that with community support and some investment (mostly in longer and more walkovers), the rest of the City's beach could achieve the same, given some patience
- 9) Like most beach communities, the City must be willing to curtail human activities in our dunes and dune restoration areas to achieve the 150' minimum wide dune seaward of existing structures and infrastructure
- 10) Florida law gives City and County and FDEP a lot of authority to make this happen

Major items in proposed dune and beach management plan:

- 1) Patch holes in existing dunes where uncontrolled human access has eliminated any protection of the dunes from storms
- 2) Establish a needed dune line to provide required 100 year storm protection and habitat standard the entire length of the City's beach
- 3) Prioritize dunes and beaches of greatest concern
- 4) Commence dune restoration activities, relying heavily on native vegetation to regrow dunes 30-40 foot wide at a time
- 5) Build additional and extend some existing beach walkovers to maintain and improve beach access while protecting dunes and dunes restoration activities, prioritizing as they are built to allow best use of funds as they become available.
- 6) Strengthen regulations, marking, and enforcement to provide additional protection for the dunes and dune restoration area.
- 7) Insist on treating beach renourishment as an integrated dune-beach-nearshore and habitat program instead of traditional beach rebuild and disposal issue. (Note: Coastal engineers and coastal scientist are not always in agreement on some issues, hopefully the USACE's Congressionally authorized South Atlantic Coastal study will help bring the two closer together in approach
- 8) Warns against suggestions to New Jersicate our dunes and even harder engineering approaches to achieve resilience.
- 9) Insists on being able to change directions if necessary.

Frank Hopf

April 29, 2019

First Draft City of Fernandina Beach Dune and Beach Management Plan – March 21, 2019

Executive Summary

The City of Fernandina occupies the northern half of Amelia Island, a barrier island. Like the many barrier islands along the passive coast of North America, it provides protection from waves and storms for the land and marsh behind it.

Amelia Island differs from most barrier islands as it actually consists of a Holocene (younger than 10,000 years) barrier island welded to an older Pleistocene barrier island. Within the City, the Egan's Creek salt marsh remains trapped between these two islands. In this regard, Amelia resembles its barrier island sisters to the north along the Georgia Bight coast. These islands share a very wide, gently sloping continental shelf, live with ample sediment supply, and are subject to medium tidal ranges (but higher than any other on Florida beaches).

Amelia's recent geologic history left it with wide beaches backed by wide and tall dunes; stable deep inlets to the north and south, and a healthy productive salt marsh behind it and within it. Before the arrival of Europeans and Africans, Amelia's beach and dune system stood wide and tall enough to adequately protect the island and its marshes from the largest storm waves. This was likely true of other Florida beaches/dunes, with Amelia's among the strongest and tallest because of the large tidal effects and the consistent sand supply. Amelia enjoyed a healthy maritime forest which held the older Pleistocene part of the island in good order

The beaches and dunes that provide the primary protection for upland areas first became habitat for a variety of land and sea animals and plants and the members of their food chains. Humans eventually realized the beauty and relaxation of the beach and began in huge numbers to move in. Early beach developers built in the dynamic dune, eventually forcing the need for engineered structures to compensate for the lost protection of the dunes. Meanwhile, improvements to our navigation systems along the coast led to massive disruption of sediment supply and the dunes and beach starved to death at many locations.

Amelia and Fernandina fared somewhat better than most beaches. As inland agriculture expanded in the late 1700s and early 1800s, increased soil erosion in the Nassau and St Mary's river basins led to increased sand supply to the island. In response, the beaches and dunes actually grew seaward by an estimated 400 feet. However, by 1880, the natural 18 foot deep (low tide) St Mary's channel was not deep enough for newer ships so the Corps of Engineers built a jetty and later began dredging, choking off Amelia's sand supply. The beach and dunes wasted away the 400 feet gained and then some by 1960. Contributing to the beach losses, the construction of beach cottages in the dunes and the trampling and destruction of the vegetation that create and hold together the dunes, led to additional sand loss.

In September 1964, Hurricane Dora made landfall in St Augustine and slammed Amelia Island with waves which overwhelmed the dunes and damaged buildings along Fletcher and American Beach. The storm surge measured at about 10.5 feet above MLW. The waves destroyed homes, businesses and the dunes particularly north of Main Beach and at American Beach. The dunes were given emergency repairs with construction of a rock revetment. Likely this structure was not an engineered structure; there was not enough time to study the problem.

By 1979, the dunes were so deteriorated that they would have provided little protection from a major hurricane, which fortunately has not yet arrived.

By the late 1970's coastal science recognized the importance of naturally functioning beach dune systems for storm protection, providing habitat for threatened species, and as an economic resource (tourism). Much of the research took place in Florida and the legislature responded by passing the Comprehensive Beach Management Law. This City policy seeks to promote the goals of that law by (1) eliminating the causes of human-induced erosion of beaches and dunes, (2) promoting continued reliance on state-of-the-science to the beach-dune-nearshore littoral renourishment as a primary tool to simulate lost natural sediment supply, (3) reinforcing state laws that require coastal zone construction and reconstruction that do not damage existing beaches and dunes and (4) developing site specific beach and dune restoration plans, including prioritizing of dune walkover and drive overs.

The goal of the management plan is to develop a plan to provide the entire city with as a minimum, protection from 100 year frequency storm waves with maximum reliance on naturally functioning systems; to improve access for a beach going public that respects the natural environment of the beach; and to enhance the natural habitat for the wide variety of resident, nesting, and transitory species (including several endangered or threatened) that share the beach and dunes with us.

Underlying principles of the Management plan for Fernandina Beach dunes, beaches and near shore

Management of the nearshore, beach and dune system on Fernandina Beach will be based on the following underlying principles.

- 1) Natural processes provide the best habitat, property protection, and recreational opportunities in the nearshore,-beach-dune system
- 2) Human interference in these processes (particularly building infrastructure within the dynamic system and modification of bounding inlets to accommodate navigation) have challenged the community to engaged in the always difficult use of human designed processes to mimic or replace natural ones.
- 3) Fortunately the entities whose activities have blocked the natural littoral drift of sand to the island have both recognized their responsibility to replace the sand lost and also have found that the sand now tends to fill in the navigation channel . Thus an excellent, mutually beneficial agreements have been signed that calls for the US Army Corps of Engineers and US Navy to deposit the beach compatible sand

from dredging the St Marys channel on the beaches of Fernandina. The City must work to assure that the USACE/Navy, the city's consulting coastal engineers, and the contractors involved always to employee the latest knowledge to execute these projects in the most cost effective and environmentally protective methods. Important in this is effort to assure placement of sediment that is compatible with the beach, dune, nearshore and beach of Amelia Island. The City will actively follow and participate the in the USAC E' s South Atlantic Coastal Study and latest research initiatives of the American Shore and Beach Preservation Association, the National Research Council and others to be able to modify and adjust this plan to best meet the objectives.

4) The policy recognizes that the restoration, maintenance, and sustainability of barrier islands begins with a healthy dune system.(NJ p37)

5) The policy supports the principle that dune and beach created by publicly funded enhancement projects are part of the public domain.

6) With adequate correct sand availability, the dunes can be grown (as opposed to constructed) to increased storm protection over that currently provided. The initial target will be to provide protection from the FEMA 100 year (1% probability) storm surge the entire length of the city beach front from survey points 13 to 39 within 10 years of enactment and funding. The target and scheduling must be reviewed annually.

7) Beach access for all who respect the dune-beach- nearshore system will be maintained and enhanced.

8) This plan does fully address management of the shoreline along the Amelia River or the St. Mary's Channel which require different sets of processes

9) Execution of this plan will fall main under a newly created position of Floodplain Manager who will be responsible for effort to reduce the risk of flooding in the City from all sources and prepare for the increase pressure from expected sea level rise into the foreseeable future.

Actions required:

The City Commission should create a City Floodplain Manager reporting to the City Manager whose responsibilities will include management the dunes and beach of Fernandina in accordance with the following plan developed to meet the objectives of the City Comprehensive Plan for Beach and Dune Preservation

The Floodplain Manage will execute this plan designed to meet the Comprehensive Plan Objective 5.02, Beach and Dune Preservation and will at least annual make recommendation to the City Commissioners on the status and recommend any changes to it. The Management Plan is organized by steps to be taken to meet the identified policies of the Comprehensive Plan as follows

Policy 5.02.01

Effective July 1, 2019, the City will establish the following classification of beach-dune system and identifies proposed actions for each, subject to concurrence of the Florida Department of Environmental Protection.

Class A Dune width in excess of 200'. FEMA VE and AE 1% zones end in dune

Class B Dune width less than 150'. FEMA VE and AE 1% zones abut structures

Class C Dune width less than 50'. FEMA VE and AE 1% zones impact structures but not public roads

Class D Dune width less than 50'. FEMA VE and AE 1% zones impact public infrastructure and structures on west side of Fletcher Avenue.

Class E Dune width 50'-100'. FEMA VE and AE 1% zones impact considerable public infrastructure and significant number of private structures behind the dunes. Full protection will likely require an elevation 9' berm from the coastal dune to the high dune on north City line

Class F Dune width adequate but height, volume and habitat value damaged vehicle and pedestrian access. Structures protected by retaining walls or not protected from 1% Storm flood

Class G: Structures installed in middle of the active dune, rendering dune rebuilding difficult

The City shall establish priorities as follows

1) Establish initial dune toe target line as the easternmost of the:

- 1) Existing dune toe
- 2) The dune vegetation line as of July 1, 2019
- 3) The 8' above MSL contour line as of July 1, 2019 (NDVS)
- 4) A line 150' east of Coastal Setback Line or
- 5) A line 150' east of the eastern side of the nearest building, shore parallel structure, or roadway.

2) On dunes classified as Class D, commence dune restoration activities, starting with a project 30'-40' seaward of the existing dune with target of build dune out to the eastern most of the 8' contour line or 150' east of the developed property. Construct new dune crossovers in accordance with priority list.

3) On dune in Class E, fill in and plant dune vegetation in the erosion gaps in manmade dune along the length of the Ocean Avenue and fence off dune from the street. Establish dune restoration project from

north side of Main Beach to the State Park boundary, starting with a project extending 30'-40' seaward of the existing dune with target of building dune out to the eastern most of the 8' contour line or a line 150' east of east edge of Ocean Avenue south of 9th Avenue and 150 feet east of the Coastal Setback Line north of 9th Avenue. Work with State Park to develop a 9' elevation vegetated berm along an east west line roughly parallel to Lisa Avenue and Kimberly Street to the high dune in the park. Construct new dune crossovers in accordance with priority lists

4) On dune rated Class F, complete elevated dune crossover structures for pedestrians and vehicles identified in the Crossover priority list.. Commence dune reconstruction activities.

5) On dunes in Class C area, commence dune restoration projects starting with a project extending 30'-40' seaward of the existing dune with target of build dune out to the eastern most of the 8' contour line; line 150' east of the developed property; line 150' east of Coastal Construction Line; or the Erosion Control Line . Construct new dune crossovers in accordance with priority lists

6) On dune rated Class B, Commence dune restoration project seaward of the dune to the easternmost of the 8' contour line or dune vegetation line as of July 1, 2019. Construct new dune crossovers in accordance with priority lists

7) In Class A areas, install signage every 100' defining the eastern limit of the dune target line with notation that the sand to west is not to be entered. Establish limited width fence walkways diagonally across the foredune as required to the dune target line. Require than any building permit issued after July 1, 2019 would require either an elevated walkway to the dune target line no more than 4 ' wide that clears the foredune at elevation 19' minimum. Construct new dune crossovers in accordance with priority lists. Provide support for private dune restoration projects.

8) For Class G areas, encourage abandonment of these properties. Restrict access to existing dunes and commence dune restoration projects

Dune restoration projects will include all of the following

1) Restricting access to section of dune by sand fencing or posts and rope or chain

2) Proper signage explaining restricted access

3) Planting of at least four varieties of native frontal dune vegetation to include sea oats in accordance with a plan approved by the Floodplain Manager and the FDEP. Sand fencing shall not be longer than 10' and spaced no closer than 15' apart may also be used as long as they are not more than 4' high and are removed when the freeboard is less than 15 inches. Sand Fencing shall be installed with a heading at an approximate 105 degree from north. Consideration may be given to shore parallel sand fencing provide they are removed during the turtle season

4) Any building permit issues to applicants will include the requirement that an approved elevated walkover be constructed from the property to the dune target line OR fencing being constructed restricting access to beach from the property directly.

4) The City will impose a fine not of not less than \$100 for pedestrian and \$500 for any vehicle accessing the dune restoration area except for emergency situations or approved monitoring, planting, invasive species removal and restoration activities. Littering fines will be doubled in the dune restoration areas. Removal or relocation of any sand in the dune restoration areas except with the approval of the Floodplain Manager or designee shall be subject to a fine of \$100 per cubic yard moved.

5) The City shall extend within dune restoration area State protection of sea oats and sea grape to the following dune vegetation types:

Pennywort

Beach sunflower

Beach morning glory

Salt grass

Railroad vine

Bitter panicum

Sea purslane

The Floodplain manager is authorized upon notification to the City Commission, addition to this list any vegetation type selected for use in any approved dune restoration project

Policy 5.02.03

The City recognizes that the Beach wrack, the sea vegetation and other organics cast ashore by the waves, provides valuable nutrients to the dune vegetation, the sea birds and other resident and visiting fauna, including those down the food chain. Therefore, removal or relocation of the wrack or deliberate driving over wrack is prohibited and subject to fine unless approved by the Floodplain Manager.

The City will not approve use of mechanical cleaning or sweeping of the beach by private parties. The City will only use these cleaning methods in emergencies and only under the direct supervision of the Floodplain Manager or designee. In the case of future FEMA, State, or County led post-storm emergency cleanup efforts, the City Floodplain Manager will be the designated senior representative to the incident command structure of the cleanup.

Policy 5.02.04

The City shall continue implementation of the Coastal Upland Protection Zone (COPZ) in the Land Development regulations. Any changes to the Future Land Use Map (FLUM) or zoning change in

the COPZ while require the review by the Floodplain Manager for recommendation to the City Commission.

Policy 5.02.05

The City shall adopt and maintain the attached prioritized Dune Walkover and Driveover development plan with the target of all beach access by January 1, 2025 shall be limited to safe Walkovers and Driveovers.

In the meantime, beach accesses awaiting walkover construction shall be restricted to a maximum 4 foot wide trail fenced or roped off across the foredune and down to the dune target line or the end of the active dune restoration project, crossing the foredune or restoration project on a NW-SE azimuth.

The Floodplain Manager will review the prioritization each year until the Walkovers Are completed for review by the City Commission.

Emergency access driveovers shall be developed in accordance with Attachment A

Policy 5.02.06

The City Land Development regulation shall be revised to reflect the requirement identified in Policy 5.02.01 for permits issued for the various class of dunes eastward of the CCCL in the City. The Floodplain Manager must also sign off on any permit issues in the area east of the CCCL and in the CUPZ.

Policy 05.02.07

No motorized vehicles shall be operated on the Beach or Dune except as designed the City Commission. The fine for violation shall be increased to \$250 and impoundment of the vehicle until the fine is paid. The fine shall be doubled for vehicles without functioning four wheel drive capability.

Except in an emergency, local law enforcement, lifeguards, and beach patrol vehicular access shall be limited to drivers who have successfully completed the City's beach driving training program and have passed the annual refresher test. Drivers of public vehicles violating the beach driving regulations will face disciplinary action, up to and including termination.

The City Commission will work with the Nassau County Sheriff's office to provide proper training for county employees required to drive on the beach.

No storage of vehicles, boats, trailers, materials, beach equipment, etc. shall be permitted on the dune or beach of Fernandina Beach.

Policy 5.02.08

The City floodplain Manager will work with the FDEP and FEMA to reconcile the location of CCCL within City to make it a more usable tool for protection of the beach and dunes and the inland sections for

flood protection. This recognizes that the CCCL was last updated in 1982 and the original intent of this line and FEMA' attempt to better assess the risk of coastal flooding were similar. Updating the lines will permit better planning for the future.

Policy 5.02.09

A) City Building Codes shall be revised (if required) to prohibit excavation cutting or filling of land from 1000' landward of the CCCL to the Atlantic unless it will not negatively impact the contours, drainage or topography on the dunes

B) The City Building codes shall be revised to prohibit destruction of existing vegetation in the active dune or dune restoration area. Where such damage is unavoidable, a three to one replacement ratio shall be required to offset the damage.

C) No building permit will be issued for any new or modified structure that does not include a dune walkover from the rear of the structure to the front of the dune target or maintenance line, clearing the dune surface by at least 3 feet. Such walkovers shall not be more than 4' wide. Until such walkover is completed, the property shall be fenced to restrict access to the beach directly from the structure.

D) No structure, building, impervious service, lawn, retain wall, swimming pool, spa, or deck will be permitted within 150' of the target dune line.

Policy 5.02.10

All hard erosion structures, public and private, shall be mapped into the GIS mapping system by July 1, 2109

Policy 5.02.11 The City will prohibit use of any vertical structure or seawall east of the CCCL. Existing ones which fail or need replacement may only be replaced sloped shorelines stabilized by approved dune-beach development, living shorelines, or other approved system that will recreate habitat and provide improved storm protection for upland areas.

The City may condemn any property protected by a seawall that has failed or provides inadequate protection for the property of others.

Policy 5.02.12 The City will develop a relationship with the FDEP that any CCCL applications will in the City will be shared with the Floodplain Manager. The City reserves its right under State law to impose additional requirements to protect the beach-dune system east of the CCCL, before a building permit can be issued. All additional requirements shall be as spelled out in this management plan.

Policy 5.02.13 The City recognizes that the beach renourishment activities of the of Nassau County Shore Protection Project are critical to replace the natural littoral sand movement process that navigation channel maintenance precludes on our beaches. The City is committed to continuing to work and pay for its contracted share of this process. It also will work with coastal scientists as well as coastal

engineers of the partner agencies to promote a renourishment effort which develops the entire nearshore-beach - dune system.

The City Floodplain manager will monitor and participate in initiatives to improve beach protocols of the US Army Corps of Engineers, the Florida Department of Environmental Protection, the American Shore and Beach Preservation Association, the National Research Council and others. Of particular concern in the 2019 to 2022 time frame will be the South Atlantic Coastal Study headed by the USACE.

The City Floodplain Manager will initiate programs to better understand the nature of the beach compatible sand on the beaches and dunes of the city. The city will by January 1, 2020, convert to monitoring the state of the offshore-beach-dune system to determining when renourishment scheduled and how to adjust the program by use of LiDAR generated DEMs and models in the City's GIS

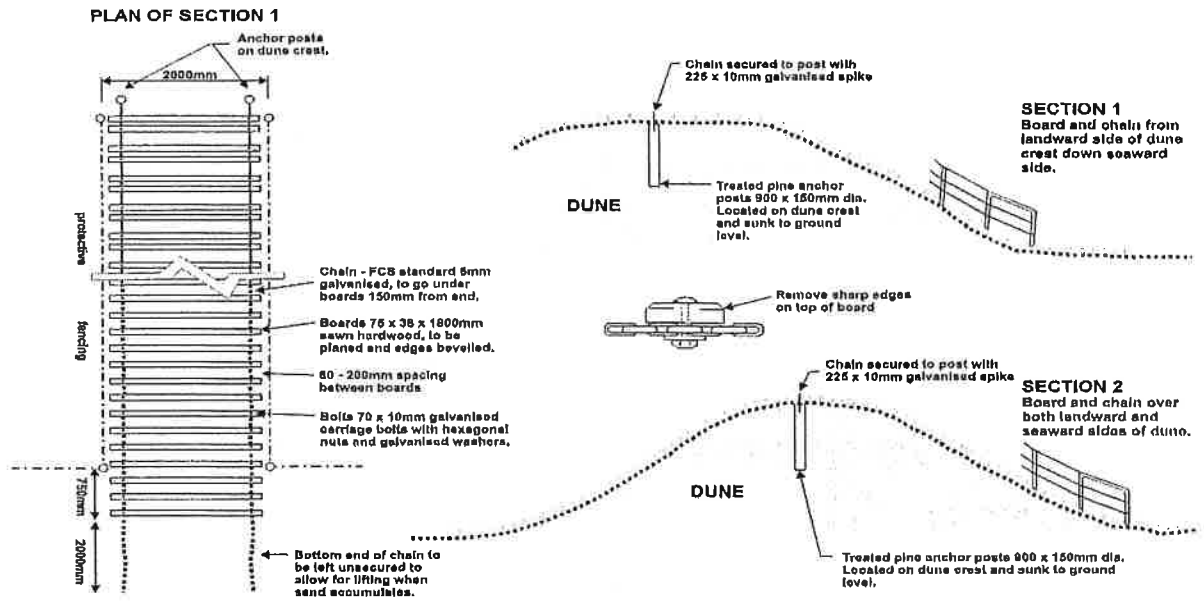
Policy 5.02.14 (New)

The beach and dunes will be managed proactively to protect and provide habitat to a variety of endangered and threatened species of flora and fauna , as identified in The Florida Imperiled Species Management Plan 2016 and the Florida Beaches Habitat Conservation Plan. All dune and beach management efforts shall be consistent with these plans to protect such species as the Right Whales, Gopher Tortoise, Beach Mice, Sea Turtles, Piping plovers, Rednots and other shorebirds. The City will continue to work with and support the highly successful Amelia Island Sea Turtle Watch, Inc. in the protection of these important species.

Policy 5.02.15 (New)

The Flood plain Manager will develop a stakeholder outreach program to obtain community input and to educate residents and visitors about need and advantages of a healthy dune and beach. The City will work with the TDC to tout the advantage of a beach destination with a viable and interesting dune /beach system

Submitted by Frank Hopf, Ph.D (Coastal geomorphology Texas A&M University 2011); P.E. (Texas); Member American Shore and Beach Preservation Association, *Phi Beta Kappa, Tau Beta Pi , and Beta Gamma Sigma*



Appendix A Dune Driving Crossover Design (From *Coastal Dune Management*, Department of Land and Water Conservation, New South Wales state, Australia)



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Beach Access walkover construction priority List (4/29/2019)

New Old #	Cross street	Walk Current	Ultimate	ADA	Structural	Protection	Service	Priority	Score	Estimated \$
Number		Over length	Length	Rank	Rank	Priority	area	score		
18	9 Jasmine	Y	20	175	3	3	6	5	4.62	\$ 88,750
17	8 Maryland	N		150	3	3	6	4	4.29	\$ 77,500
16	6 New York	N		162	3	3	6	4	4.29	\$ 82,900
11 4N	W 1st	Y	30	150	5	5	5	3	4.29	\$ 77,500
9 6N	W 3rd	Y	15	150	5	5	5	3	4.29	\$ 77,500
Driveover 2	Sadler	N/A		70	3	3	4	5	3.96	\$ 90,000
12	Main Beac Atlantic Dolphin	Y	515	975 Y	3	3	4	5	3.96	\$ 217,000
3	North Beac North Beach Park	Y	330	410 Y	3	3	5	4	3.96	\$ 56,000
27	Seaside Pk Sadler	Y	300	330 Y	2	2	4	5	3.63	\$ 23,500
19	10 Wisconsin	Y	89	225	4	4	4	3	3.63	\$ 111,250
15	5 Alabama	N		175	3	3	6	2	3.63	\$ 88,750
7 New	W 5th	N		150	3	3	5	3	3.63	\$ 77,500
4 9N	W 8th	Y	40	150	3	3	5	3	3.63	\$ 77,500
1 16N	Lisa	Y	50	150	3	3	5	3	3.63	\$ 77,500
10 5N	W2nd	Y	40	150	3	3	5	2	3.30	\$ 77,500
8 7N	W4th	Y	40	150	3	3	5	2	3.30	\$ 77,500
6 New	W6th	N		150	3	3	5	2	3.30	\$ 77,500
5 8N	W7th	Y	40	150	3	3	5	2	3.30	\$ 77,500
Driveover 1	Main Beach	N/A		70	3	3	4	3	3.30	\$ 70,000
41	35 Manatee	Y	235	380	3	3	4	3	3.30	\$ 191,000
40	34 Mantanzas	Y	370	400	3	3	4	3	3.30	\$ 23,500
38	31 Hutchens	Y	210	325	3	3	4	3	3.30	\$ 166,250
22	13 Jefferson	Y	45	225	3	3	4	3	3.30	\$ 111,250
21	11 Colorado	N		160	3	3	4	2	2.97	\$ 82,000
20	10 South Kentucky	N		225	3	3	4	2	2.97	\$ 111,250
2 New	Gisell	N		150	3	3	5	1	2.97	\$ 77,500
14	2 Amelia	N		230	3	3	3	3	2.97	\$ 113,500
13	1 Nassau	N		150	3	3	3	3	2.97	\$ 77,500
45	38 Osceola	Y	160	320	5	5	1	2	2.64	\$ 154,000
39	33 Oklawaha	Y	245	380	1	1	4	3	2.64	\$ 80,750

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37	30 Simmons	Y	220	335	4	1	3	2.64 \$	160,750
23	14 Rachel	N		220	3	3	2	2.64 \$	109,000
43	36 Kissimmee	Y	250	395	4	1	2	2.31 \$	187,750
36	29 South Casino	Y	240	340	4	1	2	2.31 \$	163,000
35	28 North Casino	Y	230	310	4	1	2	2.31 \$	149,500
34	27 Allen	Y	235	325	4	1	2	2.31 \$	156,250
29	21 South B	N		355	3	1	3	2.31 \$	169,750
28	21 John Robes	N		300	3	1	3	2.31 \$	145,000
26	18 Roosevelt	N		250	3	3	1	2.31 \$	122,500
25	16 Cleveland	N		240	3	3	1	2.31 \$	118,000
24	15 Madison	N		253	3	3	1	2.31 \$	123,850
46	39 Ozello	Y	255	400	4	1	1	1.98 \$	190,000
42	35 South Suwanee	Y	260	405	3	1	2	1.98 \$	192,250
47	40 Pasco	Y	200	300	3	1	2	1.98 \$	145,000
44	37 Alachua	Y	460	490	3	1	2	1.98 \$	33,500
33	25 Mizel	Y	230	300	3	1	2	1.98 \$	51,500
32	24 Askins	Y	285	365	3	1	2	1.98 \$	56,000
31	23 D	Y	245	295	2	1	2	1.65 \$	42,500
30	22 C	Y	205	270	2	1	2	1.65 \$	49,250
								\$	5,157,000

Dune Priority Ranking Based on Dune Protection Class							Location in City Limis		
Ranking	Description					(Lowest 1, Highest 6)			
1	Class A Dune width in excess of 200'. FEMA VE and AE 1% zones end in dune ~8800'						Beach access 35 to South City line 3136 Fletcher to Beach Access 21		
2	Class B Dune width less than 150', FEMA VE and AE 1% zones about structures ~1200'						1720 to 1962 Fletcher		
3	Class C Dune width less than 50' FEMA VE and AE 1% Zones impact structures but not public roads ~6038'						932 to 1720 Fletcher 348 Fletcher to Main Beach		

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6 Class D Dune width less than 50' FEMA VE and AE 1% Zones impact Public infrastructure and structures on west side of road way ~3100'	348 to 932 Fletcher
5 Class E Dune width 50'-100'FEMA VE and AE 1% Zones with public infrastructure and significant private structures behind the dunes. Full protection will likely require an elevation 9' berm from the coastal dune to the high dune ~7500'	North of Main Beach to State Park
4 Class F Dune width adequate but height, volume and habitat value damaged by vehicle and pedestrian access. Structures protected by retaining walls or not protected from 1% Storm flood ~3600'	3136 Fletcher to Walkover 35 Access 21 to 3136 Fletcher Main Beach

Structural Priority List based on Gillette and Associates March 2019 preliminary report.
A 3 assigned to locations without walkovers

Service Area Priority based on estimate of number of parking spots and residents without private beach access that are closest to that particular access, 5 most active, 1 least

Weighting of the factors:	Structural safety of Walkover-	0.33
	Protection of dunes	0.33
	Relative visitor use	0.33

Water Quality 5.07

Educate Residents about the Impact of lawn fertilizers, pesticides and herbicides on island waters.

(Explained in the booklet, "Florida Yards and Neighborhoods" – UF extension – or FloridaYards.org)

Eagans Creek and Amelia River

Need buffer zone around water edges. Add requirement of 25' buffer zone with native vegetation. (Same as Nassau County). Limited mowing, and a 40' buffer for fertilizers and pesticides.

Educational campaign, in print and/or on social media, explaining the reasons for this buffer. (Explained in the booklet, "Florida Yards and Neighborhoods" – UF extension.

Septic Systems 5.07.07 and 4.03.08

Intergovernmental coordination - City Needs to have a working relationship with county health department

Septic Systems As referenced in 5.07.07 and 4.03.08

Need an enforceable requirement for testing the integrity of the septic systems.

Need to adhere to water quality testing requirements according to state guidelines.

Record results and, if outside limits, then enforcement...

A requirement for repair/replacement of leaking systems, or hook up to city sewer when possible.

This also needs to apply to county properties that impact city property. (Inter-government coordination). Example: County residential property adjacent to the Greenway.

Wildlife Planning 5.10.01

Increased development is stressing wildlife, one of the gems of our island.

Most significantly, mammals, need land and territory for movement.

Policy 5.10.04 calls for a plan for Wildlife Corridors.

Policy 5.10.07 States that potential wildlife corridors should be a high priority in the land acquisition priority assessment. Focus: The Greenway needs to be extended south of Sadler.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
WORKSHOP
APRIL 30, 2019
5:00 PM
AIRPORT
700 AIRPORT ROAD
FERNANDINA BEACH, FL 32034**

The North Florida Regional Council was present to facilitate the group discussion.

1. EVALUATION AND APPRAISAL REPORT PROCESS

1.1 Introduction with discussion of available data and legislative changes.

2. COMMUNITY INPUT

2.1 Working Groups Break-Out: Discussion of specific elements advertised for the workshop to determine consensus and provide individual input.

3. NEXT STEPS

3.1 Establish next steps in EAR process.

Feedback due to Kelly Gibson at KGibson@fbfl.city by no later than 5pm on Tuesday, May 7, 2019. PAB to consider final list of "Major Issues" at its regular meeting on Wednesday, May 8, 2019.

EAR Website: http://regcominstitute.homestead.com/~local/~Preview/Fernandina-Beach-EAR-.html?_=1555091844791

Fernandina Beach

Facilitated Notes April 30, 2019

Capital Improvements

20-year Capital Improvements – plan not budget – Consensus

Emphasis on the importance of maintenance operating funding – Consensus

Build with longevity and maintenance in mind; life cycle cost – Consensus

Military use of FB – ex: airport – need coordination/liaison; info is crucial – Consensus

Public Facilities

Add objective 10 re: WSFWP – include high volume users – Consensus

Floridian Aquifer water data need objective – stay current with LOS – Consensus

Island-wide stormwater management plan and all services; intergovernmental coordination with county

Coordination with county: roads LOS, stormwater, water: potable v. waste, fire rescue, emergency management – Consensus

Need control over these – City of Amelia Island

Coordination FB and county, more public coordination with county – Consensus

Septic tanks – issue: how to fund individual hook ups – find a solution – Consensus

Transportation:

Toll/charge on bridge

Investigation of examples of congestion pricing in Florida on existing roadways

Charge for beach parking

Feasibility study through TPO

Preliminary assessment of financial options for both revenue and congestion issues

Establishment of a mobility fee to fund transportation projects, i.e., bike trails – Consensus

Establishment of city-wide network of bike trails – Consensus

Further education on bicycle safety – Consensus

2.05 Level of service standards on state, county roads

Mechanism to charge new developments for their share of added traffic/trips

All major state, county roads, 8th Street a particular problem - identify strategies to mitigate congestion



MULTI-MODAL TRANSPORTATION ELEMENT

The Multi-modal Transportation Element is intended to provide for safe and energy efficient transportation options through a variety of modes in an effort to reduce Vehicle Miles Traveled and meet the needs of both residents and employers. The Multi-modal Transportation Element contains objectives and policies which serve to further mobility planning efforts, establishment of a multi-modal transportation network consistent with the Future Land Use Map, coordination of land development activities with traffic circulation, protection of rights-of-way, establishment of level of service and quality of service standards, identifies the strategic intermodal system facilities, provides direction for network design and maintenance, and ensures a safe and effective roadway, bicycle, pedestrian and multi-use pathways network. Further, the Element provides direction to for waterways and airport planning activities and assures the availability of safe and convenient parking while providing more specific direction for parking strategies within the downtown and beaches areas. Lastly, the Element requires practical and realistic intergovernmental coordination activities.

MULTI-MODAL TRANSPORTATION ELEMENT

HIGHLIGHTS

1. Encourage energy efficient transportation options;
2. Promotes stronger connections to roadway, bicycle, multi-use pathways and sidewalk facilities;
3. Considers both Level of Service and Quality of Service Standards
4. Establishes stricter policy language for vacation of rights-of-way;
5. Directs strategies for Downtown and Beach Area Parking;
6. Minimizes reliance on the existing roadway network and encourages reduction of greenhouse gas emissions through alternative transportation options;
7. Supports efforts towards completing trail opportunities and sidewalk connections; and
8. Encourages Scenic Byway designation along A1A/ Fletcher Ave.



PUBLIC FACILITIES ELEMENT

The primary goal of the Public Facilities and Services Element is to protect investments while maximizing use of the City's existing sanitary sewer, potable water, solid waste, and stormwater drainage facilities by protecting the quality of its surface and groundwater and ensuring the availability of safe and adequate facilities to meet the current and future needs of residents and visitors. Through its objectives and policies, the Public Facilities and Services Element establishes level of service standards, provides for stormwater management planning, identifies requirements of wastewater and potable water facilities, and outlines recycling and solid waste reduction goals. In addition to the City's infrastructure, the Element also emphasizes and establishes criteria for its valuable public services such as its fire-rescue department, police and law enforcement department, animal rescue services as well as its airport, marina, and golf course.

PUBLIC FACILITIES ELEMENT HIGHLIGHTS

1. Encourages energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing;
2. Includes service aspects of the City provides both quantitative and qualitative level of service standards;
3. Establishes the need for a waste management plan including re-use and recycling strategies and goals;
4. Incentivizes use of low impact development (LID) and energy and water conservation strategies for new and infill development projects;
5. Requires use of low impact development (LID) and energy and water conservation strategies for all city projects;
6. Better addresses stormwater planning and coordination activities;
7. Identify and map locations of existing septic tanks;
8. Establishes policies to eliminate use of septic tanks within the City; and
9. Evaluates the ability to utilize reclaimed water for uses other than drinking water.



CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element (CIE) details which public facilities will be provided to the public and how these facilities and improvements will be funded. Within this element, the City is required to address the need for and location of public facilities, acceptable level of service standards for these facilities, the financial feasibility of providing these facilities, and concurrency requirements for public facilities.

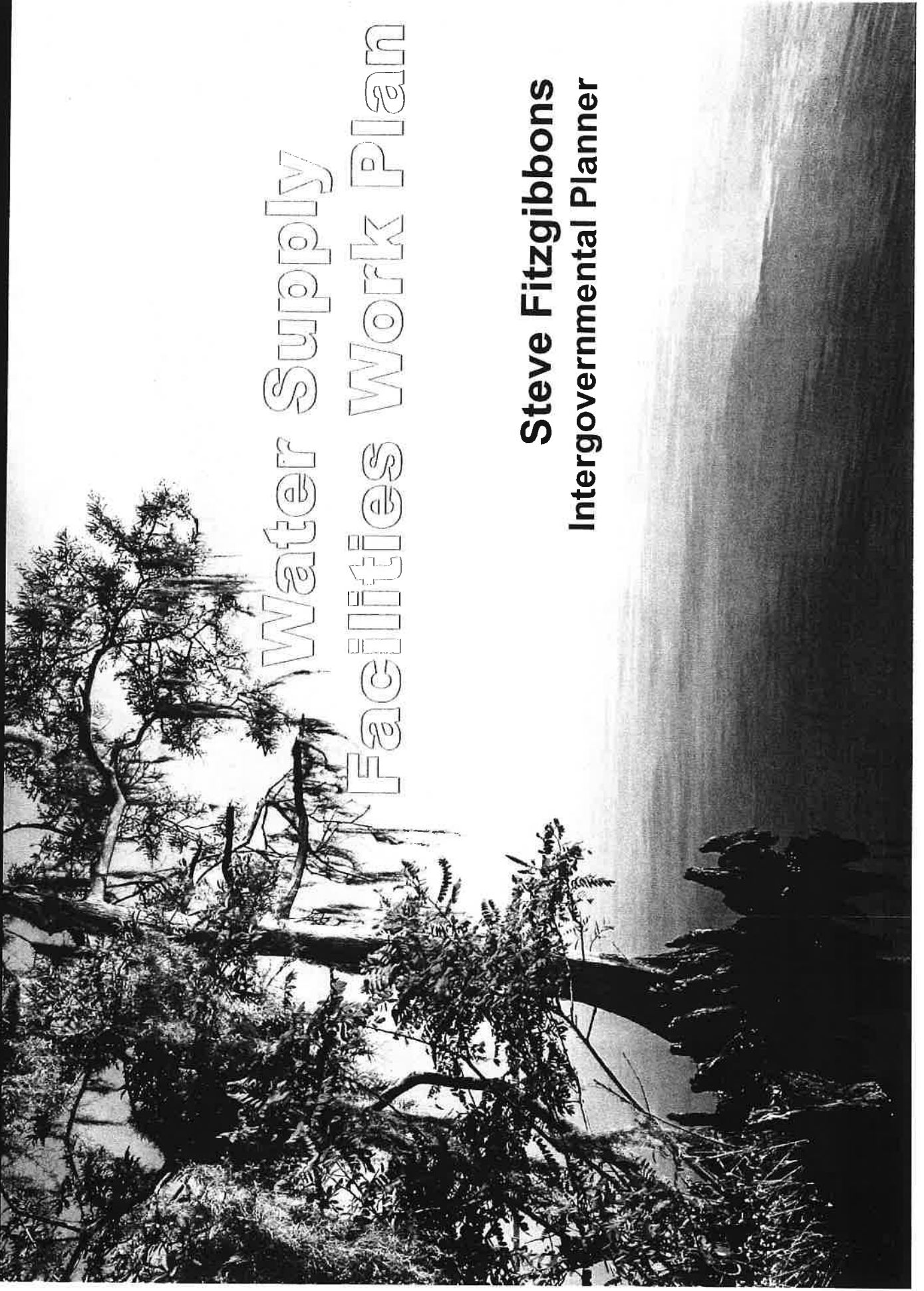
CAPITAL IMPROVEMENTS ELEMENT HIGHLIGHTS

1. Provide capital improvements that achieve and maintain level of service standards, correct existing deficiencies, accommodate future growth and provide for necessary replacements;
2. Rank proposed capital improvements according to more specific criteria, including those that will promote energy efficiency and sustainability;
3. Require that the Planning Department review the capital improvements plan annually to ensure that all needs identified in the Comprehensive Plan and/or development agreements are included;
4. Utilize development requirements included in the Comprehensive Plan and Land Development Code when making decisions regarding the issuance of development orders;
5. Manage fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development and redevelopment;
6. Adopt a 20 year capital improvements program;
7. Budget for capital improvements based on the adopted capital improvements plan;
8. Establish minimum reserve levels for capital expenditures for each enterprise fund;
9. Adopt more specific level of service standards for parks, recreation and open space facilities, fire/rescue services, police services, bicycle and pedestrian facilities, boating facilities and waterway and shoreline access;
10. Establish a level of service tracking system; and
11. Complete major renovations/new construction of City buildings to meet a green building rating system.

St. Johns River Water Management District

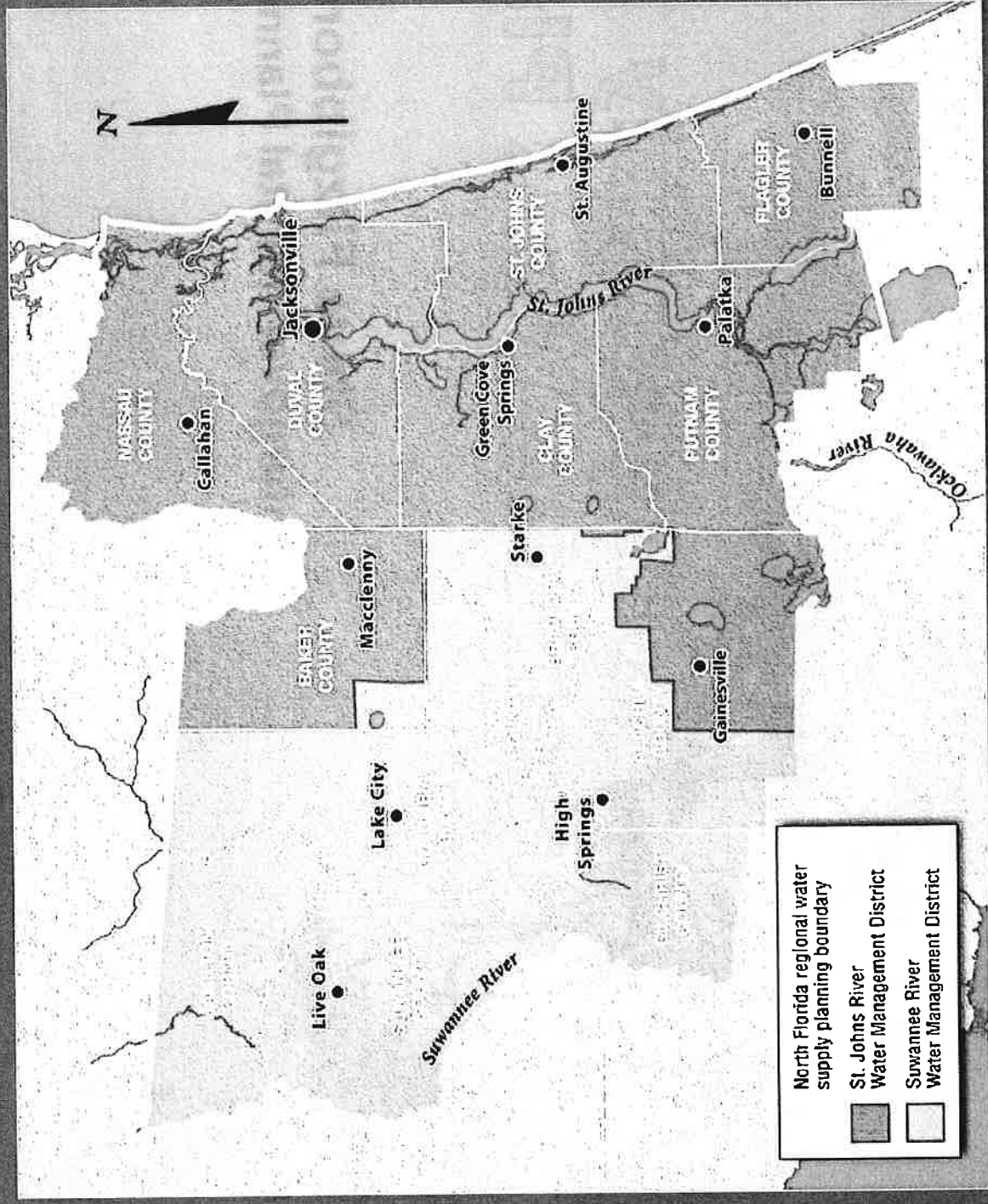
Water Supply Facilities Work Plan

Steve Fitzgibbons
Intergovernmental Planner



St. Johns River Water Management District

North Florida Regional Water Supply Partnership



For more information, see <http://northfloridawater.com>

Water resource analysis:

- Traditional groundwater sources can meet some, but not all, projected water needs
- Water demand projections exceed groundwater availability
- Potential water resource impact

NFRWSP

- **Identifies project options to meet demands**
 - **Water conservation projects**
 - **Water resource development projects**
 - **Water supply development projects (e.g., reclaimed water)**

Previous legislation

- Statute changes in 2002, 2004, and 2005 to address the state's water supply needs
- Created a statutory link between RWSPs and comprehensive plans necessitating the incorporation of enhanced water supply planning requirements in comprehensive plans

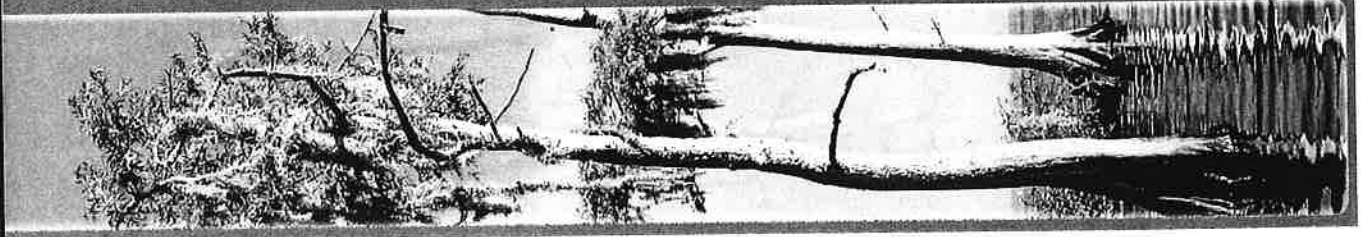


Water supply facilities work plans

- Chapter 163.3177(6)(c), *Florida Statutes* (F.S.)
- Local governments subject to a RWSP are required to amend their comprehensive plan to adopt a Water Supply Facilities Work Plan within 18 months of RWSP approval
- NFRWSP designated area a WRCA

163.3177(6)(c), F.S.

- **Revise Infrastructure Element within 18 months of approval of an updated RWSP to:**
 - **Adopt a WSFWP covering at least a 10-year planning period for building public, private, and regional water supply facilities necessary to serve existing and new development (demand);**



163.3177(6)(c), F.S.

- Incorporate and identify the alternative water supply project(s) selected by the local government from those projects identified in the regional water supply plan, or alternative project(s) proposed by the local government pursuant to s. 373.709(8)(b), F.S.

163.3177(6)(c), F.S.

- Identify the traditional and alternative water supply projects and the water conservation and reuse programs necessary to meet water needs identified in the regional water supply plan.
- The work plan shall be updated, at a minimum, every 5 years within 18 months after approval of an updated regional water supply plan.



163.3177(6)(c), F.S.

- The work plan shall be updated, at a minimum, every 5 years within 18 months after approval of an updated regional water supply plan.
- NFRWSP approved January 17, 2017
- +18 months = July 2018

Other water supply-related statutory requirements

- 163.3177(4)(a) and (6)(h)1, F.S. – Coordination of comprehensive plan with RWSP
- 163.3177(3)(a)4, F.S. – 5-year CLS to include water supply, reuse, and conservation projects
- 163.3180(2), F.S. – Water supply concurrency
- 163.3177(6)(d)3, F.S. – Conservation Element assessment of water needs and sources



Questions?

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MAY 08, 2019**

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

<i>Mark Bennett</i>	<i>Frank Santry (Chair)</i>
<i>Richard Clark</i>	<i>Greg Roland</i>
<i>Donna Lewis (Alt 1) (arrived at 5:03)</i>	<i>Jenny Schaffer (Alt 2)</i>

MEMBERS ABSENT:

Wayne Peterson

OTHERS PRESENT

Tami Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary

2. APPROVAL OF MINUTES

2.1 April 24, 2019 Special Meeting

Chair Santry proposed an amendment to the minutes to include the indication after the first sentence in Board Business that the Board requested the City Attorney issue a legal opinion on the question.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Bennett, to approve the minutes as amended.

There being no objections the minutes were approved as amended.

3. NEW BUSINESS

3.1 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-06): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY REQUIREMENTS FOR TELECOMMUNICATION FACILITIES WITHIN SECTION 7.01.02 FACILITIES IN PUBLIC RIGHTS-OF-WAY AND SECTION 6.01.00 TELECOMMUNICATION FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAY.

Chair Santry asked that the application cover page should reflect that this is an LDC text amendment.

Susan Rabold of City Scope Consultants presented to the Board.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to see the ordinance drafted in such a way that we maximize opportunity for colocation of the facilities within the ROW or outside of the ROW.

Vote upon passage of the motion was taken by voice vote and being all ayes, carried.

Julie Ferreira, 501 Date Street, inquired if there is room for consideration on the impact on trees.

Margarete Kirkland, 1377 Plantation Point Dr, representing Amelia Tree Conservancy, spoke to the tree canopy and the importance of preserving the trees and requested language be added to the ordinance to protect the tree canopy.

Victoria Robas, 2161 S. Fletcher, stated that she appreciates the effort of the Board to conceal utility poles and reduce the visual pollution.

Tammi Kosack, 322 N. 3rd St, commented on the environmental and health impacts of numerous utility poles in residential areas and also would like the trees to be protected.

- 3.2 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-05): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY THE REFERENCE DOCUMENT SPECIFIC TO AIRPORT DESIGN STANDARDS AS CONTAINED SECTION 4.02.03 AIRPORT ARCHITECTURE AND BUILDING DESIGN STANDARDS FOR DEVELOPMENT ON THE AIRPORT.**

Nathan Coyle, Airport Manager, was present to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to postpone the item to July meeting in order to allow the chair to sit down with City Attorney to discuss proposed changes.

Vote upon passage of the motion was taken by voice vote and being all ayes, carried.

- 3.3 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-12): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTIONS 7.01.01 (ACCESS AND DRIVEWAY DESIGN REQUIREMENTS) AND 7.01.02 (STREETS AND RIGHTS OF WAY).**

Staff requests formal consideration of amendments on the June 12, 2019 Regular PAB Agenda to provide time for board review. Item will be re-advertised as consistent with state statute.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to postpone the item to the June 12th meeting in order to receive Staff clarification.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Member Roland:	Aye
Member Bennett:	Nay
Member Clark:	Aye
Member Lewis:	Aye
Chair Santry:	Aye

Motion passes.

- 4.1 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-12): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTIONS 7.01.01 (ACCESS AND DRIVEWAY DESIGN REQUIREMENTS) AND 7.01.02 (STREETS AND RIGHTS OF WAY).**

Staff requests formal consideration of amendments on the June 12, 2019 Regular PAB Agenda to provide time for board review. Item will be re-advertised as consistent with state statute.

This is a duplicate item and was included on the agenda in error.

5. BOARD BUSINESS

- 5.1 **Request of Member Clark to discuss the process by which we consider amendments to the LDC including the drafting of amendments, the role of staff in reviewing such amendments, the public input process, and the need for transparency.**

Member Clark circulated a document which detailed his ideas.

Julie Ferreira, 501 Date Street, spoke to Board transparency and would like notice of meetings to be more easily available.

Victoria Robas, 2161 S. Fletcher, would like notice of meetings to be available on social media outlets other than Facebook.

Member Clark requested that Staff present solutions to the Board at a future meeting.

Bonnie Dickens, 13th Street, offered that the City website is not easy to navigate in order to access information.

- 5.2 **Evaluation and Appraisal Review (EAR) of Outreach Meetings Conducted April 23,25,29,30, consideration of Major Issues for inclusion within EAR report.**

Links to Meeting Materials and Public Input may be found at www.nefrc.org or http://regcominstitute.homestead.com/~local/~Preview/Fernandina-Beach-EAR-.html?_id=1555091844791

Ms. Gibson spoke to this item.

Margarete Kirkland, speaking on behalf of Amelia Tree Conservancy, offered that the major issues she observed was the need for long term planning, and concern for sustainability.

Bonnie Dickens stated that she reviewed the current comp plan and was surprised by how much of it is being implemented.

Victoria Robas stated that her takeaways from the EAR workshops is that the overwhelming sense that what we have today will not be here in 5-10 years and the lack of planning between the City and County.

Tammi Kosack, expressed concern that citizens are not being listened to and the City is not ready to embrace the growth.

Julie Ferreira expressed concern that her observations of the EAR workshops were not included in the document and believes a community discussion needs to take place.

A motion was made by Member Clark, seconded by Member Bennet to hold a special meeting on May 22 in order to discuss PAB input on the EAR.

DRAFT

Motion passed by unanimous voice vote.

6. STAFF REPORT

7. PUBLIC COMMENT

Laura Sirbaugh, 504 Crosswind Dr, thanked the Board for their service and stated that she recently became involved and hopes that more members of the public will do the same.

8. ADJOURNMENT – 8:50 PM

Samantha Rogic, Recording Secretary

Frank Santry, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Planning Technician

Date: December 30, 2019



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 11, 2019**

1. CALL TO ORDER – 5:02 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Mark Bennett (Vice-Chair)
Richard Clark
Jenny Schaffer (Alt 1)
Peter Stevenson*

*Victoria Robas (Alt 2)
Greg Roland (arrived at 5:49 pm)
Genece Minshew*

MEMBERS ABSENT:

OTHERS PRESENT

*Tami Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary*

Alternate Member Schaffer was seated as a voting member until Member Roland's late arrival.

2. APPROVAL OF MEETING MINUTES

2.1 November 13, 2019

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Minshew, to approve the minutes as presented.

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE #: 2019-07): CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY STANDARDS FOR HEIGHT ENCROACHMENTS WITHIN SECTIONS 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS; AMENDING SECTION 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT AND HEIGHT WITHIN SPECIAL FLOOD HAZARD AREAS; AND SECTION 10.02.01 VARIANCES TO DISALLOW GRANTING OF VARIANCES TO EXCEED MAXIMUM BUILDING HEIGHTS AND TO DEVIATE FROM REQUIRED SIDE YARD SETBACKS FOR BUILDINGS WITHIN 800 FEET OF THE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN.

Doug Roselle, 524 Tarpon Ave, spoke in support of limiting unnecessary allowable height encroachments.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Roland, to table the item to the January regular meeting.

Motion passed by unanimous voice vote.

ACTION TAKEN: A motion was made by Member Clark, seconded by Member Minshew to accept staff recommendation with regard to the yellow highlighted language and 10.02.01 Sub 11 and 12 which are additions.

Motion passed by unanimous voice vote.

4. NEW BUSINESS

4.1 PAB 2019-16: Future Land Use Map and Zoning Map Amendments to Conservation and Recreation for City Owned Properties (pursuant to Ordinance 2019-05)

The following individuals spoke to the item:

Deb Harper, 835 Allen, inquired on the notice she received in the mail.

Jeff McDowell, 2820 Mantanzas, asked for clarification on which property near him is affected.

Margarete Kirkland, 1377 Plantation Point Drive, speaking on behalf of Amelia Tree Conservancy, asked for clarification on several parcels.

Barbara Smith, 923 9th Street.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to approve PAB 2019-16 as presented.

Motion passed by unanimous voice vote.

4.2 PAB 2019-17: Future Land Use Map and Zoning Map Amendments for Non-City owned lands to Conservation and Recreation (pursuant to Ordinance 2019-05)

Marine St & Marine St:

The following individuals spoke to the item:

James O'Conner, 703 Garden Street, has a lease with CSX

Brad O'Conner, 2440 Lyndale Road, has a lease with CSX

Eric Oliver, 706 Someruelus, has a lease with CSX

Jennifer Harrison, 820 Someruelus St, spoke to the significant history of the bluff.

Member Stevenson motioned for no action to be taken on the two parcels identified to keep as industrial waterfront. Member Minshew seconded.

Upon further discussion, Member Stevenson withdrew his motion.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Clark, to postpone the CSX parcels to the March Regular meeting to give Staff time to meet with CSX.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

8th and Dade Street:

The following individuals spoke to the item:

Monica Cleveland, 2203 Belvedere Ave

Jill McCarthy, 2120 Belvedere Ave

ACTION TAKEN: A motion was made by Member Clark, Seconded by Member Stevenson, to approve Staff's recommendation of all non-city owned parcels, with the exception of the CSX properties as discussed and the parcel located on the corner of Dade and 8th Street (00-00-31-1800-0067-0050).

Vote upon passage of the motion was taken b y ayes and nays and being all ayes, carried.

5. BOARD BUSINESS

5.1 Review Draft Amendments to PAB Bylaws

Members of the Board discussed.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Roland, to approve the bylaws as amended and presented.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

The Board then unanimously agreed by voice vote, to vote on the final approval at the January 2020 regular meeting.

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT – 7:54 PM

Samantha Rogic, Recording Secretary

Mark Bennett, Vice-Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 31, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PAB2020- 00 18

REC'D: _____ BY: (8)

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



PLANNING ADVISORY BOARD APPLICATION



ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000)



LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000)



LDC TEXT AMENDMENT (\$1,000)



COMP PLAN AMENDMENT (\$1,700)



SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600)



SUBDIVISION PLAT – FINAL (\$850)



VACATION OF R.O.W. (\$1,700)



VOLUNTARY ANNEXATION (\$1,500)



Revision to each PAB Application
To offset additional display ad fee (\$400)

APPLICANT INFORMATION

Owner Name: The Amelia Island Museum of History

Mailing Address: 233 S. 3rd Street, Fernandina Beach, FL 32034

Telephone: _____ **Fax:** _____

Email: _____

Agent Name: The City of Fernandina Beach

Mailing Address: 204 Ash Street

Telephone: 904-310-3480 **Fax:** _____

Email: scumella@fbfl.org

PROPERTY INFORMATION

Street Address: 233 S. 3rd Street, Fernandina Beach, FL 32034

Parcel Identification Number(s): 00-00-31-1800-0273-0150

Lot Number: _____ **Block Number:** _____ **Subdivision:** _____

Section: _____ **Township:** _____ **Range:** _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: MU-1

Existing Future Land Use Classification: Mixed Use

Previous Planning/Zoning Approvals: _____

Description of Request:

The applicant is seeking to expand the Downtown Historic District Boundary to include the Old Nassau

County Jail/ Amelia Island Museum of History, as a non-contributing structure.

SIGNATURE/NOTARY

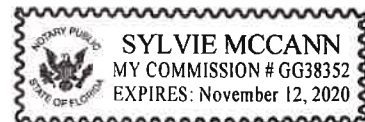
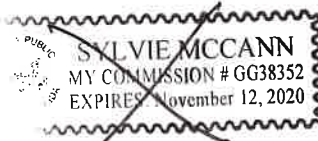
The undersigned states the above information is true and correct as (s)he is informed and believes.

12/23/2019
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day
of December, 20 19, by Phyllis Davis.

[Signature]
Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Amelia Island Museum of History
(print name of property owner(s))

hereby authorize: DALE MARTIN - City of FERNANDINA BEACH
(print name of agent)

to represent me/us in processing an application for: PAB + HDC - EXPANSION of City BOUNDARY
(type of application) TO INCLUDE PARCEL

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

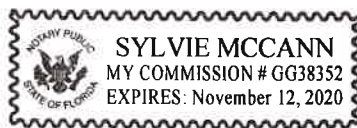
(Signature of owner)

Phyllis E. Davis
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day
of December, 20 19, by Phyllis Davis.

[Signature]
Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-32
AUGUST 15, 2019

Owner/Applicant:	City of Fernandina Beach, agent for Amelia Island Museum of History (owner)
Property Address:	233 S. 3 rd Street
Legal Description:	BLOCK 273 LOTS 15 TO 21 IN OR 803/1353 CITY OF FDNA BEACH
Parcel ID:	00-00-31-1800-0273-0150
Requested action:	Downtown Historic District Boundary Expansion to include the Old Nassau County Jail/ Amelia Island Museum of History.
Zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Museum
FL Master Site File #	8NA00287
Year Built:	c. 1938
Contributing Status:	Non-Contributing
National Register Status:	Individually Listed (09000927)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to expand the Downtown Historic District Boundary to include the Old Nassau County Jail/ Amelia Island Museum of History, as a non-contributing structure.

The structure was individually listed on the National Register of Historic Places in 2009. It was cited as being significant in the areas of local history and architecture. (see Exhibit 1)

The current building is the third iteration of the Nassau County Jail on this site and was in use as the jail for Nassau County from 1878 to 1978.

In 1986 the property was adapted for use as the Amelia Island Museum of History, which continues to occupy the building today.

Although this building falls outside of the period of significance for the Fernandina Beach Downtown Historic District (1850-1927), it represents an important aspect of our local history and architecture and should be included in the district as a non-contributing resource. Inclusion in the Downtown Historic District adds a level of protection to the site, in that all exterior changes or demolitions would be reviewed by the Historic District Council.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

OBJECTIVE 11.01. Historic Resources

The City shall continue to promote the preservation of resources through commitment to conduct historic, cultural and archaeological resource surveys and the continued development of ordinances, guidelines, and databases.

Policy 11.01.01.

The City shall encourage the protection, preservation and conservation of districts, sites, landmarks and/or structures within the City that are included on the National Register of Historic Places, or in a locally designated historic district, to ensure their protection from demolition, deterioration, reconstruction or alteration.

Policy 11.01.08.

The City shall continue delegating authority to City Commission appointed review board(s) for decisions affecting the historic, cultural and archaeological resources of the City. The historic preservation ordinance shall continue to grant powers to the appropriate review board which may include, but are not limited to:

- a. Promulgating rules governing its operation in carrying out its responsibilities;
- b. Making recommendations to the City Commission for historic district or neighborhood conservation district designation;
- c. Working on design guidelines specific to designated historic or neighborhood conservation districts and making recommendations to the Planning Advisory Board and City Commission regarding those guidelines;
- d. Working on the historic preservation ordinance and making recommendations to the Planning Advisory Board and City Commission regarding the ordinance;
- e. Reviewing proposed physical alterations of designated properties or districts;
- f. Issuing certificates of appropriateness for proposed physical alterations deemed by the appropriate review

- board to comply with the Secretary of the Interior's Standards for Rehabilitation or any adopted design standards that are based on the Secretary's Standards;
- g. Hearing variances for properties within historic districts, neighborhood conservation districts, or the Community Redevelopment Area; and
- h. Conducting public outreach and educational opportunities regarding historic preservation and cultural resource protection.

OBJECTIVE 11.03. Programs AND Policies

The City shall continue to develop programs and policies to protect and preserve the City's historic, cultural and archaeological resources.

Policy 11.03.01. The City shall explore strategies for preservation of historic resources and properties, including, but not limited to:

- a. Incentives for maintenance, restoration and rehabilitation, and stabilization of historic, cultural or archaeological resources;
- b. Incentives for productive and adaptive reuse of historic structures;
- c. Incentives for private ownership and responsible stewardship of these resources;
- d. Opportunities for acquisition and/or conservation by governmental entities, private interests, or non-profit organizations; and
- e. Establishment of historic, archaeological, or neighborhood conservation districts.

Policy 11.03.11. The City recognizes the importance of structures constructed in the last fifty years, and encourages efforts to protect significant examples of these structures as illustrative of the community's recent heritage.

Policy 11.03.15. The City shall promote historic, cultural and archaeological resource protection as an economic tool in the revitalization of the City and its neighborhoods, and support heritage tourism opportunities as a form of economic development. The City shall support the efforts of other local organizations to further heritage tourism opportunities.

OBJECTIVE 11.04. Historic Structures

The City shall actively encourage maintenance and preservation of historic structures.

OBJECTIVE 11.08. Non-designated Resources

The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

Policy 11.08.01. The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally

affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.02 Procedure for Designation of Historic Districts

A. No historic district or property proposed for inclusion in a historic district within the city shall be designated by any City agency except as provided in this section.

B. For purposes of this section, the term "property owner" shall mean the record owner or owners of one or more parcels of property within the boundaries of the proposed historic district. Should an individual, individuals or entity own more than one parcel of property within the boundaries of the proposed historic district according to the latest available tax rolls from the county property appraiser's office, then such individual or entity shall be considered one property owner for purposes of calculating the number of property owners in the proposed historic district regardless of the number of parcels that may be owned by the individual, individuals or entity within the boundaries of the proposed historic district. Should a parcel of property be owned by more than one individual for purposes of calculating the number of property owners within the boundaries of the proposed historic district, such co-owners shall be considered cumulatively as one property owner regardless of their number.

C. Upon the recommendation of the City Commission or the Historic District Council an application may be submitted by a property owner within the proposed district, or his authorized agent, to the Planning Department to prepare or assist in preparation of a designation report. The City shall charge a fee for each application that reflects processing costs for the application, except such fee shall be waived for City-initiated applications. An area or property may be identified as being potentially suitable for designation as an historic district or for inclusion in a historic district. The area or property shall be surveyed and studied for the purpose of determining the age and significance of each building, site, structure, or object within the area. A nomination report shall be prepared based on the results of the survey. Once the district boundaries are determined, the property owners shall be surveyed for their agreement with the designation and the results shall be available and considered during public hearings at meetings of the Historic District Council, Planning Advisory Board, and City Commission.

D. The applicant shall complete an application form provided by the City which shall, to the extent possible, include:

- 1. A written description of the architectural, historical, or archaeological significance of the structures, sites and building in the proposed historic district specifically addressing and documenting the criteria set forth in subsection (j) of this Section;

2. An identification of all buildings, structures and sites within the proposed historic district and the proposed classification of each as contributing or noncontributing with an explanation of the criteria utilized for the proposed classification;
3. A physical description of the proposed historic district, accompanied by photographs of buildings, structures or sites within the district indicating examples of contributing and noncontributing structures within the district;
4. A statement of recommended boundaries for the proposed historic district and a justification for those boundaries, along with a map showing the recommended boundaries;
5. The names and addresses of all owners of real property within the boundaries of the land upon which the designation of the historic district is requested and the real estate assessment numbers for the property within the boundaries of the land upon which the designation is requested. Requirements (1), (2), (3) and (4) shall be waived with respect to any historic districts listed on the National Register of Historic Places as of January 1, 1990.

E. The Historic District Council shall hold a public hearing on the proposed designation within 90 days of the filing of a completed application. The Historic District Council shall hold at least one town meeting at which the proposed district will be explained and discussed. A quorum is not necessary to conduct the town meeting. The property owners within the proposed district shall be notified by United States mail at least thirty (30) days in advance of the Historic District Council public hearing date and time. For the purpose of notice requirements to owners, the names and addresses of owners shall be deemed to be those on the current tax records in the Office of the Property Appraiser. All notices required by this section shall state clearly the boundaries of a proposed historic district. The notice required by this section, the cost of which shall be \$2 for each notification, shall be paid by the applicant to the City.

F. The notice referred to in paragraph (E) of this section shall include the following information and documents:

1. The notice shall state that the creation of an historic district will impose design review on certain permitted activities.
2. The notice shall state that the ordinance creating the historic district will contain requirements which must be met in order to alter, renovate or demolish a structure or building within the district. These requirements may relate to density, siting, building materials and architectural features as well as other matters.
3. The notice shall state that a list of contributing and noncontributing structures has been compiled and that contributing structures will be identified in the ordinance creating the historic district.
4. The notice shall state that the owners have the right to vote whether they want the historic district to be created.
5. The owners shall be provided a ballot which must be signed and witnessed which will permit the owner to vote whether he approves or disapproves the creation of the historic district. In order for the ballot to be valid it must indicate the name of the owner, the residence address of the owner and the address of the property in the proposed historic district. This ballot must be returned to the Historic District Council not less than twenty-one (21) days after the noticed hearing.
6. The notice shall state that at the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
7. The notice shall state that if the district is created the owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
8. The notice shall state that the application for creating the historic district is on file with the Historic District Council and that the Historic District Council shall have on file all information submitted by the applicant and the Planning Department, including recommendations.
9. The notice shall state the time, date, and place of any town meetings scheduled by the Historic District Council. However, nothing herein shall prohibit the Historic District Council from holding other town meetings with published notice.

G. Notice of a public hearing shall also be published once in a newspaper of general circulation in the City not less than fourteen (14) days in advance of the date of the hearing. The published notice shall be in a form

prescribed by the Historic District Council and placed by the applicant at the applicant's expense. The applicant shall file proof of publication with the Historic District Council prior to the public hearing.

H. The applicant for a proposed designation shall post signs within five working days after filing of a completed application, which signs shall be in the form required by the Historic District Council and shall be posted in full view of the public. The sign or signs shall be posted on the boundaries of the proposed historic district at each public right-of-way intersecting the boundary of the proposed historic district, or at such other locations and at such intervals, as determined by the Planning Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until such time as the advisory recommendation has been made by the Historic District Council. The signs shall be removed by the applicant within ten days after final action by the City Commission.

I. At the close of the public hearing, the Historic District Council shall determine whether, based upon the evidence, the proposed historic district does or does not meet the criteria for designation. Such a determination shall be made by a report stating the findings of the Historic District Council concerning the relationship between the proposed historic district and the National Register of Historic Places criteria for designation set forth below. At least two of the criteria must be met.

1. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
2. Its location is the site of a significant local, state or national event.
3. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
4. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.
5. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
6. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
7. Its character is a geographically definable area or neighborhood possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events, or united in culture, architectural style, or aesthetically by plan or physical development.
8. Its suitability for preservation or restoration.

J. The Historic District Council shall also determine what proposed historic district design guidelines it would recommend to apply to the historic district and shall identify what actions to be taken on property within the proposed district that would require a certificate of Approval.

K. The Historic District Council shall inform the public that each owner of real property in the proposed historic district had been sent ballots to vote on the proposed district and that the ballots must be signed, witnessed and delivered to the Historic District Council within 21 days after the hearing.

L. At the first meeting of the Historic District Council held at least seven days after the owners' votes are due, the Historic District Council shall tabulate the votes. If a majority of the owners' votes cast disapprove the creation of the proposed historic district, the Historic District Council shall take no further action on the proposed historic district and the Historic District Council's files on the district shall be closed. If 50 percent or more of the owners' votes cast approve the creation of the proposed historic district, then the Historic District Council shall adopt an advisory recommendation which shall be accompanied by a report stating the findings of the Historic District Council concerning the relationship between the nominated historic district and the National Register criteria for designation. The Historic District Council shall forward the advisory recommendation and report to the Planning Advisory Board.

M. The Planning Advisory Board shall consider the nomination request, the findings of the Historic District Council, and the request's consistency with the comprehensive plan, and make a recommendation to the City Commission. The property owners within the proposed district shall be notified by United States mail at least thirty (30) days in advance of the Planning Advisory Board public hearing date and time. For the purpose of notice requirements to owners, the names and addresses of owners shall be deemed to be those on the current

tax records in the Office of the Property Appraiser. All notices required by this Section shall state clearly the boundaries of a proposed historic district. The notice required by this Section, the cost of which shall be \$2 for each notification, shall be paid by the applicant to the City.

N. When a majority of the owners' votes disapprove the creation of the proposed historic district, any City Commission member may request that an ordinance designating the proposed historic district be drafted, but approval of the designation of such historic district by the City Commission shall require a vote of two-thirds of the City Commission members unless 85 percent of the proposed historic district acreage is already part of an historic district listed on the National Register.

O. The City Commission shall give notice, follow the publication procedure and sign posting procedure, hold public hearings, and make its determination in the same manner as provided in Section 11.02.00; provided however, there shall be no requirement to notify by United States mail all owners of real property within 350 feet of the boundaries of the proposed historic district. The Commission shall consider the same criteria set forth in paragraph (I) of this section. Any ordinance designating an historic district shall set forth the historic district design guidelines that apply to the historic district, which would then become the Historic District Design Regulations for that historic district, and the actions that would require a Certificate of Approval.

P. The City Clerk shall notify each applicant and each owner of real property within the proposed historic district of the final decision relating to the proposed historic district within seven (7) days of the City Commission's action and shall cause the designation of an historic district to be recorded in the official records of Nassau County, Florida, at the expense of the applicant for the designation. The City Clerk shall also notify the Property Appraiser's office of the designation.

Q. Boundaries for designated historic districts identified in or by this chapter shall be clearly established through legal descriptions.

R. When an historic district designation is made, the Director of Planning or his designee shall enter the designation as an overlay on the Zoning Map and Future Land Use Map.

S. Whenever the City Commission has denied an application for the designation of an historic district no further application shall be filed for the same historic district designation for a period of one year from the date of such City Commission denial.

T. The designation of any historic district may be amended or rescinded through the same procedure utilized for the original designation, by the filing of an application for rescission or amendment of designation utilizing the procedure hereinabove set forth. Any Historic District Council recommendation to amend or rescind a prior designation shall be based upon new evidence and negative evaluation according to the criteria used for historic district designation in existence at the time of such application for rescission or amendment.

U. If an updated report shows that there are additional contributing structures outside of the original boundary of an existing district, then the city may consider the expansion of the boundaries of the district to incorporate those properties. A ratio of 50 percent contributing structures within the proposed district expansion is required for the creation of an expanded district.

V. The expansion of existing historic districts shall be done by ordinance adopted by the City Commission, in accordance with the same procedures required for the creation of new districts, except that the information required shall be applicable to the expansion area only, and not to the entire district.

ANALYSIS:

Due to the important role this structure has played in the City's history, it merits inclusion into the Downtown Historic District (see Exhibit 1). As the current iteration of the Nassau County Jail was constructed in 1938 and falls outside of the downtown's period of significance, the property will be classified as a non-contributing structure.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan and the Land Development Code.

Staff Recommends: Inclusion of the “Old Nassau County Jail” as a non-contributing resource to the Fernandina Beach Downtown Historic District.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-32 with or without conditions;

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

That HDC case 2019-32, as presented, is or is not substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|------------------|---|
| EXHIBIT 1 | Florida Master Site File 8NA00287 |
| EXHIBIT 2 | Locator Map/ Underlying Lots of Record Map |
| EXHIBIT 3 | Boundary Expansion Vote |
| EXHIBIT 4 | Draft Ordinance |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-32

EXHIBIT 1

Florida Master Site File 8NA00287

RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

September 30, 2009

Dr. Janet Snyder Matthews, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Dr. Matthews:

Enclosed are two nominations for listing in the National Register of Historic Places:

North Shore Historic District, Miami Beach, Miami-Dade County, Florida
Nassau County Jail, Fernandina Beach, Nassau County, Florida

Also enclosed is a district map for the North City Historic District, St. Augustine, St. Johns County (Ref# 09000778), which should be delivered to Jim Gabbert.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Interim State Historic Preservation Officer

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research
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☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NASSAU COUNTY JAIL

other names/site number FMSF# NA287

2. Location

street & number 233 South Third Street N/A ☐ not for publication

city or town Fernandina Beach N/A ☐ vicinity

state Florida code FL county Nassau code 089 zip code 32034

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara C. Mattick / Interim SHPO 9/30/2009
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register
☐ See continuation sheet.

☐ removed from the National
Register.

☐ other, (explain) _____

Signature of the Keeper

Date of Action

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously
listed in the National Register

"N/A"

0

6. Function or Use

Historic Functions (Enter categories from instructions)

GOVERNMENT: Correctional Facility

Current Functions (Enter categories from instructions)

RECREATION & CULTURE: Museum

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT: Moderne

Materials (Enter categories from instructions)

foundation BRICK
walls BRICK
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

POLITICS/GOVERNMENT

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1938-1956

Significant Dates

1938

1954

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Benjamin, Roy A.; Hopkins, A.C. (addition)

Davis, Charles J.; Woodcock, O.P. (addition)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

Nassau County Jail
Name of Property

Nassau Co., FL
County and State

10. Geographical Data

Acreage of Property 1.03 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	5	5	5	8	0	3	3	9	2	8	8	0
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Johnston, Sidney; Carmen Godwin/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date September 2009

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Nassau County Jail Museum, Phillis Davis, Director

street & number 233 South Third Street telephone 904-241-7378 x121

city or town Fernandina Beach state FL zip code 32034

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

SUMMARY

Nassau County Jail is located at 233 South Third Street in Fernandina Beach, Florida. Constructed in 1938 and expanded in 1954 and 2007, the building is a good example of Moderne design. The two-story building contains approximately 6,800 square feet of interior floor space. It faces south and displays a flat roof of reinforced concrete with straight parapets and hard-fired red brick walls laid up in a modified Flemish bond. The brick walls are three rows thick, providing sufficient strength to prevent escape and to stand against hurricane-force winds on the coastal island city. Other exterior finishes include a tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation, cantilevers, six-over-six double-hung sash windows, and an articulated foundation. A cast stone head mast contains the words "Nassau County Jail" above the east entrance. Metal exterior doors and an iron cage protecting the south entrance unmistakably identify the building as a jail. All parts of the building remain in excellent condition, in part, because of its uninterrupted use from a jail to a museum, and because of its reinforced concrete and brick construction. The building served as the county's jail until a new facility was built in 1978. Compatible additions were made to the building in 1995 and 2007.

SETTING

Fernandina Beach is the seat of government of Nassau County. Located on the leeward side of Amelia Island, Fernandina Beach is known as the "Isle of Eight Flags" for its position near the south end of the Sea Islands and its heritage of having eight nations flags been planted on its shores. It claims to be the northeastern most incorporated city in Florida, Fernandina Beach has a population of 11,815 and the larger Nassau County contains 68,188 residents.

Nassau County Jail faces east on South Third Street, occupying a site one block south of the Fernandina Beach Historic District which was listed in the National Register in 1973 with a boundary extension in 1987. The building stands three blocks east of Fernandina Beach's harbor and three blocks south of Centre Street, the central business district. Most of Centre Street's buildings were constructed of brick after fires in 1876 and 1883 destroyed much of the downtown. Four blocks to the northeast are the Fairbanks House (NR 1973) and the Tabby House (NR 1973), late nineteenth century landmarks. Closer to the jail are relatively small one-story dwellings of recent vintage. To the west is a railroad yard, and the single story Amelia Community Theater Building, formerly owned by the School District of Nassau County.

PHYSICAL DESCRIPTION

Exterior

The asymmetrical east elevation (Photo 1) of the 1938 part of the building displays a straight parapet with cast stone coping. Emphasizing its horizontal massing, three brick belt courses in header bonds are interrupted by

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NASSAU COUNTY, FLORIDA**

the "Nassau County Jail" name plate and cast stone belt courses which occupy a location above the offset entrance protected by a metal cantilever and iron door with bars. The modified Flemish bond employed in the brick work adds character and strengthens the bond between the exterior walls of hard fired-clay face bricks and the unglazed clay common brick interior walls. Asymmetrical but regular fenestration includes six-over-six-light double-hung sash windows in single arrangements along the second story and paired and singular arrangements along the first story. The window openings are accented by bricks laid in a rowlock bond for the sills and vertical stretcher patterns for the headers. The first-story window to the right, or north, of the entrance reveals iron bars protecting the interior. This entrance historically led into the cells and jail administration areas. The entrance and window arrangement and the windows opening at the southeast corner are further accented by bricks laid on their beds to form basket weave patterns. Header bonds in corbelled patterns form inset panels. Accented by cast stone drip molding that extends ten feet from the southeast corner, an articulated foundation consists of salmon-colored bricks laid up in American common bond, contrasting with the red brick modified Flemish bond on the primary walls. A stack bond laid vertically accents the upper row of bricks on the articulated foundation, providing an unusual belt course and visually identifying the position of the first floor.

At the north end of the east elevation projects a small one-story flat roof extension (Photo 2). Similar in design and materials to the two-story east elevation, the extension is part of the 1954 addition. It is differentiated from the 1938 part of the building by the absence of any belt courses or decorative brick panels and its use of a cast stone belt course that extends across the top of the articulated foundation. The same modified Flemish brick bond work evident on the older part of the building appears on the addition. The north elevation of the one-story extension (Photo 3) displays a six-over-six and four-over-four-light double-hung sash window and the west elevation of the one-story addition contains no piercings.

The south elevation (Photo 4) is symmetrical with a central iron door with bars protected by a distinctive cantilever enclosed with an iron cage and accented by a decorative metal railing. This entrance historically led into the jailer's quarters. A full-height projecting brick panel further identifies the entrance which is further accented with a central window opening filled with glass blocks and fleur-de-lis floral designs executed in cast stone. The tripartite brick belt courses evident on the east elevation continues along the south elevation, interrupted by the cast stone floral designs and continued with cast stone belt coursing. The basket weave panels accent the walls between first- and second-story windows and entrance. The first-story windows bracketing the entrance have been covered with diagonal boards; the second-story six-over-six-light double-hung sash windows remain evident, a cast stone drip molding that accents the foundation is obscured by vegetation.

The remainder of the south elevation displays a stepped back plan with asymmetrical and irregular fenestration resulting from a combination of the 1954 and 2007 additions (Photos 5&6). Rising two stories, the additions display a parapet line three feet lower than the parapet accenting the wall to the east. The parapet cap on the

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addition intersects the uppermost belt course of the wall to the east with the two lower belt course lines continued in the appropriate alignment. Four blind windows contrast with a single six-over-six double-hung sash window. Supported by a small concrete porch, a door and single window punctuate the southwest corner of the elevation. Hard clay-fired brick walls are accented by a stuccoed foundation finish.

The west elevation (Photos 7&8) displays more of the six-over-six double-hung sash windows set in a regular pattern with the exception of a blank wall at the northwest first-story corner. Three windows on the second floor have been removed for restoration and the openings temporarily boarded over. A cast stone foundation skirt contrasts with the red clay-fired brick walls.

Continuing the irregular plan of the south elevation, the north elevation (Photo 9) displays a projecting flat-roof extension at the northwest corner that yields to a glass enclosure shaded by a green awning and incised within the building to provide ingress and egress at the center of the elevation. Farther east, the two-story walls are interrupted by double-hung sash windows set in an asymmetrical pattern and a brick chimney with an arched cap. Two of the windows on the second story are boarded over; one window has been removed for restoration, the other remains in the opening. The one-story addition projects at the northeast corner.

EXTERIOR ALTERATIONS

The east elevation (Photos 1&2) has not been altered with the exception of the one-story 1954 addition, which is part of the historic fabric of the building. The south elevation has been altered by the addition of the ca 1986 installation of the iron cage mounted under the cantilever to protect the entrance. Originally, brick walls were located under the cantilever with a four-over-four light double-hung sash window piercing the west elevation and an entrance at the east elevation. An uninterrupted brick wall originally faced Cedar Street. The cantilever and decorative metal railing were part of the original design; salvaged from interior sections of the jail, the iron cage replaced the brick walls to provide a serviceable entrance into the museum and an outward visual indicator of the historic interior function of the building.

Another alteration to the south elevation is the 2007 addition (Photo 5). The 2007 addition covers sixteen feet and four double-hung windows along the west elevation of the 1938 part of the building and twenty-four feet and four windows of the south elevation of the 1954 addition. Designed by Kenneth Smith Architects, Inc., of Jacksonville and approved by the Architectural Services Section of the Division of Historical Resources, the 2007 addition meets the Secretary of the Interior's criteria for a compatible, but differentiated addition to a historic building. Set back appropriately from the historic wall of the south elevation, the 2007 addition displays red brick walls of differing hues, distinct from the red bricks employed on either the 1938 original part or the 1954 addition. The parapet, modified Flemish bond pattern, belt courses, and window headers and sills accenting the windows are copied directly from the historic fabric, but none of the decorative brick panels appear. The stuccoed foundation skirt contrasts from the brick foundation on the 1938 building and the cast

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stone veneer on the 1954 addition. The six-over-six double-hung sash windows and blank windows arranged in an asymmetrical pattern both reflect the fenestration on the unaltered walls of the building.

The north elevation (Photo 9) is altered by the introduction of the 2007 addition that in-fills the space between the 1938 portion of the building to the east and the 1954 addition to the west. The addition covers a space amounting to sixteen feet of historic wall fabric in an area historically that was a two-story flat-roof hyphen that served as a passageway between the 1938 and 1954 parts of the building. Historically, it measured sixteen feet in length by ten feet in width. Reflecting the pattern revealed on the south elevation, the north elevation of the 2007 addition has red clay-fired bricks of various hues that contrast from the historic fabric, but laid up in the same historic pattern. The glass enclosure provides at once an entrance vestibule, visual relief from the massing of red bricks along the elevation, and the original depth of the historic hyphen connecting the parts of the building. Two double-hung sash windows pierce the wall surface above the glass wall. Setbacks emphasize the introduction of a modern addition along the north elevation. The setback from the north wall of the 1938 building amounts to eighteen inches and sixteen feet from the 1954 addition. The 2007 addition includes a new concrete step and ramp system to provide access into the building to meet local building and ADA codes.

**Interior
First Floor**

The interior of the building contains thirteen primary rooms that support the museum's exhibits, patrons, and administrative staff. The first floor contains exhibition halls, restrooms, central hall and stairs, and storage room. The iron cage and door on the first-story south elevation opens into the reception area and primary exhibition hall (Photo 10). Framed with large wood planks during construction and leaving striation marks, reinforced concrete joists and the second-story floor system remain clearly evident at the ceiling, which rises ten feet. In association with the iron cage and barred iron door at the entrance, the ceiling conveys the feeling of the building's historic use as a jail. Unglazed brick interior walls are apparent above and beside exhibition panels and temporary walls installed to enhance the museum. This area historically served as the jailer's quarters, which consisted of a combined living/dining room, kitchen, bedroom, bathroom, and guest or child's room. To the northeast is an area that historically was a part of the jailer's quarters and now is a exhibition hall (Photo 11) that interprets Nassau County's history. This room displays similar details at the ceiling and walls as found at the primary exhibition hall.

To the east of the Nassau County History Room is the central hall and staircase (Photo 12). The straight stairs have a brick base, iron newels and handrails. The central hall reveals the building's unusual interior brick wall system, barred iron doors, and the iron utilitarian staircase. The iron materials were designed, fabricated, and installed by the Decatur Iron & Steel Company of Decatur, Alabama. Historically containing a temporary holding cell, restrooms (Photo 13) are located to the north of the central hall. Along the south wall of the central hall and at the foot of the staircase is located a barred iron door (Photo 14) that historically provided

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access between the jailer's quarters and the central hall. East of the central hall lies the sally port, or prisoner's entrance vestibule (Photo 15) which historically served the jailer's quarters to the south, to the west the central hall and jail, and the booking and processing room to the north (Photo 16). The processing room currently supports Spanish mission and Timucuan exhibits. The sally port has its original iron door framing systems, but the barred iron doors have been removed to improve circulation through the museum.

A narrow corridor extends to the west of the Nassau County Exhibition Hall (Photo 17). The corridor visually identifies a transition from the historic building into the modern addition through differentiated red brick walls and a reinforced concrete ceiling to a gypsum-board-and-plaster walls and drop ceiling system. The corridor empties into part of the 2007 addition that contains a hall (Photo 18) which supports a new elevator, vestibule, rear entrance, and handicap ramp. To the north of the elevator is located the entrance vestibule (Photo 19), which visually unites and differentiates historic brick walls and double-hung sash windows with modern spaces and materials. In the vestibule are revealed to the east original brick walls and windows associated with the 1938 original building, and the 1954 addition's materials to the west. Iron bars remain intact on the former windows, indicating the historic use of the facility in the new entrance. West of the elevator and rear vestibule and contained within the 1954 addition is a secondary hall (Photo 20); an exhibition hall with an emergency exit on the south elevation (Photos 21&22); and storage room to the north (Photo 23). The exhibition hall has temporary walls and finishes that obscure the original brick interior walls, windows, and ceiling. Formerly containing the primary electrical service panels and transmitter equipment, and currently undergoing rehabilitation and re-use as an exhibition hall, the storage room reveals plaster-and-brick walls, a reinforced concrete ceiling, and replacement double-hung sash windows.

Second Floor

The current and historic system for gaining access to the upper floor is the central staircase (Photo 24). Not available to the general public as part of the overall museum experience, the second floor contains administrative offices, library, archives, and a multi-purpose room for developing exhibits and holding seminars and workshops. It historically contained only cells for inmates. In general, the rooms have double-hung sash windows and brick walls, although some walls have been painted white. Drop ceilings obscure original reinforced concrete ceilings in many rooms, and provide access spaces for electrical and HVAC systems. At the top of the staircase and to its north are located administrative offices (Photos 25&26) and a storage facility (Photo 27), which is protected by a barred iron door (Photo 28). To the south of the staircase is the library and archives (Photo 29). Although the walls of this room have been covered with gypsum board and plaster, the original windows and brick floor remain visible. At the northwest corner of the library is a narrow corridor (Photo 30) that leads into the 2007 addition with modern bathrooms and a new stairwell (Photo 31). To the north of the corridor are the elevator, accompanying hall, and an administrative office (Photo 32). Contrasting with the modern finishes in the office is an original window and supporting brick wall (Photo 33). With the exception of the narrow corridor, these rooms comprise the 2007 addition. To the west of the elevator is a large

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open multi-purpose room (Photo 34), which has drop ceiling panels, double-hung sash windows, and partially exposed brick walls.

INTERIOR ALTERATIONS

First Floor

The first floor has several alterations made to adapt the building to its present use as a museum. Those changes are largely sensitive to the original circulation system and use. The reception area and primary exhibition hall (photograph 10) originally contained five spaces for the jailer's quarters, that is, a living/dining room, kitchen, two bedrooms, and restroom. The interior walls were removed about 1995 and the space reorganized with partitions for reception, gift sales, main exhibition hall, and a small theater. With the exception of the removal of several metal doors, the original east entrance vestibule, booking room, and dispatch, deputy's lockers, and armament storage room (Photos 15&16) retain their original features and circulation pattern. The original jail laundry (Photo 13) was divided into two spaces around 1995 to accommodate restrooms. Free-standing in the center of the room, the original trustee cells were removed about 1988 to create exhibition space (Photo 11). Red brick walls, metal doors, and reinforced concrete ceiling systems remain visible reminders of the originally intended use of the building.

An addition and modifications made in 2007 altered the interior of the original sally port system and connector between the 1938 and 1954 sections of the jail (Photos 17,18,19&31). Two restrooms and a staircase were added to the south elevation, and the sally port to the north was enclosed to accommodate an elevator, hallway, and handicapped ramp. New interior partitions were finished with smooth plaster. They contrast with the exposed original exterior brick wall and double-hung sash windows complete with iron bars revealed within the new vestibule. Removed about 1988, the original female jail cells for both black and white inmates occupied the large space at the west elevation (Photos 20-22). A wood-frame partition extending north-to-south visually separated the free-standing cells. The wall system was reorganized in 2007 to accommodate a hall serving the elevator and north entrance, and exhibitions in the former cell room for female inmates.

Second Floor

The second floor retains its original circulation pattern, materials, and features to a high degree. The most obvious change is the removal of the free-standing iron cells in the two major spaces (Photos 29&34). Most alterations were completed about 1995 to support museum operations. A small partition in the former "Black men's bull pen" (Photo 29) forms a library reading space (2007), and a secure archives (c.1994) with many of the museum's most valuable resources are stored in the locked room. The mentally deficient, padded, solitary confinement, and trustee cells (Photos 24-28) have been adapted for offices, but retain their original walls. Completed in 2007, the addition and alteration above the first-floor sally port (Photos 30-33) provides a

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staircase, restrooms, and an office on the second floor. A revealed window (Photo 33) serves as a visual reminder that the latter room is an addition with this space originally located outside the exterior walls.

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**NASSAU COUNTY JAIL, FERNANDINA BEACH
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SUMMARY

The Nassau County Jail, currently housing the Amelia Island Museum of History, is significant at the local level under Criterion A in the areas of Politics/Government and Social History, and under Criterion C for Architecture. The jail was constructed by Nassau County government in 1938, on the site of an 1878, one-story wood-frame jail and a subsequent two-story masonry jail. Contributing to a local initiative to expand and modernize Nassau County's government buildings, the 1954 addition was part of a larger contract that also expanded and modernized County Courthouse. The jail was the hub of activity for persons charged with crimes and held through trials, incarcerated for one year or less, or transported to the state prison. Under Criterion C, the building possesses significance for its rare Moderne design, and for its distinctive characteristics of a type of construction designed for incarceration. In its original form, the building was designed by Jacksonville architect Roy A. Benjamin and constructed by Charles J. Davis, Inc., of Jacksonville. The Decatur Iron & Steel Company of Decatur, Alabama, designed and installed the iron and steel work and equipment used for the jail's doors and cells. Another Jacksonville architect, Abner C. Hopkins, drafted the plans for the 1954 addition, which gave the building its current irregular shape. The O. P. Woodcock Company of Jacksonville supervised construction of the addition with the Roanoke Iron & Bridge Company of Roanoke, Virginia, supplying the iron work for cells and doors. The Nassau County Jail has played an integral part of Nassau County's history until a new facility was built in 1978. With an adaptive reuse the Amelia Island Museum of History re-opened the building in 1986.

HISTORIC CONTEXT

Nassau County, Florida's tenth county designation, was created by Florida's Territorial Legislature in 1824. A German name applied to a river and sound on the south side of the county, Nassau supported numerous plantations dotting the banks of the Amelia River, Nassau River, and St. Mary's River in the colonial and antebellum periods. Established earlier in the century, the Town of Fernandina became the county seat. The major port in Nassau County, Fernandina was one of the largest towns in Florida, and an important northeast Florida port in the decades before the Civil War. The population increased from 1,511 in 1830 to approximately 3,000 in 1860. Built at the north end of Amelia Island, Fort Clinch protected the towns of Fernandina, Florida, and St. Mary's, Georgia. In 1861, Senator David Levy Yulee completed the Florida Railroad from Fernandina to Cedar Key. In the process, he moved Fernandina from its original Old Town site at the north end of the island to a new location south on the Amelia River (WPA 1936; Johannes 2000:27, 30).

The Civil War forced most construction plans to be shelved, particularly after March 4, 1862, when a force of 15,000 Union troops on twenty ships arrived from Hilton Head Island. The Confederates abandoned the island without a fight and most of Fernandina's citizens fled the town. By contrast, within a few months of the Federal occupation, hundreds of runaway slaves arrived on the island, moved into Fernandina, and many able-bodied male ex-slaves joined the Union army. During his tour of the South with Chief Justice Salmon Chase in 1865,

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journalist Whitelaw Reid found the Yulee residence to have a senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. John Muir, the naturalist who passed through Fernandina in 1867 on a 1,000 mile walk, only commented that he walked off a "...ramshackle pier into a ramshackle town." Both returning black veterans and the white citizenry rebuilt Fernandina. Notably, one of the first elections in the South that included both black and white voters during Reconstruction occurred in Fernandina's mayoral election of 1865 (Johannes 2000:324; Rerick 1902 2:316).

Beyond fishing and the railroad, the economy of Nassau County consisted of agriculture, lumber, naval stores, and tourism. County government reorganized following the Civil War. Many meetings were consumed with the typical issues associated with the collection of tax revenues, elections and constitutional offices, roads and bridges, the county's poorest residents, and law enforcement. In the process, the board of county commissioners acted upon petitions to create new roads, bridges, set millage rates, and constructed public buildings, including a courthouse and jail in Fernandina (Johannes 2000:36-37).

The late nineteenth century was Fernandina's Golden Age (1870-1910) when an influx of investor businessmen helped to transform Fernandina. Some of the growth spilled over into the county as naval stores and timber were harvested. Fernandina became a winter resort and an area in which freed slaves worked to retain the rights and freedom they had won in the Civil War. It was a time of boundless economic optimism for the town. Part of that development was the construction of a county courthouse on Centre Street and a county jail several blocks to the southwest. In addition to public buildings, numerous fashionable residences were built, including the Fairbanks House (NR 1973), fondly called Fairbank's Folly. This Italianate gem was designed by prominent architect Robert S. Schuyler, who also drafted the plans for St. Peter's Episcopal Church, the Tabby House (NR 1973), the 1886 School House, and the Hirth House. The Egmont Hotel opened in 1880 and gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the fine new jail on the way to the hotel. In 1877, General Grant visited the island at the beginning of his world tour and was feted in Fernandina. By 1880, the town had entered an economic boom. Initially, most commercial buildings lining Centre Street were constructed with wood. Brick became the material of choice after devastating fires burned most of Centre Street in 1876 and 1883 (Wood 1989:223; Johannes 2000:36-37).

The county's population expanded in the late nineteenth century, climbing from 6,635 in 1880 to 8,294 in 1890 and reached 9,654 in 1900. The growth of Fernandina played an important role in the population boom, expanding from 1,722 in 1870 to 2,562 in 1880. The introduction of new railroads and an increase in port traffic contributed to the county's growth. Beyond Amelia Island, Fernandina, and the towns of Callahan and Hilliard, Nassau County extended over 650 square miles to include the unincorporated communities of Andrews, Boulogne, Brickyard Landing, Bryceville, Chester, Crackertown, Crandall, Crawford, Dahoma, Dyal, Evergreen, Franklintown, Frink, Gross, Inglehome, Italia, Keene, Kent, Kings Ferry, Lessie, Mattox, Nassauville, O'Neil, Orange Bluff, Ratliff, Romulus, Wilds Landing, Woodstock Mills, and Yulee. The naval

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stores, railroad, and turpentine industries played an important role in the founding and development of most of those communities (Johannes 2000:40-81).

With growth came an increase in crime. Presumably, the initial county jail was contained within the first Nassau County Courthouse between the 1820s and 1870s. A subsequent courthouse was completed in Fernandina in 1891, complete with a lock-up for prisoners awaiting arraignment and trials, but by then a separate county jail had been built. In 1868, the Nassau County Board of County Commissioners took its first tentative steps to create a stand-alone county jail. In December of that year the board authorized the sheriff to develop plans for a jail, but the initiative failed. Then, on 23 May 1871 the county government purchased land south of Fernandina's downtown and east of the railroad tracks for a jail. Standing northwest of the intersection of Cedar Street and Third Street, this first jail was a one-story wood frame building completed in 1878. The county government responded to jail breaks in the early 1880s by improving its selection of jailers and locking mechanisms. In one well-publicized case from 1880 a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to the justice of the peace in Fernandina who met the train with several deputies and conveyed the suspect to the jail for the night. When the justice of the peace returned the next morning, the accused was gone. Suspecting the jailer of releasing him, the justice of the peace arrested the jailer and had him held in his own jail. By 1884, the jail had grown in size with a two-story main building with a supporting stockade and outbuildings. By 1909, the aging nineteenth century jail was replaced with a two-story brick building with a single outbuilding known as a calaboose, a colloquial term for a city lock-up or dungeon (*Florida Mirror*, 11 December 1880; Minutes of the Board of County Commissioners, 1868-1871; Deed Book N, p. 15 Clerk of Court Nassau County FL; Sanborn 1909).

Supported by constables and justices of the peace, the sheriff's department provided law enforcement over unincorporated Nassau County. Deputized officers delivered suspects arrested for criminal activities to the jailer at the Nassau County Jail for processing and incarceration. Jailed suspects formally charged with criminal activities were transported from the jail to the Nassau County Courthouse approximately four blocks northeast for arraignments and trials. Suspects who failed to meet a bond set by the court were held on remand in jail until trial. Some of the accused found guilty were sentenced to the county jail, generally for terms of one year or less. Longer sentences were carried out in the Florida State Prison at Raiford (Minutes of the Nassau County Board of County Commissioners, 1868-1871).

Growth in Nassau County persisted in the first half of the twentieth century, increasing from 9,654 in 1900 to 11,340 in 1920. By 1907, the county contained 138 miles of mainline railroads and, along with the development of United States Highways 1, 17, 23, and 301 and State Road A1A in the 1920s and 1930s, brought visitors, new homeowners, and businessmen into Nassau County. The development of the Intracoastal Waterway and bridges over the Amelia River and the St. Mary's River provided greater access for residents and visitors alike, and more crime into the region. The Era of Prohibition (1918-1933) prompted Nassau County's sheriff's department to launch periodic raids on moonshine stills leading to the destruction of barrels of liquor.

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The United States Coast Guard installed a base at Fernandina in the late-1920s to help curb rum-runners along the north Florida and South Georgia coasts. Entered into Nassau County's criminal bench docket books, other common forms of criminal activities included arson, assault, embezzlement, grand theft, interfering with an officer in the discharge of duty, larceny, manslaughter, murder, and rape. The end of prohibition closed an important chapter in the history of criminal activity in Nassau County. The shrimp industry thrived along the coast and the introduction of the factories by the Fernandina Pulp & Paper Company, Nassau Fertilizer & Oil Company, and Kraft Corporation brought new jobs to the county. Notwithstanding those new opportunities, the Great Depression coupled with joblessness and hunger ushered in a new period of criminal activities. Motivated by the desperate times, some residents relied on embezzlement and larceny just to fulfill their basic needs (Tebeau 1971:393-402; WPA 1939:374; Criminal Court Docket Book 1920-1933).

Some relief measures associated with the New Deal, including the Civilian Conservation Corps (CCC) and Public Works Administration (PWA), alleviated the harshest effects of the Depression, but few municipal governments in Nassau County took advantage of the programs. World War II lifted the economy out of the Depression. By 1945, the United States government had allocated more resources to the war and supported more construction projects in any other time in its history. In nearby Jacksonville, the Department of the Navy established Naval Air Station Jacksonville, which was supported by various outlying fields, including an emergency facility at Callahan in west Nassau County. By 1950, the county's population had climbed to 12,811 and, responding to that growth and Florida's image as a tourist and vacation destination, the municipal government at Fernandina changed the city's name to Fernandina Beach, in 1947. Between 1950 and 1957, the county experienced a twenty-five percent increase in population, and in 1960 the county's population reached 17,189 (Johannes 2000:188, 211-212; Morris 1949: 251; Morris 1985:549-551, 557).

HISTORICAL SIGNIFICANCE

The construction of the Nassau County Jail during the Great Depression was precipitated, in part, by a report received in 1936 by the county government from Jesse Elliott Creech, a Jacksonville inventor and inspector of correctional institutions, county jails, and state convicts for the board of commissioners of state institutions. The board of county commissioners then consisted of Chairman John T. Ferreira, Pasco Jones, Harry F. Sahlman, C. J. Walker, and K. K. Wilds. Creech cited the county government for the general poor condition of its aging nineteenth century jail and especially the building's inadequate cells, plumbing, cots, and bedding. In addition, Creech found the county's stockade at Hilliard in a similar poor state of repair. Only five years earlier, the Florida Federation of Women's Clubs had taken a statewide survey of Florida's county jails and found the condition of those facilities less than ideal and in some cases worse than during a similar study conducted nine years earlier. The Club cited inadequate medical care, unsanitary conditions and structures, lack of education and rehabilitation measures for inmates, enforced idleness of prisoners, and a fee system of 65¢ paid by various counties to its sheriffs for board for each incarcerated person. Responding to the state official, Nassau County's commissioners, for their part, promised to improve the condition of both facilities and subsequently made a few

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repairs to the jail. A two-story masonry building, the jail had been constructed about 1891 to complement a new courthouse built the same year on Centre Street (FWP 1939:111; NCBCCM Book 9).

In April 1937, after making additional repairs to the jail, the county determined to replace the building. That month, the board instructed its clerk to contact Jacksonville architect Roy A. Benjamin about his availability to design a new jail for the county. Responding quickly to the unsolicited work, Benjamin submitted a proposal to design a new county jail in May 1937. Benjamin agreed to prepare the preliminary sketches, working drawings and specifications, take bids, let contracts, and supervise the work. The next month, Winter Park architect James Gamble Rogers II, solicited the board with his services, but by then Benjamin's services had been secured. In June 1937, after being hired by the board, Benjamin indicated that "...the present jail will be safe to handle prisoners for the next sixty days or probably longer, at which time it is hoped the new jail will be pretty well on the way." Benjamin completed the jail plans on 23 July 1937 and submitted the plans to the board later that month. Reflecting the decline in the construction business associated with the Great Depression and the accelerated bidding process laid out by county officials, the board received construction bids from several Jacksonville firms by 11 August 1937. The bidders consisted of Charles J. Davis, Inc.; R. H. Gallespie; W. T. Hadlow; George Haydock; J. M. Raymond Construction Company; Ivy H. Smith Company; and the O. P. Woodcock Company. The board submitted the bids to Benjamin for evaluation and recommendation. Later that month, Benjamin recommended that the board approve the bid of \$19,361 submitted by Charles J. Davis, Inc., for construction and the steel work and equipment bid of \$10,069 submitted by the Decatur Iron & Steel Company. Davis's contract stipulated that the contractor would "...demolish the present old two-story Jail Building, and will erect and complete a two-story jail building on the property now occupied by the old jail building..." He agreed to have the new jail "...substantially completed on the 1st day of January, 1938." To streamline the process and further reduce costs, at the county's request Benjamin submitted an addenda to his original specifications, which included omitting the parapet wall on the rear elevation, the cast stone belt along the first floor, and furring in and plastering the jailer's office. Demonstrating the completeness of Benjamin's architectural services, the Jacksonville architect included a section on Special Jail Equipment in his specifications, which were used by the Decatur company to formulate its bid. Unfortunately, those documents have been lost (NCBCCM Book 9).

Running slightly behind schedule, Davis appeared before the board of county commissioners at their regularly scheduled meeting on 16 February 1938. The contractor indicated the jail was complete and the commissioners agreed to visit the building following the meeting. Approving the work, the board made its final settlement with Benjamin and Davis at a special session designated for that purpose on 28 April 1938. Satisfied with Benjamin's work on the jail, the board turned to the architect to design a new county hospital, a design that was later rejected (NCBCCM Book 9).

J. C. Colson served as Nassau County's jailer between the late 1930s and the 1950s. A county employee supervised by the sheriff's department, Colson worked closely with deputies to receive and process suspects,

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incarcerate inmates, transport prisoners between the jail and courthouse, and maintain a secure facility. He supervised several guards, including Owen Barnard whose responsibilities included standing night watch. In 1938 alone, the first year of operations for the new jail, Colson reported the cost of handling the prisoners, that is, booking them and escorting them between jail and courthouse, as \$448.75. In contrast, the jailer reported that the cost to feed inmates during the first six months of operations as \$125. Between the late 1930s and 1950s, Colson's annual salary increased from \$270 to \$350 (NCBCCM Book 9).

As an arm of the county's law enforcement department, Colson held an appointed post and over time worked closely with two Nassau County sheriffs, an elected position. A resident of Hilliard with vast landholdings and a saw mill, Andrew J. Higginbotham served as Nassau County sheriff for nearly forty years, a period spanning the 1910s through the 1940s. In 1944, after several failed bids to win the top post, Henry J. Youngblood won election as Nassau County sheriff. A native of Nassau County, Youngblood initially worked as superintendent of the county's road department in the 1920s and 1930s. Because of his wide travels across the county Sheriff Higginbotham deputized Youngblood. Aspiring to a better paying county position, Youngblood won the sheriff's election in the mid 1940s and held the post for several decades. Deputized officers working under Higginbotham and Youngblood between the 1930s and 1950s included Joseph Hendricks, D. B. Higginbotham, Arthur Hunt, L. W. Pickett, O. Z. Rowe, Clement P. Rutishauser, P. H. Sauls, Ben Scott, H. S. Skipper, S. D. Trego, and E. A. Yates. The sheriff's department also worked closely with several constables in Nassau County's unincorporated communities to protect citizens, apprehend law breakers, and arrest suspects. In 1950, Youngblood hired Jeremiah Mattox, the first African American to serve in county law enforcement. Mattox patrolled the African-American communities on Amelia Island, but was deputized to make arrests only in those areas. He was killed in 1954 while responding to a domestic dispute south of Fernandina Beach, the first black sheriff's deputy killed in the line of duty in the State of Florida. In addition to these deputy sheriffs, bailiffs who often escorted inmates from the jail to the nearby courthouse for arraignment and trial included John Cone and S. A. Sapp. These law enforcement officials were in the jail on a daily basis participating in the process of law enforcement in Nassau County between the 1930s and 1950s (NCBCCM Book 9; Johannes 2000:11, 12, 45, 249, 274, 315).

In addition to housing drunks found wandering the streets late at night, the jail served its larger purpose of holding persons charged with violent crimes, such as larceny, murder, and rape. Beyond the jailer, guards, and law enforcement officials conducting affairs in the jail were various lawyers representing defendants accused of these and other crimes. Some of the attorneys who consulted with their clients in the jail included Frank D. Brennan, Mabry Carlton, Thomas G. Hall, Lester W. Jennings of Jennings & Coffee, Thomas M. Linton, L'Engle & Kelly, and Frank D. Upchurch. Some of these defense attorneys represented high-profile murder cases in Nassau County, became involved in state politics, and held other posts in the legal and legislative systems. Most were from Jacksonville and St. Augustine. Mabry Carlton opened his law practice in Jacksonville in 1930 and later became a Duval County judge. Representing Nassau County, Frank D. Upchurch served in the Florida Legislature in the 1920s, but then moved his law practice to St. Augustine in the 1930s and

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served as a delegate from St. Johns County from Florida in the Democratic National Convention in 1948. Nassau County's prosecuting attorneys of the period included Thomas J. Shave and J. B. Stewart. Circuit court judges presiding over these cases in the seventh judicial circuit included Bayard Shields and W. A. Stanly. Criminal bench docket books and other official documents provide details of attorneys, inmates, arraignments, and trials, and many of the criminal activities in Nassau County during the period and the names of those incarcerated in Nassau County Jail between the 1930s and 1950s (NCCBD Book 4; Dovell 1952 4:669-670).

Dozens of suspects jailed between the 1930s and 1950s for more serious crimes included Charles Armstrong for grand larceny, Della Fullwood for first degree murder, Charles Henley for manslaughter, and Lawrence Verdier for assault with intent to commit murder. After processing and booking into the jail, the suspects awaited arraignment and some bonded out of the facility. Others, failing to obtain a bond, were held on remand in the jail until trial. Most arraignments and trials occurred in a speedy and timely fashion. Jailed for first degree murder in October 1941, Flora Bell Wilson was arraigned later that month and after several continuances filed by her attorneys, L'Engle & Kelly of Jacksonville, was found not guilty in a jury trial in February 1942. Accused of killing her husband, Vander Fullwood, Della Fullwood was jailed and arraigned in February 1942. Found guilty on a reduced charge of second degree murder on 1 June 1942, Fullwood was sentenced by Judge Shields to thirty years hard labor at Florida State Prison at Raiford. Also charged with second degree murder, Brantly Hicks was found guilty in February 1942, but was sentenced to only three years hard labor at Raiford. Other persons charged with murder and jailed at the Nassau County lockup for a period included Herman Conner, Roscoe Dixon, Fred Higginbotham, Ernest Hinson, the Melzer brothers H.C., Paul, and W.H., and Allen Rowe and William Rowe (NCCBD Book 4).

In one bizarre case, deputy Rutishauser shot William King of Fernandina Beach while trying to arrest him in early 1949. After transporting King to the jail, Rutishauser worked with Colson, but could not stop the bleeding and drove the suspect to nearby Nassau County Hospital. After stabilizing the patient but finding the bullet had shattered the bone and severed a main blood vessel, Dr. H. B. Dickens, Jr., ordered the law enforcement officials to transport the suspect to Brewster Hospital in Jacksonville to "...save his life." After an operation, deputies transported the World War II veteran to the Veteran's Administration Hospital in Lake City to recuperate. By August 1949, the deputies had returned King to Fernandina Beach, where he was incarcerated in Nassau County Jail for arraignment and trial. Several unusual court cases unfolded, in part, in the Nassau County Jail. Charged with breaking and entering with intent to commit a misdemeanor, Jacob Wall remained in jail between April and June 1942. In the latter month at a subsequent hearing, Judge Shields ruled Wall to be insane and sentenced him to Florida State Hospital at Chattahoochee. In October 1942, after admitting thirteen-year-old Kenneth York into the jail, Colson caught the youth with a concealed a weapon that he intended to deliver to a relative. The jailer disarmed the youth and then placed him in a holding cell for formal charges and arraignment. Subsequently, the state attorney charged the youth with conveying a weapon into Nassau County Jail to aid an escape. At his arraignment, York pleaded guilty and Judge Shields released him from jail, remanding the juvenile to the custody of the Nassau County Sheriff for further appropriate proceedings. Other

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youths placed in jail temporarily included fifteen-year-old Willie Walthour, Jr., and fourteen-year-old James Wallace. Arrested for armed robbery, the youths allegedly perpetrated the crime with James Williams, an adult, but all were found not guilty in Judge Shield's courtroom in February 1943. In February 1955, A. A. Justice pleaded guilty to willful and intentional burning of woods and received a sentence of one year of hard labor at Florida State Prison (NCCBD Book 4; NCBCCM 11).

Many of the court's sentences were completed in Nassau County Jail. Those included a ten-month sentence for Beulah Benton who the court found guilty of breaking and entering with intent to commit a misdemeanor; Jasper Jones for six months at hard labor for embezzlement of less than \$50.00; and six and three month sentences for Sarah Hooper and Altamese Hooper, respectively, for interfering with an officer in discharge of duty. In 1954, Charles Armstrong received a sentence of nine months hard labor at Nassau County Jail for grand larceny. Perhaps the harshest sentence handed down by the court during the period to be served in the jail went to Clyde Pritchett. In 1943, Judge Shields sentenced the forty-year old to one year hard labor at Nassau County Jail for assault with intent to commit murder (NCCBD Book 4).

By the early 1950s, an increase in the size of county government and the rates criminal activities and incarceration in Nassau County had increased sufficiently to compel the board of county commissioners to expand the courthouse and county jail. Providing continuity over county politics during the era, John T. Ferreira still served as the chairman of the county commission. Other commissioners included Harry L. Dunman, McKendree, Shaffer, and Walker. In their September 1953 meeting, the commissioners enacted a resolution for the "...remodeling and erecting additions to the Nassau County Courthouse and modernizing the Nassau County Jail and erecting additions thereto..." Passing a special building tax, the commissioners and the county engineer estimate the combined projects would amount to \$250,000. Later that year, the board hired Jacksonville architect Abner C. Hopkins to draft the addition plans for the courthouse and jail. The board publicly advertised the projects and opened the bids in December 1953, but rejected the two bids from the Auchter and Woodcock companies of Jacksonville as too costly. The county re-advertised the bids and opened those submitted by Jacksonville contractors Clyde P. Knowles and Owen P. Woodcock in March 1954. After reviewing the documents, the board awarded the jail contract for \$57,406 to the Woodcock company and the Knowles company received the bid for the courthouse expansion. In addition, the board awarded the equipment and iron work for the jail addition, amounting to \$19,700, to the Roanoke Iron and Bridge Works, of Roanoke, Virginia. In addition to fabricating and installing its own iron cells and doors, the county stipulated that the Virginia company install a "Patented Creech Cell" in the jail. Patented in 1943 by the Jacksonville, Florida, inventor Jesse Elliott Creech, and a former prison inspector, the cell was designed specifically for "...confining violent prisoners and mental patients, the salient objects being to safeguard the occupants of the cell against self-inflicted injuries as far as possible, to prevent the occupant from damaging the cell, and to provide for convenient and thorough cleansing of the cell" (NCBCCM Book 11; United States Patent Office 1943: Patent#2,323,455).

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Construction began in early 1954, but delays in the shipment of steel and iron slowed progress. In August 1954, Sheriff Youngblood expressed concerns about the quality of some of the workmanship. Although Woodcock took some steps to address the sheriff's concerns and those of several commissioners, at the scheduled final inspection in October 1954 the board refused to accept the project. At the next inspection, the sheriff and board found Woodcock had "...remedied all things pointed out as not complete or needing changing to comply with plans and specifications..." In November 1954, architect Hopkins conducted his final inspection and provided his closing certificate, turning over the addition to the county government (NCBCCM Book 12; *Fernandina Beach News-Leader*, 27 August 1954).

The addition nearly doubled the size of Nassau County Jail. New spaces included a desk clerk's office with two guest rooms, lockers, and showers. Four cells and two day rooms for inmates occupied spaces on the first floor and six cells with sixteen bunks radiated across the second floor. Built during the period of segregation, the addition provided the necessary accommodations to uphold the "separate, but equal" constitutional clause. Prior to 1954, black and white inmates in Nassau County Jail often faced overcrowded cells with upwards of four or five persons incarcerated in a single cell for brief periods. The addition included what became known as the "Black Bull Pen" for African-American male prisoners on the second floor in the original building. White males were imprisoned in cells on the second floor of the addition. On the first floor of the addition, white females were held in three iron cells separated by a solid partition from three additional iron cells reserved for black women. Annis Moore-Littles stated that when she and her husband lived on the first floor of the original part of the jail Sheriff McKendree ended the segregation of deputies at meal times (Interview with Annis Moore-Littles and daughter, Cindy, conducted by Marlene Schang and Suanne Thamm 1999; *Fernandina Beach News-Leader*, 27 August 1954).

ARCHITECTURAL CONTEXT

The Oxford English Dictionary defines a jail (gaol) as a French term for "a place or building for the confinement of persons accused or convicted of a crime or offence. Now, a public building for the detention of persons committed by process of law." Other dictionaries define the term as a detention building for persons awaiting trial or convicted of minor offenses. Typically, jails are intended to hold persons awaiting trial or convicted of minor offenses and serving sentences of less than one year, whereas prisons incarcerate inmates convicted of significant crimes or sentenced by a court to longer sentences. Jails historically have operated in the shadow of prisons, which have informed their general design and operation features. A jail is a specific type of building designed for a singular purpose, and jails have mirrored prisons general design and operation features. Historically a town or county jail consisted of a small one-story wooden building that yielded to a larger masonry building as the community grew in population and criminal activity. Some jails were ornate masonry buildings with cast stone walls, turrets, and castellated parapets; others were relatively simple brick buildings. Generally constructed with load bearing walls, jails were sometimes built adjacent to a courthouse or city hall, but more often as a free-standing building generally separated from commercial buildings in a

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downtown with a cleared paved area around the building that enhanced security and identified its specialized function. In other cases, a jail was incorporated into the design of a county courthouse or town hall with iron bars in the fenestration and a high fence protecting a flat-roof jail section of the larger building.

Architectural historian Henry Hitchcock-Russell once observed that America's first great contribution to architecture was through its novel designs of jails and prisons, which conveyed a sense of the "strictly social and organizational." As early as 1790, the City of Philadelphia introduced individual cells into its Walnut Street Jail, a typical colonial building that previously had permitted the intermingling of convicts of every crime and description in large rooms. Cellular construction followed in the 1820s with Eastern Penitentiary in Philadelphia, and Sing Sing, in Ossining, New York, and New Jersey State Prison in the 1830s. Nineteenth century jails and prisons evolved, in part, using the Auburn System in which inmates worked together during the day and were locked into solitary cells at night. The primary architectural feature of the Auburn System consisted of a cell block where cells were placed back-to-back with air space between the cell block and outer walls. Prison and jail design, however, was generally a low-priority, if necessity, for local governments. Consequently, many architects turned to existing models for new facilities. The 1840s Charles Street Jail in Boston offered H. H. Richardson a model for his 1880s boldly massed Allegheny County Courthouse and Jail in Pittsburgh, and Jeremy Bentham's circular Panopticon in England from the eighteenth century served as the model for Illinois State Penitentiary of the 1920s. In some cases, some counties replaced an aging masonry building with a larger, stronger, and newer facility of similar materials and design.

Since the primary purpose of jails is to isolate people who have broken a law, efficiency and economy in separating and guarding inmates were guiding principles in jail design and construction. Jail and prison reform movements periodically responded to civic outcries to rehabilitate inmates. Apart from isolating persons, jail architects were left wide latitude to select a specific architectural solution to the general need. The designs assured constant retention of inmates, unwanted contact between prisoners within the jail population, guards and law enforcement officials, and members of the community. Architects generally provided a complex arrangement that provided for secure accommodations, gender segregation and various categories of inmates, sanitation and hygiene, daily routines of the jailer, guards, and inmates, and opportunity for exercise and physical activity. In the American South, many jails provided accommodations for African-American and Caucasian inmates between the 1890s and 1950s predicated on the Plessy v. Ferguson "separate, but equal" clause. Interior spaces generally included a booking and processing room, individual cells, galleries, jailer and/or guard quarters, a public entrance, and a sally port.

The Amelia Island Museum of History re-opened the historic jail to its adapted reuse in 1986. The adaptive reuse plan resulted in the removal of the original iron cells and the introduction of temporary partitions in about 1995 to support exhibits. Notwithstanding that change, the original circulation pattern in the jail and many of the original iron doors, frames between rooms and iron bars protecting windows remain intact. In 2007, the museum completed an addition supported by Special Category grant assistance from the Florida Department of

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State, Division of Historical Resources. Designed by Kenneth Smith Architects, Inc., of Jacksonville with oversight by the Division's Architectural Preservation Services Section, the 2007 addition meets the Department of the Interior's criteria for compatible but differentiated additions to historic buildings. The jail contributes to the sense of time, place, and historical development of Nassau County and the City of Fernandina Beach. The jail retains its integrity through its location, design, materials, workmanship, feeling, and association. The building provides an important architectural, political, and social link to the heritage of Fernandina Beach.

ARCHITECTURAL SIGNIFICANCE

Nassau County Jail possesses significance for its Moderne Style construction. Its masthead, solid brick utilitarian massing, and unusual fenestration represent a building developed for a particular function. Displaying an irregular shape, the building has a straight parapet with cast stone coping, translucent glass blocks accented by cast stone fleur-de-lis floral patterns, cantilevered ledge projecting over the east entrance, red brick walls accented by basket-weave bond patterns and slender belt courses of brick and cast stone. Slightly projecting and receding surfaces contrast with the horizontal bands and emphasize the building's verticality at the south entrance and corner window fenestration. A masthead on the east façade spells out Nassau County Jail. Original metal doors and an iron cage at the south entrance remain prominent features identifying it as a jail. The features and floor plan of the original 1938 building, 1954 expansion, and 2007 addition with alterations are readily apparent in its present museum incarnation.

Architects

Roy A. Benjamin

Jacksonville architect Roy A. Benjamin drafted the plans for the original 1938 jail. A charter member of the Florida Association of Architects, Benjamin was the 31st architect to be granted a license to practice in Florida by the Florida State Board of Architecture. Relocating from Ocala to Jacksonville in 1902, Benjamin opened his practice about 1905 and contributed to the rebuilding of Jacksonville following its devastating May 1901 fire. Between 1919 and 1924, he associated with Mellen Greeley, another prominent Jacksonville architect. Benjamin's landmark projects included Jacksonville's Chamber of Commerce Building, Elks Club Building (NR 2000), Jewish Center, Otis Elevator Building, Park Lane Apartments, Scottish Rite Temple, and the State Board of Health Building. Benjamin's elaborate Tudor Revival Cheek Mansion on River Boulevard was completed in 1929 by Charles J. Davis, Inc., one of the few projects other than Nassau County Jail in which the architect and builder collaborated on a project. Benjamin's school plans included Central School (NR 1998) in Putnam County and Nassau County's Public School No. 1 and Peck High School, both in Fernandina in the 1920s. Beyond the Nassau County and Putnam County schools, Benjamin drafted the plans for the John Gorrie and Kirby Smith junior high schools in Jacksonville. Despite his wide experience, Benjamin became best

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Section number 8 Page 12

NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

known as a theater architect, designing approximately 200 movie houses throughout the American South. These included the Arcade Theater, Center Theater, Florida Theatre (NR 1982), Riverside Theater, and San Marco Theater in Jacksonville; Edwards Theatre (NR 1984) in Sarasota, Florida; the Saenger Theater (NR 1984) in Biloxi, Mississippi; and the Albany Theatre (NR 2006) in Albany, Georgia. Benjamin sold his practice after World War II to William Kemp, Franklin Bunch, and William Jackson, who continue to operate as KBJ Architects, Inc., in the twenty-first century as Jacksonville's oldest architectural firm (Wood 1989:8; Dovell 1952 4:839-841; *Florida Times Union*, 29 January 1963, 10 October 1982; Florida Master Site File).

Abner C. Hopkins

Abner C. Hopkins prepared plans for the 1954 addition. The 940th architect licensed to practice in Florida by the Florida State Board of Architecture, Hopkins was born in Texas about 1903 and was graduated from Texas Agricultural & Mechanical University with a degree in architecture in the early 1920s. In 1928, after working in a Texas office for several years, he moved to Jacksonville, Florida. Organizing his business in Florida after the collapse of the land boom proved difficult, but eventually Hopkins landed commissions in several fashionable neighborhoods, including San Jose and San Marco. During the late 1930s, Hopkins formed a partnership with Prentiss Huddleston, another Jacksonville architect who later relocated to Tallahassee. Specializing in residential designs, Hopkins initially worked in the Mitchell Building, then on West Forsyth Street, and later on West Adams Street. A member of the American and Florida institutes of architects, Hopkins maintained his home on Ingleside Street in the 1930s and later moved to Julington Creek Road. Many of his early projects were in the San Marco neighborhood of Jacksonville, where he designed homes in the Classical Revival, Colonial Revival, and Tudor Revival styles. Many of his projects were in association with builders and developers Stockton & Company, Whatley, Davin & Company, and Victor Zambetti. A departure from earlier projects, Hopkins's Royal Crown Cola Bottling Company in 1938 embodied the International style and his 1941 Campus Art Theatre in Tallahassee had the trappings of the Art Deco Style. Later, Hopkins' projects reflected Minimal Traditional, Ranch, and Split Level influences. Beyond dwellings, Hopkins drafted the plans for Southside Christian Church and commercial buildings on San Marco Boulevard. In the 1930s and 1940s, Hopkins, along with architects Bernard W. Close, Jefferson D. Powell, D. Floyd Rosser, and Ivan H. Smith, drafted the plans for homes in several of Jacksonville's fashionable neighborhoods and at Ponte Vedra Beach. In 1940, Hopkins contributed to *Jacksonville Architecturally*, a coffee-table picture book showcasing notable projects they had completed during the late-1930s. Outside of Duval County Hopkins designed Lovett's Groceteria in Ft. Lauderdale, Florida, in 1937, and in 1941 the Nassau County Hospital, a \$60,000 building in Fernandina. Hopkins competed for the hospital design with several other Jacksonville architects, including Roy A. Benjamin. Hopkins's practice found new energy after World War II and he practiced until just before his death in 1972 (*Florida Times Union*, 10 June 1972; Nassau County Jail File AIMH; Minutes, Board of County Commissioners, Nassau County, 14 April, 11, 17 August 1937, 28 April 1938, 11 September 1940, 4 August 1941).

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**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

Builders

Charles J. Davis, Inc.

A native of Florida, born about 1891, Charles J. Davis, Jr., learned the construction trade in Jacksonville's busy building boom that persisted between the Great Fire of 1901 and the years preceding World War I. In the 1920s, he expanded and then incorporated his construction company as Charles J. Davis, Inc. During the decade, Davis built some of his most important projects, which consisted of commercial buildings in Jacksonville's downtown, such as the Hamby Building and the South Atlantic Investment Company Building. Most of his work was residential in the exclusive neighborhoods of Avondale, Riverside, and St. Nicholas. Davis's construction projects included designs by some of Jacksonville's leading architects, such as Roy A. Benjamin, Henry J. Klutho, Jefferson D. Powell, and Marsh & Saxelbye. In 1937, contemporaneous with the construction of Nassau County Jail, Davis completed an addition to the McIver Residence, a fashionable home in Jacksonville's St. Nicholas neighborhood (Wood 1989:63, 80, 121, 125, 135, 148, 150, 165, 171, 232).

O. P. Woodcock Construction Company

A prominent Jacksonville contractor, Owen Prescott Woodcock arrived in Jacksonville about 1893 and constructed various buildings until 1904. He then left for business opportunities in the oil fields of Pennsylvania. He returned to Jacksonville in 1905 and incorporated the \$100,000 Halsema-Woodcock Construction Company with builder J. C. Halsema. Several years later, Halsema and Woodcock ended their partnership with Halsema organizing the Florida Engineering and Construction Company and the latter establishing O. P. Woodcock Construction Company. During a career that spanned nearly six decades, Woodcock constructed residences and buildings in Duval County's beach communities of Atlantic Beach, Jacksonville Beach, Neptune Beach, Ponte Vedra Beach, downtown Jacksonville, and the Jacksonville neighborhoods of Lackawanna, Riverside, North Riverside, San Jose, San Marco, and Springfield. His distinctive buildings and schools included Buckman & Ulmer Building, Cookman Elementary School, Eastside Elementary School, Elizabeth Swaim United Methodist Church, Fire Station No. 5, Fishweir Creek School, John Gorrie Junior High School, Kirby Smith Junior High School, Public School No. 3, and Willow Branch Library. In 1918, he completed a large addition to the Lackawanna Public School No. 10. In 1925, the Woodcock Company built the Jacksonville Terminal Company's express terminal on Myrtle Avenue at a cost of approximately \$400,000. In 1942, Woodcock completed the Lane Drug Company Building on Park Street, one of Jacksonville's early examples of the Streamline Moderne Style. His construction of Boston Avenue Elementary School in DeLand, Flagler County Courthouse in Bunnell, Hastings High School (NR 2006), and the 1954 addition to Nassau County Jail represent the few large projects completed by Woodcock outside of Duval County between the 1920s and the 1950s (*Jacksonville Florida Times-Union*, 3 November 1905, 25 June 1916, 10, 17 July 1917, 24 April 1952; Wood 1989:120, 141, 142).

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**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

Iron & Steel Works Companies

Decatur Iron & Steel Works

The Decatur Iron & Steel Works, the contractors for the iron and steel cells and doors in the 1938 Nassau County Jail, was organized about 1910 in Decatur, Alabama. The company initially operated as a subsidiary of the Decatur Cornice and Roofing Company, a nineteenth-century metal works that specialized in decorative metallic roof shingles for dwellings and decorative cornices and storefronts on commercial buildings. By the mid-1930s, the iron and steel company operated on its own and in addition to its specialty of fabricating cells and doors for jails and prisons the company assembled bridges, primarily swing and lift spans. In the 1930s, H. R. Sears served as the company's president and A. L. Stephenson as its secretary. During World War II, the company re-tooled its metal works to meet some of the exigencies associated with war-time construction. Between 1942 and 1944 the Decatur Iron & Bridge Works built thirty-three steel Landing Craft Tank (LCT), amphibious assault vehicles operated by the United States Navy. These vehicles carried tanks ashore during the allied invasion of Europe on D-Day in World War II. The company also fabricated thirty-nine steel tugboats for the United States Army. Following the war, the company returned to its traditional iron and steel work. Important projects included the Frederick County Jail in Virginia, in 1949 and the eight-story Queens Jail, part of the Criminal Courts Building complete with 360 cells in 1959. Important company officials included James W. Fitzpatrick, chief engineer of the jail and prison division, and civil engineer Forrest Anderson who worked as chief engineer of the architectural metals division. In 1957, three years after the addition was completed for Nassau County Jail, the iron and steel company acquired the patent from Perry M. Smith and James H. Whitfield for a new operating and locking mechanism for jail and prison doors (*New York Times*, 25 April 1959).

Roanoke Iron and Bridge Works, of Roanoke, Virginia

The Roanoke Iron and Bridge Works fabricated and installed the iron and steel work in the 1954 addition of Nassau County Jail. Organized in Roanoke, Virginia, about 1905, the Roanoke Iron and Bridge Works built a variety of metal products during the first half of the twentieth century, including bridges, jails, and decorative metal objects throughout the American South. Early projects included the 1912 Sharptown Bridge (HAER 1984) across the Nanticoke River in Maryland, the Cedar Creek Bridge in Roanoke, Virginia, in 1929, and the Saluda Bridge No. 1 (HAER 1982) in Newberry County, South Carolina, in 1930. In 1932, the company fabricated and installed the draw in the Wright Memorial Bridge that spanned Currituck Sound in Dare County, North Carolina. The company's jail work included the Frederick County Jail in Winchester, Virginia, in 1949. That year the company fabricated and installed the Roanoke Star on Mill Mountain (NR 1999) in Roanoke, Virginia, the world's largest freestanding illuminated man-made star. In 1951, several years before the company designed and installed jail cells in Nassau County Jail, the United Steelworkers Union of America reached an agreement with the Roanoke Iron and Bridge Works in the union's first collective bargaining

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**NASSAU COUNTY JAIL, FERNANDINA BEACH
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agreement with a major iron works company. The Virginia company endured into the late twentieth century, designing prison equipment in the Arlington County Police Facility and Detention Center in Arlington, Virginia; Bibb County Jail in Macon, Georgia; North Carolina's state prison at Caledonia; and Attica Correctional Facility in Attica, New York. Eventually the company was acquired by Crowder Detention Equipment Parts & Service, Inc., a leading American detention contractor based in Indiana (*Washington Post*, 8 July 1972; *New York Times*, 17 July 1977).

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

Primary Sources

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Nassau County. Clerk of Court. Fernandina Beach, FL.
Deed Book N, p. 15.
Deed Book B-3, p. 180.
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Maps

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CONTINUATION SHEET**

Section number 9 Page 2 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

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- Moore-Littles, Annis and Cindy Moore. Interview with Marlene Schang and Suanne Thamm. Interview at Amelia Island Museum of History, 4 November 1999.
- Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, 3 August 2006.

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CONTINUATION SHEET**

Section number 9 Page 3 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History 17 August 2006.

Saylor, Sammy. Written statement recorded on 7 August 1980 at the old Nassau County Jail regarding a hanging.

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CONTINUATION SHEET**

Section number 10 Page 1 **NASSAU COUNTY JAIL, FERNANDINA
BEACH, NASSAU COUNTY, FLORIDA**

VERBAL BOUNDARY DESCRIPTION

See attached scaled site plan. The boundary encloses approximately a one-half acre tract associated with lots 15 through 21 in block 273 of the Town of Fernandina (00-00-31-1800-0273-0150).

BOUNDARY JUSTIFICATION

The boundary encloses property historically associated with the historic jail.

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Section number Attachments Page 1 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

1. Nassau County Jail, 233 South Third Street, Fernandina Beach
2. Nassau County, Florida
3. Sidney Johnston
4. September 2008
5. Bland & Associates, Inc. Jacksonville, FL
6. East elevation, facing west
7. Photo #1 of 34

Numbers 1-5 are the same for the remaining photographs.

6. East elevation of the one-story 1954 addition, facing west
7. Photo #2 of 34

6. North elevation of the 1938 portion and one-story 1954 addition, facing southeast
7. Photo #3 of 34

6. South elevation of 1938 part of the building, facing northwest
7. Photo #4 of 34

6. South elevation addition, facing north
7. Photo #5 of 34

6. Detail of south elevation, facing northeast
7. Photo #6 of 34

6. West elevation, facing northeast
7. Photo #7 of 34

6. West elevation, facing east
7. Photo #8 of 34

6. North elevation, facing south
7. Photo #9 of 34

6. Main exhibition hall, facing east
7. Photo #10 of 34

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CONTINUATION SHEET**

Section number Attachments Page 2 **NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

6. Nassau County History exhibition hall, facing north
7. Photo #11 of 34

6. Central hall stairway and Heritage Exhibition hall, facing west
7. Photo #12 of 34

6. First-floor restrooms and barred iron door, facing northwest
7. Photo #13 of 34

6. Barred iron door on south wall of central hall, facing south
7. Photo #14 of 34

6. Sally port and central hall, facing east
7. Photo #15 of 34

6. Spanish Mission/Timucuan exhibition hall doorway, facing southeast
7. Photo #16 of 34

6. Narrow corridor and elevator, facing east
7. Photo #17 of 34

6. Elevator and rear entrance vestibule, facing north
7. Photo #18 of 34

6. Rear/north entrance vestibule, facing east
7. Photo #19 of 34

6. Secondary hall in 1954 addition, facing north
7. Photo #20 of 34

6. Exhibition hall, facing southwest
7. Photo #21 of 34

6. Exhibition hall, facing south
7. Photo #22 of 34

6. Storage room, facing east
7. Photo #23 of 34

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Attachments Page 3

**NASSAU COUNTY JAIL, FERNANDINA BEACH
NASSAU COUNTY, FLORIDA**

6. Central staircase, facing east

7. Photo #24 of 34

6. Administrative office, facing north

7. Photo #25 of 34

6. Administrative office, facing north

7. Photo #26 of 34

6. Storage room, facing northwest

7. Photo #27 of 34

6. Iron door protecting storage room, facing northwest

7. Photo #28 of 34

6. Library and archives, facing west

7. Photo #29 of 34

6. Corridor into 2007 addition, facing west

7. Photo #30 of 34

6. Stairwell, facing south

7. Photo #31 of 34

6. Elevator and hall, facing north

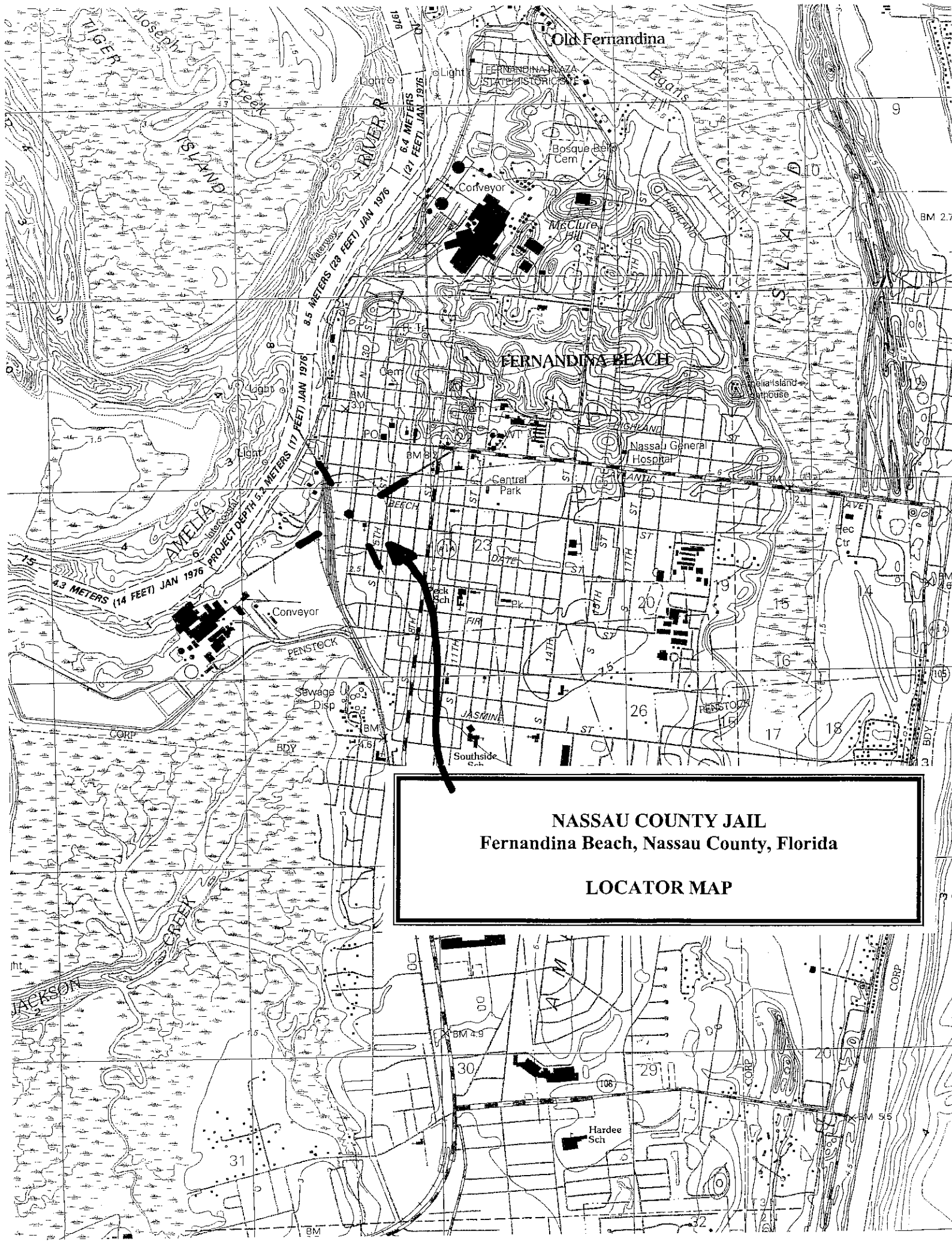
7. Photo #32 of 34

6. Office and window, facing southwest

7. Photo #33 of 34

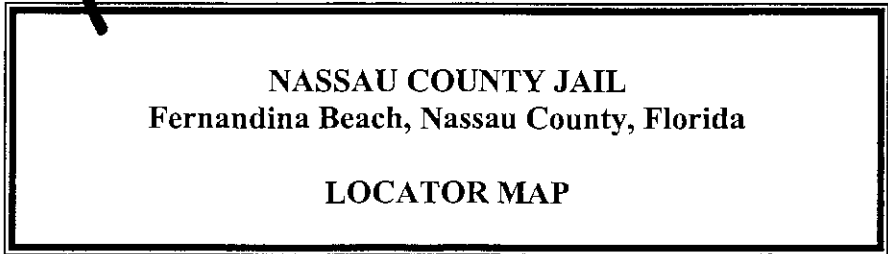
6. Multi-purpose room, facing northwest

7. Photo #34 of 34



NASSAU COUNTY JAIL
Fernandina Beach, Nassau County, Florida

LOCATOR MAP



FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

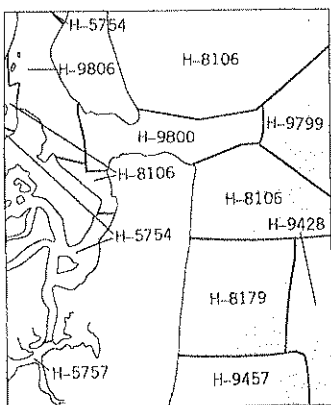
☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

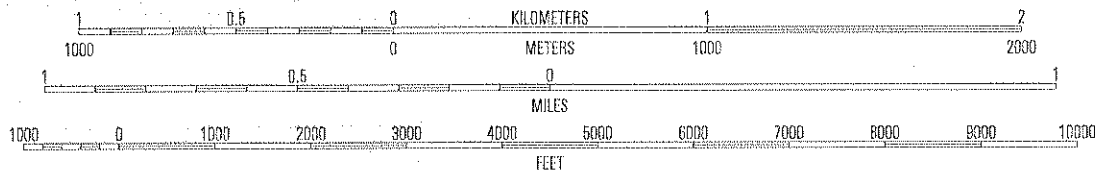


NATIONAL OCEAN SURVEY
HYDROGRAPHIC SURVEY INDEX



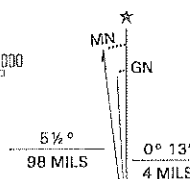
HYDROGRAPHIC SURVEY
INFORMATION

SCALE 1:24 000



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NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY
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THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
TO CONVERT FROM METERS TO FEET, MULTIPLY BY 3.2808
BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH
INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO)
SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR
STANDARDS USED AS OF THE DATE OF THE SURVEYS

FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



UTM GRID AND 2001 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



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TOTAL RECOVERED FIBER

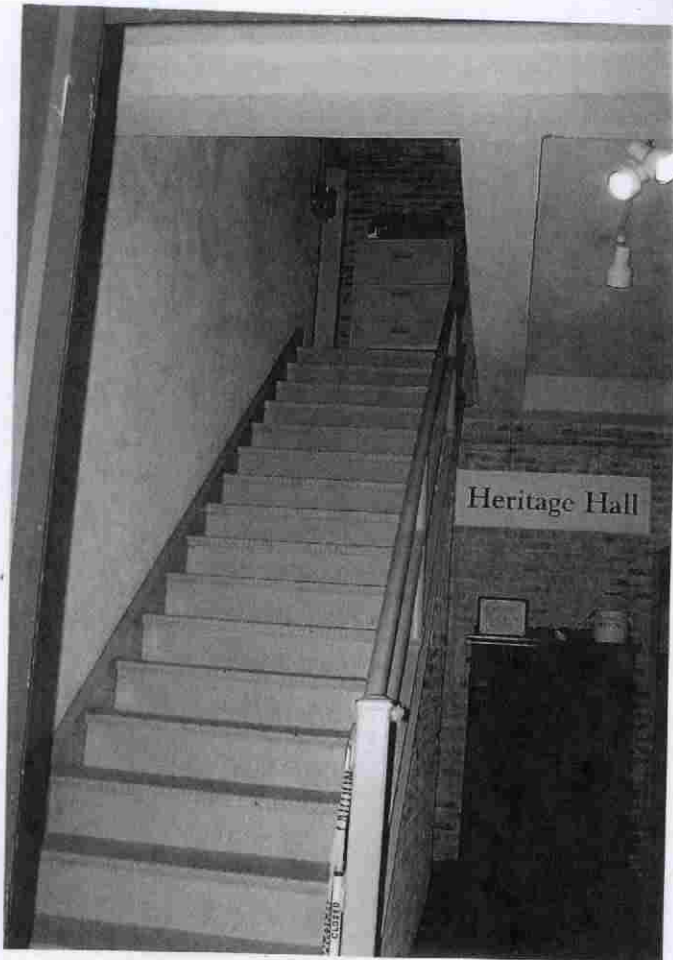
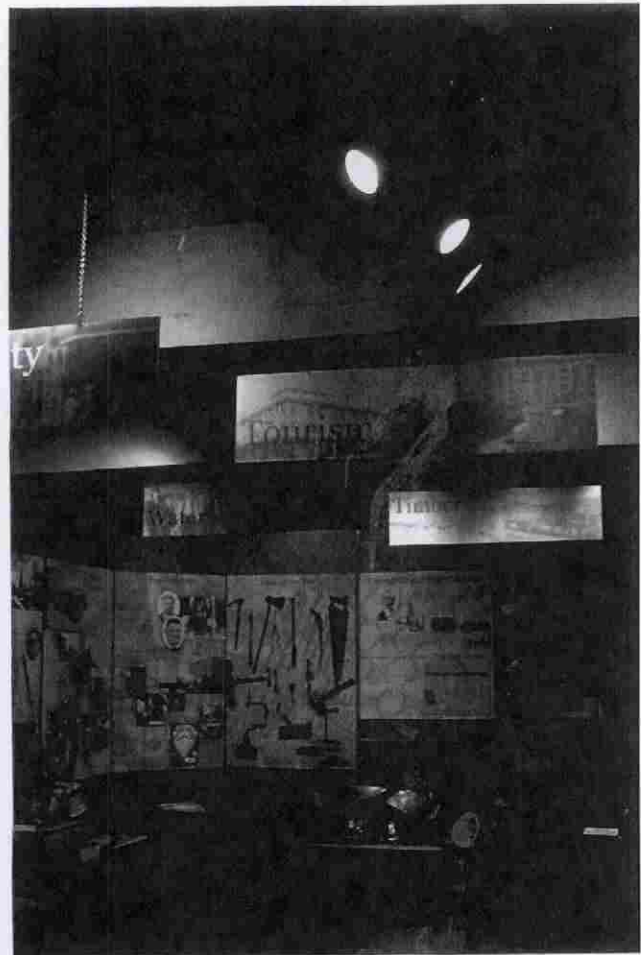






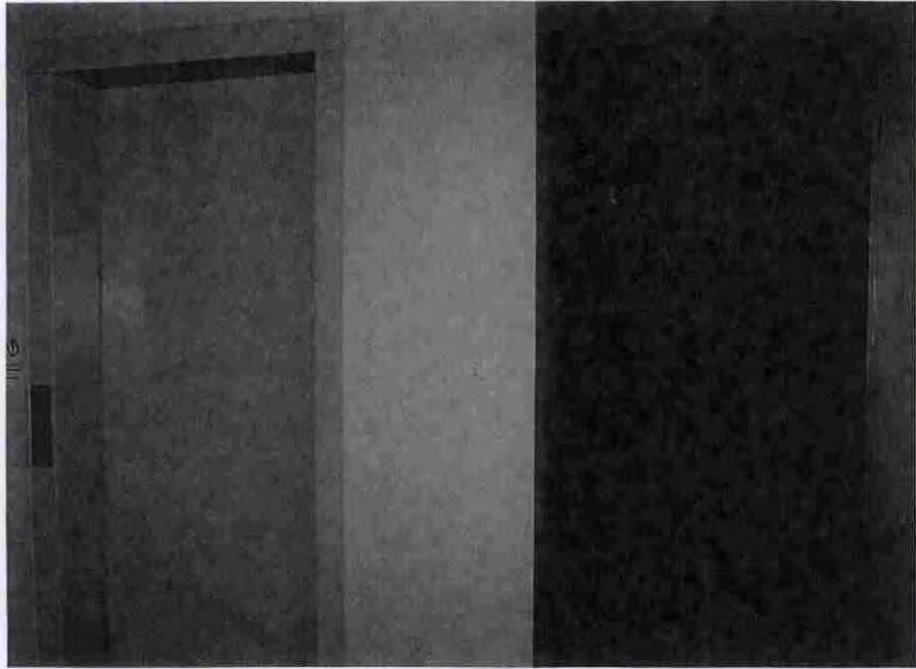










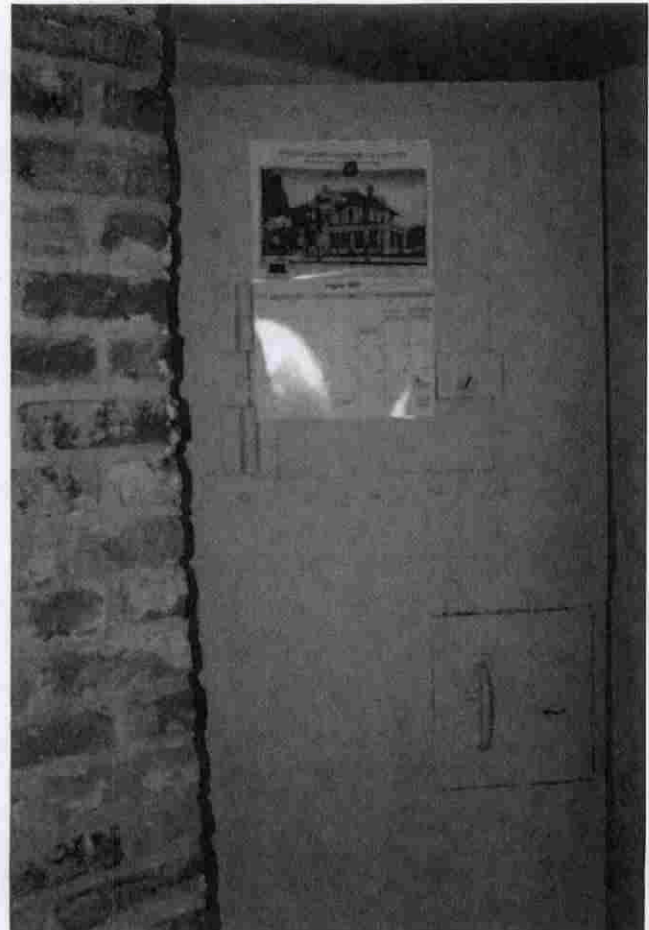
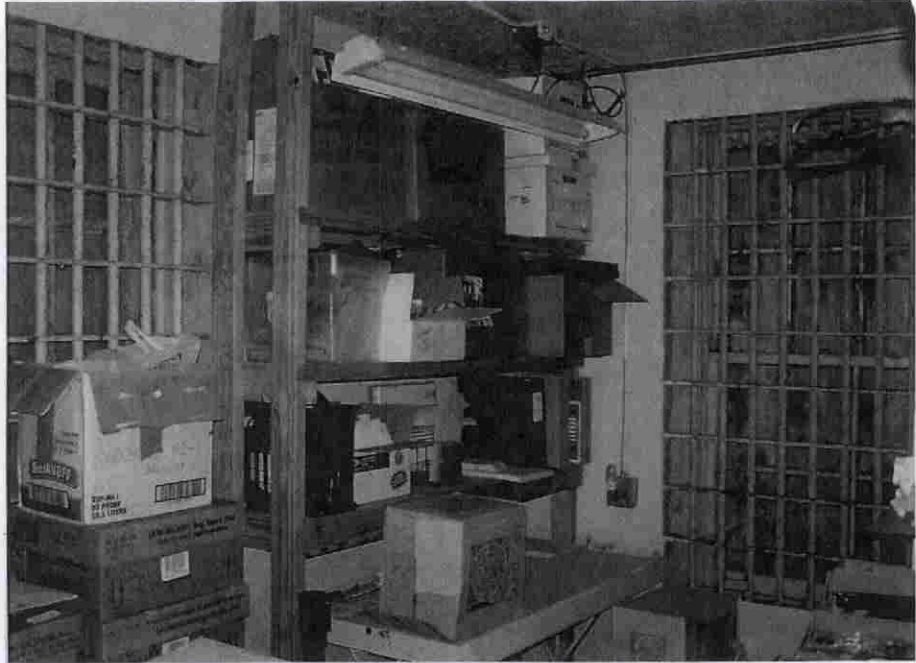






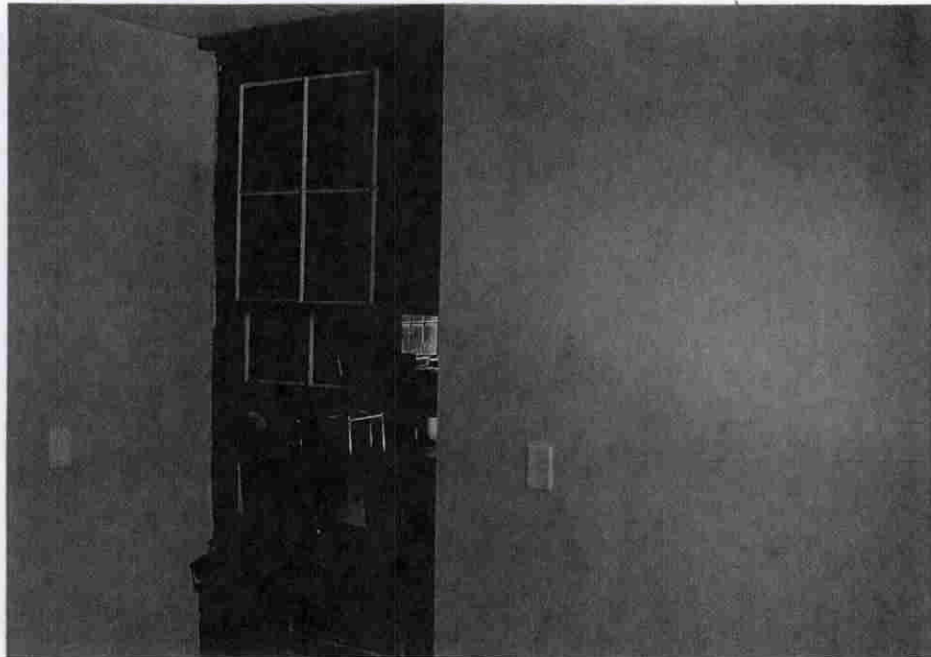












RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

Florida Department of State
Division of Historical Resources
Bureau of Historic Preservation

FLORIDA NOMINATION PROPOSAL

Adapted from NPS 10-900
to propose the nomination of
Properties in Florida for listing in
the National Register of Historic
Places

Grayed Areas for Use by Staff

1. Name of Property

historic name Old Nassau County Jail

other names (current) Amelia Island Museum of History

FMSF Number

2. Location

street & number 233 South Third Street

☐ not for publication

city or town Fernandina Beach

☐ vicinity

state FLORIDA code FL county Nassau code zip code 32034

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I ☒ support ☐ oppose ☐ reserve opinion on this proposal.

Carmen Godin, Director
Signature of property owner or representative

8/28/06
Date

4. Legal Description of Property (according to county property appraiser's office)

Please also provide:

Name of USGS Quadrangle: FERNANDINA BEACH

Township, Section and Range: T 3N S 23 R 28

Tax Parcel #: 00-00-31-1800-0273-0150

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2006 SEP - 1 P 2:15

*(f) early proposal
with historic images
electronic files
7/8 submitted*

Attach continuation sheet if necessary

Early proposal

Name of Property

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Nassau County Jail**Current Functions**

(Enter categories from instructions)

history museum**7. Description****Architectural Classification**

(Enter categories from instructions)

art moderne**Materials**

(Enter categories from instructions)

foundation masonry and concretewalls brickroof flat with raised parapet

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

8. Statement of significance**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- | | |
|---|---|
| ☐ Agriculture | ☐ Industry |
| ☐ Architecture | ☐ Maritime History |
| ☐ Archaeology | ☐ Military |
| ☐ Community Planning | ☒ Politics/Government |
| ☐ Commerce | ☐ Recreation |
| ☐ Education | ☒ Social History |
| ☐ Early Settlement | ☐ Transportation |
| ☐ Health/Medicine | Other: _____ |

Period of Significance1878-19561878-1935 original building (Golden Era 1870-1910)1935 addition; 1955 addition1986 became a museum location**Significant Dates**1878 jail opened1978 Old jail closed; last prisoners moved to new facility1986 Museum opened**Significant Person**David Yulce's company sells land for the jail to Nassau Cty.Nassau Sheriffs 1824-2006**Cultural Affiliation****Architect/Builder**1878 and 1935 unknown1955 O.P. Woodcork, contractorAbner C. Hopkins, architect

Old Nassau County Jail

Name of Property

Nassau, Florida

County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional references on a continuation sheet.)

1.

Size	

Feeding							

Roosting							

2.

3.

Size	

Feeding							

Roosting							

4.

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Carmen Godwin, director

organization Amelia Island Museum of History date August 31, 2006

street & number 233 South Third Street telephone 904-277-4036 X101

city or town Fernandina Beach state FL zip code 32034

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Mads

A USGS map (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

(Do not write upon or attach permanent labels to the photographs.)

Additional items

(check with the area Historic Sites Specialist at (850) 487-2333 for any additional items)

Property Owner

name Amelia Island Museum of History, Carmen Godwin Director

street & number 233 South Third Street telephone 904-261-7378

city or town (Fernandina Beach state FL zip code 32034

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Summary ? ROOF ? FOUNDATION ? WINDOWS

The Nassau County Jail building is located at 233 South Third Street, Fernandina Beach, Florida 32034, on the northeast corner of Third Street and Cedar Street. Built to ~~last~~ in 1878 of reinforced concrete and brick with unusually strong structural support, just three blocks from the water and three blocks from the main business district of the town of Fernandina, it served as the jail for the town of Fernandina and Nassau County continuously from 1878 until 1978. Presently, it is the home of The Amelia Island Museum of History, providing permanent display space, space dedicated to docent led tours, general use space for lectures, research space, archival storage and staff offices. *Nassau Co.,*

The original building, dating from 1878, was probably of Italianate ^{had} style, and was changed to the present Art Moderne ^{elements} style when the original building was enlarged in 1935. In that year a second story of brick was added with new exterior brick cladding both stories featuring Art Moderne characteristics. Subsequently, two brick wings were added to the north and west sides in 1955. In part because the 1955 additions are on sides which do not face a street, they minimally impact the building appearance to most viewers.

setting Located just outside the Registered Historical District, the building is situated among residences dating from the same time period, many restored. Except for moving an iron cage from one entrance to another, the exterior appearance of the building remains unaltered from its days as a jail. With the words "Nassau County Jail" prominent above the east entrance, bars on several of the windows, a metal door on the east side and an iron cage extending around the south entrance, the building is unmistakable to even the casual observer as a jail. At the same time the building bears witness to the optimism and dynamism of the time in which it was built, a time now referred to as The Golden Age, (approximately 1870-1910) when the ramshackle pre-civil war town of Fernandina was converted in just a few years to a bustling resort and business center. *see #8*

Setting

The Nassau County Jail is located just three blocks from the harbor and three blocks from Centre Street, along which most businesses were located at the time the jail was built as well as today. Most of these Centre Street buildings are of brick construction and similar style to the jail. Most were constructed of brick after two fires in 1876 and 1883 destroyed the wooden buildings that preceded them. Just four blocks to the east at 227 S. 7th Street is the imposing, Italianate National Register Fairbanks House (Reg # 73000592). Near the Fairbanks House is the registered Tabby House (#73000594) at 7th and Ash Streets. Three blocks away are four cottages built from salvages from the Egmont Hotel, considered one of the finest hotels in the Southeastern United States when the jail was built. The building is now accessed primarily through the door on the south side and a brick walkway leads around the east side of the building to the southern entrance.

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The other properties in this immediate area are one and two story residential building plus the one story Amelia Community Theater building (formerly owned by the Nassau County Board of Education). These properties do not appear on the Sandborn tax maps until the early 1920's, so the jail likely stood apart from other buildings of the time but was built to reflect the same construction of other public buildings like the Old School House and the Court House.

Physical description

Exterior

The original one story 1878 building was built on a foundation of concrete, with a crawl space underneath. Three layers of bricks formed each of the four walls, providing sufficient strength to withstand any conceivable hurricane winds. Steel I beams supported a flat concrete roof. The bricks also certainly came from a brickyard near St. Mary's Georgia owned by a local prominent citizen, Samuel Swann, who also supplied most of the three million bricks used in the construction of Fort Clinch, both before and after the Civil War. Fort Clinch is located roughly five miles from the Nassau County Jail building. Six wooden sash windows open into the east side. Two of the windows are double windows and one still has prominent iron bars. non sec 8

6/6 double hung windows with wooden sashes are located throughout, and on both stories. The building has two entrances on the east and south sides respectively, with the south entrance providing access directly into the quarters of the jailer and the east entrance serving as the entrance to the cells and jail administration. The south access now is the main entrance into the museum, while the east access provides a secondary entrance and emergency egress.

The second story was added in 1955, by laying a row of bricks on the outside of the structure from the foundation to the flat roof. The second story also adds a number of Art Moderne features, mostly over and adjacent to the main entrance into the museum. Over the upper windows on the south side flanking and above the door are a basket weave pattern of bricks contrasting with the conventional running bond pattern that makes up the adjacent walls. Translucent glass blocks in a roughly five feet by five feet area above the south door contribute to the art deco affect, which is further enhanced by a decorative metal railing that extends around a cantilevered cover over the south door. The cantilevered cover extends outward from the building about four feet. Although Art Moderne was popular for brick cladding in 1935, not much remains of this style in the area of Fernandina Beach. American bond

All parts of the building remain in excellent condition because of its reinforced concrete and brick construction and its unusually strong structural system for a building this size—usually reserved for much bigger, more prominent structures built to last. Today's condition reflects the quality with which it was constructed, using the best materials available that could resist storms, decay and could be made secure for its intended purpose.

Interior

Significance

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Interior

*no east side entrance on floor plan
room by room description - main entry/prisoner entry*

The interior walls which enclosed the jailer's living space and the prisoner section were originally plastered. All of the plaster is now gone, and the original bricks are visible at several locations. This innermost layer of bricks is laid with laths separating the layers of brick throughout. The bricks remain in good condition. The large steel beams which supported the original 1878 roof are prominent and now support the concrete second floor. In the section reserved for the prisoners several cell doors remain. Both inside and out the building's function as a jail is unmistakable.

Architectural Significance

*criterion C
not claimed on form - for Moderne style - needs
arch. context*

While the building makes a striking impression and clearly represents the time and place when it was built during Fernandina's Golden Age, it has even greater importance as part of a large number of other buildings – residences, commercial building and public buildings – that were constructed at the same time. Together these buildings communicate the optimism and the dynamism of those times. The community of Fernandina chose to make even their jail a grand and striking building that they knew would last for centuries.

The architect of the 1878 building is unknown but probably was local and certainly was aware of the similar buildings then under construction. The architect of the 1955 additions was Abner C. Hopkins of Jacksonville, Florida.

Information gathered from interviews with two Architects

Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, August 3, 2006.

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History August 17, 2006.

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CONTINUATION SHEET**

Section number 9 Page 1

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The Florida Mirror, Volume III, No. 3, December 11, 1880

Interviews and Statements

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Summary

The Nassau County Jail, now housing the Amelia Island Museum of History, is significant at the local level under Criteria A in the areas of Government and Social History. Built to last as a brick, one story building in 1878, the Nassau County Jail building embodies and uniquely represents The Golden Age of Fernandina, which extended from roughly the end of the Civil War until the early 1900's, and is adjacent to the Historic District (National Register # 87000195) which preserves so much of the architecture and history of that time. The expanded two story building dating from the 1930s likewise stands as a unique embodiment of the Fernandina of the Great Depression, while embracing the original 1878 building. Subsequent additions in the 1950s to the north and west sides are unobtrusive and do not detract from the original building (visible on the inside walls) and its 1930s art moderne second floor.

Historical Context

In 1824, during the Territorial Period, Florida created counties and among them was Nassau County, the 10th county created in Florida. The town of Fernandina became the county seat and has remained so except for a brief period between the 1830's and 1860s. Also it should be noted that Fernandina changed its name to Fernandina Beach in 1951. (1)

1 The Nassau County Jail was constructed in 1878 of locally made brick, expanded in 1935 by the addition of a second floor and art moderne features, and expanded once again in the 1950s by additions to the north and west sides. The building appears to the casual viewer to have been built at one time. Presently, the building houses the Amelia Island Museum of History and includes, in its exhibits, a display setting forth the history of the building.

In the years before the Civil War, Fernandina, although one of the largest towns in Florida, had a deserved reputation as a seedy and dilapidated place, with all the vices expected in a port town. But change was in the air when, on the eve of hostilities, Senator David Yulee completed his railway from Fernandina to Cedar Key, and at the same time convinced most citizens to relocate from the Old Town at the far north end of the island to his planned new community of Fernandina. The war forced most construction plans to be shelved, particularly after March 4, 1862 when a force of 15,000 Union troops on 20 ships arrived from Hilton Head. The Confederates abandoned the island without a fight and many white Fernandinians stayed away for the duration of the war. Within a few months, though, hundreds of runaway slaves fled to the island, and most able bodied male ex-slaves joined the union army. (2)

No notable construction occurred during the four years of union occupation, and, in his tour of the South with Chief Justice Salmon Chase in 1865, the journalist Whitelaw Reid found the Yulee residence to have a

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Senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. (3) The naturalist John Muir who passed through Fernandina in 1867 on a thousand mile walk only commented that he walked off a ramshackle pier into a ramshackle town. (4) However, both the returning black veterans and the white citizenry were determined to make Fernandina rich.

This was the beginning of the Golden Age (1870-1910) when the little town of Fernandina was entirely transformed. It became, on the one hand, a luxurious winter resort for the rich and famous of the great American cities, and, on the other hand, an arena in which freed slaves – many of whom were civil war veterans who escaped to Amelia Island and enlisted in Fernandina – worked to retain the rights and freedom they had won in the Civil War. Notably the first southern election involving both black and white voters after the Civil War occurred in the Fernandina mayoral election of Adolphus Mot in 1865. Chief Justice Chase personally administered the oath of office to him. (5) It was a time of boundless optimism in the economic future of the community on the part of both whites and African Americans. Together, they built a grand town in less than two decades, and they built a grand and solid jail for that town. Both elements, the resort aspect of the setting as well as the opportunities for African Americans are once again alive in the current life of the Fernandina and Nassau County.

Significance
On December 7, 1868, the minutes of the Nassau County Commission meeting authorized the sheriff to seek proposals and plans for a jail. (6) A decision was made to build a jail that would be both secure and fitting to the town they envisioned. Land was purchased near the center of Fernandina Beach to emphasize the central role of the jail, and the deed was recorded on May 23, 1871. (7) The jail was completed and in operation by 1878.

By 1878 the town was in the midst of a boom. At first, wood was the building material of choice with wooden commercial buildings lining Centre Street for many blocks. Then, devastating fires in 1876 and in 1883 burned out Centre Street, and when it was finally rebuilt, the brick construction used in the jail was adapted, a fortunate decision since these buildings remain today in commercial use. Almost certainly all the bricks came from the same Georgia brickyard. (8)

Most of the bricks in the new Centre Street buildings, and likely the jail as well, were supplied by Samuel A. Swann who owned and operated a brickyard up the St. Mary's river in nearby Georgia both before and after the war. Prior to the war this brickyard supplied the bricks for Fort Clinch, which bricks appear to be from the same source as the original bricks visible in the interior of the jail. Also the bricks in the courthouse (1892) appear to be the same type of bricks. (9)

Swann was an accountant for the railroad before the Civil War, a blockade runner during the war and a rich businessman, shipper, philanthropist and devout church warden after the war. He was one of the founders of St. Peters Episcopal Church, and likely he contributed to the plans for the jail. He was born in 1832 and died in

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1909. Swann's architectural legacy includes the house he built for his son at 214 S. 7th Street (known as the Kelly House) as well as the Swann Building at Centre and 4th. (10)

context
More grand buildings continued to be built in the 1880s. Just seven years after the construction of the original jail, The Fairbanks House (National Register #73000592), fondly called by many Fairbank's Folly, was built. Located just four blocks from and directly east of the jail, this Italianate gem is a remarkable contrast to the understated all-brick jail. This massive and eccentric residence was designed by prominent architect Robert S. Schuyler, who also designed St Peter's Episcopal Church, The Tabby House (National Register #73000594), the 1886 School House and The Hirth House. All of these were built before 1890, and form an arc around the Jail. (11)

The Egmont Hotel opened in Fernandina in 1880 and instantly gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the new fine jail on the way to the hotel. In 1877 General Grant visited the island at the beginning of his world tour and was feted in party after party, some at the Egmont. He could not have missed the jail. The city fathers certainly placed their jail as prominently as they could for the simple reason that they were rightly proud of it. (12)

Sadly, the jail has outlasted all eight hotels from The Golden Age. However, four small houses were constructed on the site of the Egmont Hotel from wood salvaged from the hotel when it was torn down and these homes remain today. So the jail and the hotel remain in a way interconnected and in contrast.

The jail is also located just a few feet to the south of the track of the railway constructed by Joseph Finnegan for David Yulee in the late 1850s. The railway linked the port of Fernandina to Cedar Key, and was finished just weeks before the outbreak of fighting in the Civil War. Its operation ceased after the Union Army occupied Fernandina on March 4, 1862. After the war, traffic on the railroad resumed, and the first sight passengers saw upon entering Fernandina by rail was its fine and solid brick jail. (13)

As described in Memoirs of Florida published in 1902:

Nassau County has an area of 640 square miles and a population of 9,634, and increase since 1890 of 1,360 or 16.3%. This county...has a world wide reputation for the purity of its waters. Amelia Island, on which Fernandina is located is about fifteen miles in length and from one to two miles in width.... The Fernandina of today is one of the liveliest towns of Florida and has excellent waterworks, and police and sanitary systems and creditable public buildings and schools and fine churches. (14)

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The Jail and The African-American Struggle

At the time construction of the jail was authorized, and still at the time of its completion, African-Americans were serving on the Fernandina city council and had been elected to sheriff, tax collector and other county and city posts. The decision to build the jail, and the jail that was built were a decision of the entire community. The size, permanency and prominent location of the jail made it a symbol of a legal system that was viewed then as permanent and grand and something of which to be proud.

By the end of the Golden Age, most blacks on the island had lost their rights and few elected officials were African American. For African-Americans the Golden Age ended in 1888, when five hundred black dock workers in Fernandina went on strike. The strike was brutally suppressed and that signaled the effective end of any measure of justice for African Americans in Fernandina until the Civil Rights movement of the 1960s. (15)

The Adjacent Historic District

The Historic District of Fernandina includes Victorian-era homes, churches, and ornate government structures, like the 1891 Nassau County Courthouse. It even has a small brick railway depot from 1899 at the corner of Centre and Front streets that today is a satellite office for the Amelia-Fernandina Beach-Yulee Chamber of Commerce. St. Peter's Episcopal Church, with its Spanish-influenced brick-red gabled roof, tawny gothic pillars and statuary is another gem. The solid brick buildings which line palm shaded Center Street were built at the same time as the jail and currently house bookstores, coffee shops, antique shops, craft and clothing stores, and trendy dining spots.

Eight of these buildings are already on the register and dozens more could be. The Jail sits prominently among these gems. Every community has churches, stores, residences and the like and every community has a jail. Fernandina is lucky enough to have a prominent jail that has played a significant role in its history.

In a nutshell, these dozens of historical buildings convey as a group much more than they could individually. They tell the story of a community at a point in time. The jail is integral to that story but sits outside the current historic district designation.

The Jail Remains Very Much a Jail

From both inside and outside the building is unmistakable for what it was for 100 years – a jail. Above the east entrance near the flat roof are letters in bronze unmistakably spelling out: **Nassau County Jail.**

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significance
Iron bars back several windows on the east, north and south sides. Inside, the original 1878 bricks can be seen throughout the ground floor. Iron doors and cell doors remain in prominent sight of museum visitors. No one can have any doubt this was a jail.

2 The original plan for the 1878 jail is still readily apparent in its present museum incarnation. The East entrance leads to a small hall with a door to the left leading into the quarters where the jailer and his or her family lived. To the right is a small exhibit room where prisoners were booked and visitors checked in and out. Beyond this room were the cells and several doors remain.

Jail Tales

There are many tales circulating about the jail, some of which can be verified and some of which cannot. One famous story, known to most residents and still told frequently in the museum, concerns the Carnegie family, who, during the Golden Age maintained several mansions on adjacent Cumberland Island. According to this legend, one or more of the younger Carnegies regularly came to Fernandina on Saturday night to drink at The Palace Saloon, which is still in operation. Just as regularly, they were tossed into the jail to sleep it off. The next morning they were released and headed back to Cumberland. Allegedly, the mother had a special cell decorated with curtains and better linens for their inevitable confinements.

The story of a 1880 jailbreak was fully documented in the local paper. It seems a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to The Justice of the Peace who met the train and conveyed the accused to the jail four blocks away for the night. When he returned the next morning, both of the accused were gone. Suspecting the jailer of releasing them, he arrested the jailer, and had him held in his own jail! Two years later two other accused men made their escape by breaking the lock to their cell. (16)

The jail built in 1878 had a gallows on the roof with a trapdoor opening into the jail. No record can be found that anyone was ever officially executed there. However, there are too many recollections to ignore of a hanging that took place in the early twentieth century with residents standing around the building watching. An eyewitness Sammy Saylor signed a statement that he saw the hanging and later saw the body when it was placed on a bed in one of the cells. (17)

More Modern Times

During an oral interview November 4, 1999, reminiscences were recorded from a former wife of a jailer, Annis Moore-Littles and their daughter, Cindy, who lived in the jail during the 1970's. This eye witness was able to describe that there was a "Black Bull Pen" for black men prisoners on the second floor in the area that is now the reference room and that white men were held in cells on the second floor of the 1955 addition. On the first floor of the same addition, white women were held in three cells and separated from three cells for black

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women. Ms. Moore-Littles stated that Sheriff McKendree ended the practice of the segregation of deputies by race at mealtime while she lived in the jail.

Also of interest was the information that the current civil defense rooms that still house communication equipment for the local police was originally a small apartment for visiting law men who were in town on police business. (18)

In 1950 Sheriff H. J. Youngblood hired the first black deputy to be sworn in as a deputy sheriff in Nassau County. Jeremiah Mattox was sworn in and subsequently was shot and killed in the line of duty in the 700 block of South 8th St. in Fernandina. Deputy Mattox is the first African American sheriff's deputy killed in the line of duty in the State of Florida. (19)

- create separate HISTORICAL SIGNIFICANCE section

In Conclusion

The Nassau County Jail is an integral and prominent part of the history of Nassau County. It has stood in one location from its beginning until the jail function was moved in 1978. The Amelia Island Museum of History opened its doors to visitors in 1986 and trained docents have continued to tell the story of the Eight Flags over Amelia Island and the history of the old jail. Now home to over 60,000 residents, (20) Nassau County is once again experiencing a boom time, hopefully for all of its citizens. The Amelia Island Museum of History is open 7 days a week and serves over 30,000 people each year!!

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FOOTNOTES

- 1 Jan H. Johansen, Sr., *Yesterday's Reflections, Nassau County, Florida*. (Jacksonville, FL: Lexington Press, 2000), 27.
- 2 Deon Lawrence Jaccard, *The Historic Splendor of Amelia Island*. Fernandina Beach, FL: Larus Book Publisher, 1997), 151-162; 172-177.
- 3 Whitlow Reid, *After the War: A Southern Tour May 1865-May 1866*. (Cincinnati, New York, London: Moore, Wiltach and Baldwin, 1886). Page unknown.
- 4 John Muir, *Thousand Mile Walk to the Gulf*, 1916.
- 5 Reid, page unknown.
- 6 Nassau County Commissioners Meeting Minutes, December 7, 1868 on file in the Nassau County Court House Records Office. Copy attached.
- 7 Deed recorded May 23, 1871, on file in Nassau County Court House Records Office. Copy attached.
- 8 Susanne Hardee, *The Golden Age of Amelia Island*. Fernandina Beach, FL: Amelia Island Museum of History, 1993) 43.
- 9 Johansen, 163-164.
- 10 Hardee, 22; 24.
- 11 National Register information found on line at National Register of Historic Places, Florida, Nassau County.
- 12 Johansen, 41.
- 13 Johansen, 178.
- 14 Rerick, 354-355.
- 15 Johansen, 41.

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16 "The Florida Mirror", Volume III, No. 3, December 11, 1880, page 8.

17 Signed Statement from Sammy Saylor, received August 7, 1980.

18 Interview with Annis Moore- Littles and daughter, Cindy conducted by Marlene Schang, museum education coordinator and Suanne Thamm, volunteer on November 4, 1999.

19 Johanes, 45.

20 "Fernandina Beach News-Leader Fact Book 2006", supplement in February 2006, 4.

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Moore-Littles, Annis and Cindy Moore. Interview with Marlene Schang and Suanne Thamm. Interview at Amelia Island Museum of History, November 4, 1999.

Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, August 3, 2006.

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History August 17, 2006.

Saylor, Sammy. Written statement at the old jail building on August 7, 1980 regarding a hanging.

Documents:

1. Property Assessor's Office:

- a. Tax Roll
- b. Parcel Map
- c. Air view of parcel map *specific*

2. County Records:

- a. Deeds: May 23, 1871 Lots 17 and 18 were sold to Nassau County for the jail
(Recorded in Deed Book N page 15.)
January 10, 1922 Lot 19 was sold to Nassau County
(Recorded in Deed Book B-3, p. 180.)
June 21, 1937 Lots 15 and 16 were sold to Nassau County
- b. Nassau County Commissioner's meeting minutes, December 7, 1868
called for the Sheriff to ask for proposals and plans for a county jail.

3. Maps:

- a. USGS Map
- b. Sketch Map

4. Photographs

Black and white photo series photographed on August 2, 2006 by Carol Ann Atwood. Negatives on file at Amelia Island Museum of History.

Color photo series photographed on August 10, 2006 by Carol Ann Atwood.
Negatives on file at the Amelia Island Museum of History.

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Section 10

Verbal Boundary Description Block 273 Lots 15-21

Boundary Justification The boundary encompasses the property visible in the Nassau County
Parcel Maps which are attached. The original footprint with the
1955 addition is clearly visible as well as the parking lot.

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

- ☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.
- ☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.



Bland & Associates, Inc.

Archaeological and Historic Preservation Consultants

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MEMORANDUM

TO: Robert Jones, Historic Sites Specialist
Survey and Registration Section
Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

FROM: Myles Bland (mbland@bland.cc)
Registered Professional Archaeologist No. 10650

DATE: 15 October 2008

RE: Nassau County Jail / Amelia Island Museum of History NRHP
Nomination

Good morning.

For your attention, please find enclosed a NRHP nomination for the Nassau County Jail / Amelia Island Museum of History.

As always, we look forward to working with you.

Thanks.

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2008 OCT 30 A 9:23

Florida Department of State
Division of Historical Resources
Bureau of Historic Preservation

Adapted from NPS 10-900
to propose the nomination of
Properties in Florida for listing in
the National Register of Historic
Places

FLORIDA NOMINATION PROPOSAL

Grayed Areas for Use by Staff

1. Name of Property

historic name Nassau County Jail

other names Amelia Island Museum of History

FMSF Number NA287

2. Location

street & number 233 South Third Street

☐ not for publication

city or town Fernandina Beach

☐ vicinity

state FLORIDA code FL county Nassau code 89 zip code 32034

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I ☒ support ☐ oppose ☐ reserve opinion on this proposal.

Pat Ruella, Board of Trustees, President 10-1-08
Signature of property owner or representative

Date

4. Legal Description of Property (according to county property appraiser's office)

Please also provide:

Name of USGS Quadrangle: Fernandina Beach, FL

Township, Section and Range: T 3N S 23 R 28E

Tax Parcel #: 00-00-31-1800-0273-0150

Block 273 lots 15 to 21 in City of Fernandina Beach

Attach continuation sheet if necessary

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HISTORIC PRESERVATION
2008 OCT 20 A 9:23

Nassau County Jail
Name of Property

Nassau, FL
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1 buildings
sites
structures
objects
1 total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

GOVERNMENT/jail

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE/museum

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Masonry Veracular

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

roof BUILT UP: tar-and-gravel

other IRON: bars; WINDOWS: glass

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

8. Statement of significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- | | |
|--|---|
| ☐ Agriculture | ☐ Industry |
| ☒ Architecture | ☐ Maritime History |
| ☐ Archaeology | ☐ Military |
| ☐ Community Planning | ☒ Politics/Government |
| ☐ Commerce | ☐ Recreation |
| ☐ Education | ☒ Social History |
| ☐ Early Settlement | ☐ Transportation |
| ☐ Health/Medicine | Other: _____ |

Period of Significance

1937
1938-1958

Significant Dates

1938, 1954

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Benjamin, Roy A. (original); Hopkins, A.C.
(addition)

Builder: Davis, Charles J. (original); Woodcock, O.P.
(addition)

Nassau County Jail
Name of Property

Nassau, FL
County and State

10. Geographical Data

Acreage of Property +210 . 4

UTM References

(Place additional references on a continuation sheet.)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sidney Johnston, Senior Historian & Myles Bland, President

organization Bland & Associates, Inc. (BAI) Jacksonville, FL date 4/14/2008

street & number 4104 St. Augustine Road telephone (800) 605-4478

city or town Jacksonville state FL zip code 32207-6609

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Maps

A **USGS map** (7.5 or 15 minute series) Do not write upon or attach labels to this map.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.
(Do not write upon or attach permanent labels to the photographs.)

Additional Items

(check with the area Historic Sites Specialist at [850] 487-2333 for any additional items)

Property Owner

name Amelia Island Museum of History

street & number 233 South Third Street telephone (904) 261-7378

city or town Fernandina Beach state FL zip code 32034

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Summary

completed in

37

Nassau County Jail is located at 233 South Third Street in Fernandina Beach, Florida. Constructed in 1938 and expanded with compatible additions in 1954 and 2007, the building is a good example of Masonry Vernacular construction with Modernistic influences. The two-story building contains approximately 6,800 square feet of interior floor space. It faces south and displays a flat roof of reinforced concrete with straight parapets and hard-fired red brick walls laid up in a modified Flemish bond. Three rows of bricks form the walls, providing sufficient strength to prevent escape and against hurricane-force winds in the coastal island city. Other exterior finishes include a tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation, cantilevers, six-over-six double-hung sash windows, and an articulated foundation. A cast stone head mast contains the words Nassau County Jail above the east entrance. Metal exterior doors and an iron cage protecting the south entrance unmistakably identify the building as a jail. All parts of the building remain in excellent condition, in part, because of its uninterrupted use from a jail to a museum, and, in part, because of its reinforced concrete and brick construction. It contains unusually strong structural components for a building this size—usually reserved for larger, more prominent structures. ~~The current condition of the building reflects the quality with which it was constructed using the best materials available to provide the safekeeping of prisoners and capable of resisting storms and deterioration.~~ The building served as the county's jail until a new facility was built in 1978. The Amelia Island Museum of History re-opened the historic jail to its ~~adapted~~ reuse in 1986. The adaptive re-use plan resulted in the removal of the original iron cells and the introduction of temporary partitions about 1995 to support exhibits. ~~Notwithstanding that change,~~ The original circulation pattern in the jail and many of the original iron doors and frames between rooms and iron bars protecting windows remain intact. In 2007, the museum completed an addition supported by Special Category grant assistance from the Florida Department of State, Division of Historical Resources. Designed by Kenneth Smith Architects, Inc. of Jacksonville with oversight by the Division's Architectural Preservation Services Section, the 2007 addition meets the Department of the Interior's criteria for compatible but differentiated additions to historic buildings. As part of an overall renovation program, the addition was necessary to meet standards associated with the American Disabilities Act (ADA) requirements for public buildings. The jail contributes to the sense of time, place, and historical development of Nassau County and the City of Fernandina Beach in which it stands through its location, design, materials, workmanship, feeling, and association. Retaining its early twentieth century character to a sufficient degree for listing in the National Register, the building provides an important architectural, political, and social link to the heritage of Fernandina Beach.

Setting

The historic jail stands in Fernandina Beach, the seat of government of Nassau County. Located on the leeward side of Amelia Island, Fernandina Beach is known as the "Isle of Eight Flags" for its position near the south end of the Sea Islands and its heritage of having eight flags being planted on its shores. Claiming the northeastern

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most incorporated city in Florida, Fernandina Beach has a population of 11,815 and the larger Nassau County contains 68,188 residents.

part first
Nassau County Jail faces east on South Third Street, occupying a site one block south of the Fernandina Beach Historic District, which was listed in the National Register in 1973 with a boundary extension in 1987. The building stands three blocks east of Fernandina Beach's harbor and three blocks south of Centre Street, the central business district. Most of Centre Street's buildings were constructed of brick after fires in 1876 and 1883 destroyed much of the downtown. Four blocks to the northeast are the Fairbanks House (NR 1973) and the Tabby House (NR 1973), late nineteenth century landmarks. Closer to the jail are located relatively small one-story dwellings of recent vintage. To the west is the single story Amelia Community Theater Building, formerly owned by the School District of Nassau County, and a railroad yard.

Physical description

Exterior

The asymmetrical east elevation (photograph 1) of the 1938 part of the building displays a straight parapet with cast stone coping. Emphasizing its horizontal massing, three brick belt courses in header bonds are interrupted by the Nassau County Jail name plate and cast stone belt courses, which occupy a location oriented above the offset entrance protected by a metal cantilever and iron door with bars. The modified Flemish bond employed in the brick work adds character and strengthens the bond between the exterior walls of hard fired-clay face bricks and the unglazed clay common brick interior walls. Asymmetrical but regular fenestration includes six-over-six-light double-hung sash windows in single arrangements along the second story and paired and singular arrangements along the first story. The window openings are accented by bricks laid in a rowlock bond for the sills and vertical stretcher patterns for the headers. The first-story window to the right, or north, of the entrance reveals iron bars protecting the interior. This entrance historically led into the cells and jail administration areas. The entrance and window arrangement and the windows opening at the southeast corner are further accented by bricks laid on their beds to form basket weave patterns. Header bonds in corbelled patterns form inset panels. Accented by cast stone drip molding that extends ten feet from the southeast corner, an articulated foundation consists of salmon-colored bricks laid up in American common bond, contrasting with the red brick modified Flemish bond on the primary walls. A stack bond laid vertically accents the upper row of bricks on the articulated foundation, providing an unusual belt course and visually identifying the position of the first floor.

At the north end of the east elevation projects a small one-story flat roof extension (photograph 2). Similar in design and materials to the two-story east elevation, the extension is part of the 1954 addition. It is differentiated from the 1938 part of the building by the absence of any belt courses or decorative brick panels and its use of a cast stone belt course that extends across the top of the articulated foundation. The same modified Flemish brick bond work evident on the older part of the building appears on the addition. The north

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elevation of the one-story extension (photograph 3) displays a six-over-six-light and four-over-four-light double-hung sash window and the west elevation of the one-story addition contains no piercings.

The south elevation (photograph 4) is symmetrical with a central iron door with bars protected by a distinctive cantilever enclosed with an iron cage and accented by a decorative metal railing. This entrance historically led into the jailer's quarters. A full-height projecting brick panel further identifies the entrance, which is further accented with a central window opening filled with glass blocks and fleur-de-lis floral designs executed in cast stone. The tripartite brick belt courses evident on the east elevation continues along the south elevation, interrupted by the cast stone floral designs and continued with cast stone belt coursing. The basket weave panels accent the walls between first- and second-story windows and entrance. The first-story windows bracketing the entrance have been covered with diagonal boards; the second-story six-over-six-light double-hung sash windows remain evident. Obscured by vegetation, a cast stone drip molding accents the foundation.

A combination of the 1954 and 2007 additions (photographs 5, 6), the remainder of the south elevation displays a stepped back plan with asymmetrical and irregular fenestration. Rising two stories, the additions display a parapet line three feet lower than the parapet accenting the wall to the east. The parapet cap on the addition intersects the uppermost belt course of the wall to the east with the two lower belt course lines continued in the appropriate alignment. Four blind windows contrast with a single six-over-six-light double-hung sash window. Supported by a small concrete porch, a door and single window punctuate the southwest corner of the elevation. Hard clay-fired brick walls are accented by a stuccoed foundation finish.

The west elevation (photographs 7, 8) displays more of the six-over-six-light double-hung sash windows set in a regular pattern with the exception of a blank wall at the northwest first-story corner. Three windows on the second floor have been removed for restoration and the openings boarded over with the fenestration pattern intact. A cast stone foundation skirt contrasts with the red clay-fired brick walls.

Continuing the irregular plan evident on the south elevation, the north elevation (photograph 9) displays a projecting flat-roof extension at the northwest corner that yields to a glass enclosure shaded by a green awning and incised within the building to provide ingress and egress at the center of the elevation. Farther east, the two-story walls are interrupted by double-hung sash windows set in an asymmetrical pattern and a brick chimney with an arched cap. Two of the windows on the second story are boarded over; one window has been removed for restoration, the other remains in the opening. The one-story addition projects at the northeast corner.

Alterations

The east elevation has not been altered with the exception of the one-story 1954 addition, ~~which is part of the historic fabric of the building.~~ The south elevation has been altered by the addition about 1986 by the installation of the iron cage mounted under the cantilever to protect the entrance. Originally, brick walls were

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located under the cantilever with a four-over-four light double-hung sash window piercing the west elevation and an entrance at the east elevation. An uninterrupted brick wall originally faced Cedar Street. The cantilever and decorative metal railing were part of the original design; salvaged from interior sections of the jail, the iron cage replaced the brick walls to provide a serviceable entrance into the museum and an outward visual indicator of the historic interior function of the building.

Another alteration to the south elevation is the 2007 addition (photograph 5). The 2007 addition covers sixteen feet and four double-hung windows along the west elevation of the 1938 part of the building and twenty-four feet and four windows of the south elevation of the 1954 addition. Designed by Kenneth Smith Architects, Inc. of Jacksonville and approved by the Architectural Services Section of the Division of Historical Resources, the 2007 addition meets the Secretary of the Interior's criteria for a compatible, but differentiated addition to a historic building. Setback appropriately from the historic wall of the south elevation, the 2007 addition displays red brick walls of differing hues, distinct from the red bricks employed on either the 1938 original part or the 1954 addition. The straight parapet, modified Flemish bond pattern, belt courses, and window headers and sills accenting the windows are copied directly from the historic fabric, but none of the decorative brick panels appear. The stuccoed foundation skirt contrasts from the brick articulated foundation on the 1938 building and the cast stone veneer on the 1954 addition. The six-over-six-light double-hung sash windows and blank windows arranged in an asymmetrical pattern both reflect the fenestration on the unaltered walls of the building.

The north elevation (photograph 9) is altered by the introduction of the 2007 addition that infills the space between the 1938 part of the building to the east and the 1954 addition to the west. The addition covers a space amounting to sixteen feet of historic wall fabric in an area historically that was a two-story flat-roof hyphen that served as a passageway between the 1938 and 1954 parts of the building. Historically, it measured sixteen feet in length by ten feet in width. Reflecting the pattern revealed on the south elevation, the north elevation of the 2007 addition has red clay-fired bricks of various hues that contrast from the historic fabric, but laid up in the same historic pattern. The glass enclosure provides at once an entrance vestibule, visual relief from the massing of red bricks along the elevation, and the original depth of the historic hyphen connecting the parts of the building. Two double-hung sash windows pierce the wall surface above the glass wall. Setbacks emphasize the introduction of a modern addition along the north elevation. The setback from the north wall of the 1938 building amounts to eighteen inches and sixteen feet from the 1954 addition. The 2007 addition includes a new concrete step and ramp system to provide access into the building to meet local building and ADA codes.

Interior

First Floor

The interior of the building contains thirteen primary rooms that support the museum's exhibits, patrons, and administrative staff. The first floor contains exhibition halls, restrooms, central hall and stairs, and storage

*7, shift from 2 brick thick walls to 3
↳ Moderne Style change to 3rd?*

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room. The iron cage and door on the first-story south elevation opens into the reception area and primary exhibition hall (photograph 10). Framed with large wood planks during construction and leaving tell-tale striation markings, reinforced concrete joists and the second-story floor system remain clearly evident at the ceiling, which rises ten feet. In association with the iron cage and barred iron door at the entrance, the ceiling provides a strong feeling of the building's historic use as a jail. Unglazed brick interior walls are apparent above and beside exhibition panels and temporary walls installed to enhance the museum. This area historically served as the jailer's quarters, which consisted of a combined living/dining room, kitchen, bedroom, bathroom, and guest or child's room. To the northeast of this area is a secondary exhibition hall (photograph 11) that interprets Nassau County's history, and historically contributed to the jailer's quarters. This room displays similar details at the ceiling and walls as found at the primary exhibition hall.

To the right, or east, of the Nassau County History Room is located the central hall and staircase (photograph 12). The straight stairs are executed with a brick base and iron newels, treads, risers, and handrails. The central hall reveals the building's unusual interior brick wall system, barred iron doors, and the iron utilitarian staircase. The iron materials were designed, fabricated, and installed by the Decatur Iron & Steel Company of Decatur, Alabama. Historically containing a temporary holding cell, restrooms (photograph 13) are located to the north of the central hall. Along the south wall of the central hall and at the foot of the staircase is located a barred iron door (photograph 14) that historically provided access between the jailer's quarters and the central hall. East of the central hall lies the sally port, or prisoner's entrance vestibule (photograph 15), which historically supported to the south the jailer's quarters, to the west the central hall and jail, and to the north the booking and processing room (photograph 16), which currently supports Spanish mission and Timucuan exhibits. The sally port has its original iron door framing systems, but the barred iron doors have been removed to improve circulation through the museum.

A narrow corridor extends to the west of the Nassau County Exhibition Hall (photograph 17). The corridor visually identifies a transition from the historic building into the modern addition through differentiated red brick walls and a reinforced concrete ceiling to a gypsum-board-and-plaster walls and drop ceiling system. The corridor empties into part of the 2007 addition that contains a hall (photograph 18) which supports a new elevator, vestibule, rear entrance, and handicap ramp. To the north of the elevator radiates the entrance vestibule (photograph 19), which, again, effectively visually unites and differentiates historic brick walls and double-hung sash windows with modern spaces and materials. In the vestibule are revealed to the east original brick walls and windows associated with the 1938 original building and the 1954 addition's materials to the west. Iron bars remain intact on the former windows, indicating the historic use of the facility in the new entrance. West of the elevator and rear vestibule and contained within the 1954 addition radiates a secondary hall (photograph 20); an exhibition hall with an emergency exit on the south elevation (photographs 21, 22); and storage room to the north (photograph 23). The exhibition hall has temporary walls and finishes that obscure the original brick interior walls, windows, and ceiling. Formerly containing the primary electrical service panels and transmitter equipment maintained by the County of Nassau and currently undergoing rehabilitation and re-

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use as an exhibition hall, the storage room reveals plaster-and-brick walls, a reinforced concrete ceiling, and replacement double-hung sash windows.

Second Floor

The current and historic system for gaining access to the upper floor, the central staircase (photograph 24) provides access to the second floor. Not available to the general public as part of the overall museum experience, the second floor contains administrative offices, library, archives, and a multi-purpose room for developing exhibits and holding seminars and workshops. It historically contained only cells for inmates. In general, the rooms display double-hung sash windows and brick walls, although some of the latter have been painted white. Drop ceilings obscure original reinforced concrete ceiling systems in many rooms, and provide access spaces for electrical and HVAC systems. At the top of the staircase and to its north are located administrative offices (photographs 25, 26) and a storage facility (photograph 27), which is protected by a barred iron door (photograph 28). To the south of the staircase is the library and archives (photograph 29). Although the walls of this room have been covered with gypsum board and plaster, the original windows and brick floor remain visible. At the northwest corner of the library is a narrow corridor (photograph 30) that leads into the 2007 addition with modern bathrooms and a new stairwell (photograph 31). To the north of the corridor is the elevator, accompanying hall, and an administrative office (photograph 32). Contrasting with the modern finishes in the office is an original window and supporting brick wall (photograph 33). With the exception of the narrow corridor, these rooms comprise the 2007 addition. To the west of the elevator is a large open multi-purpose room (photograph 34), which displays drop ceiling panels, double-hung sash windows, and partially exposed brick walls.

Interior Alterations

First Floor

The first floor has several alterations made to adapt the building to its present use as a museum. Those changes are largely sensitive to the original circulation system and use. The reception area and primary exhibition hall (photograph 10) originally contained five spaces for the jailor's quarters, that is, a living/dining room, kitchen, two bedrooms, and restroom. The interior walls were removed about 1995 and the space reorganized with partitions for reception, gift sales, main exhibition hall, and a small theater. With the exception of the removal of several metal doors, the original east entrance vestibule, booking room, and dispatch, deputy's lockers, and armament storage room (photographs 15, 16) retain their original features and circulation pattern. The original jail laundry (photograph 13) was divided into two spaces about 1995 to accommodate restrooms. Free-standing in the center of the room, the original trustee cells were removed about 1988 to create exhibition space (photograph 11). Red brick walls, metal doors, and reinforced concrete ceiling systems remain visible reminders of the originally intended use of the building.

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An addition and modifications made in 2007 altered the interior of the original sally port system and connector between the 1938 and 1954 sections of the jail (photographs 17, 18, 19, 31). Two restrooms and a staircase were added to the south elevation, and the sally port to the north was enclosed to accommodate an elevator, hallway, and handicapped ramp. New interior partitions were finished with smooth plaster. They contrast with the exposed original exterior brick wall and double-hung sash windows complete with iron bars revealed within the new vestibule. Removed about 1988, the original female jail cells for both black and white inmates occupied the large space at the west elevation (photograph 20, 21, 22). A wood-frame partition extending north-to-south visually separated the free-standing cells. The iron cells were removed about 1988 and the wall system reorganized in 2007 to accommodate a hall serving the elevator and north entrance, and exhibitions in the former cell room for female inmates.

Second Floor

The second floor ~~also~~ retains its original circulation system, materials, and features to a high degree. The most obvious change is the removal of the free-standing iron cells in the two major spaces (photographs 29, 34), alterations completed about 1995 to support museum operations. A small partition in the former "Black men's bull pen" (photograph 29) forms a library reading space (2007) and a secure archives (c. 1994) with many of the museum's most valuable resources stored in the locked room. The mentally deficient, padded, solitary confinement, and trustee cells (photographs 24-28) have been adapted for offices, but retain their original walls. Completed in 2007, the addition and alteration above the first-floor sally port (photographs 30-33) provides a staircase, restrooms, and an office on the second floor. A revealed window (photograph 33) serves as a visual reminder that the latter room is an addition with this space originally located outside the exterior walls.

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Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

1. 233 South Third Street
2. Fernandina Beach (Nassau Co.), FL
3. Sidney Johnston
4. 2007
5. Senior Historian, Bland & Associates, Inc. Jacksonville, FL
6. View showing east elevation, facing west
7. Photograph number 1 of 34

Numbers 1-5 are the same for the remaining photographs.

6. View showing east elevation of one-story 1954 addition, facing west
7. Photograph number 2 of 34

6. View showing north elevation of 1938 part of the building and one-story 1954 addition, facing southeast
7. Photograph number 3 of 34

6. View showing south elevation of 1938 part of the building, facing northwest
7. Photograph number 4 of 34

6. View showing south elevation, facing north
7. Photograph number 5 of 34

6. View showing detail of south elevation, facing northeast
7. Photograph number 6 of 34

6. View showing west elevation, facing northeast
7. Photograph number 7 of 34

6. View showing west elevation, facing east
7. Photograph number 8 of 34

6. View showing north elevation, facing south
7. Photograph number 9 of 34

6. View showing main exhibition hall, facing east
7. Photograph number 10 of 34

6. View showing Nassau County History exhibition hall, facing north
7. Photograph number 11 of 34

6. View showing central hall and Heritage Exhibition hall, facing west
7. Photograph number 12 of 34

6. View showing first-floor restrooms and barred iron door, facing northwest
7. Photograph number 13 of 34

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number Attachments Page 2 Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

6. View showing barred iron door on south wall of central hall, facing south
7. Photograph number 14 of 34

6. View showing sally port and central hall, facing east
7. Photograph number 15 of 34

6. View showing Spanish Mission/Timucuan exhibition hall, facing southeast
7. Photograph number 16 of 34

6. View showing narrow corridor and elevator, facing east
7. Photograph number 17 of 34

6. View showing elevator and rear entrance vestibule, facing north
7. Photograph number 18 of 34

6. View showing rear entrance vestibule, facing east
7. Photograph number 19 of 34

6. View showing secondary hall in 1954 addition, facing north
7. Photograph number 20 of 34

6. View showing exhibition hall, facing southwest
7. Photograph number 21 of 34

6. View showing exhibition hall, facing south
7. Photograph number 22 of 34

6. View showing storage room, facing east
7. Photograph number 23 of 34

6. View showing central staircase, facing east
7. Photograph number 24 of 34

6. View showing administrative office, facing north
7. Photograph number 25 of 34

6. View showing administrative office, facing north
7. Photograph number 26 of 34

6. View showing storage room, facing northwest
7. Photograph number 27 of 34

6. View showing iron door protecting storage room, facing northwest
7. Photograph number 28 of 34

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Nassau County Jail
Fernandina Beach, Nassau Co., FL
Photograph List

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing corridor into 2007 addition, facing west
- 7. Photograph number 30 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 31 of 34

- 6. View showing iron door protecting storage room, facing northwest
- 7. Photograph number 28 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing iron door protecting storage room, facing northwest
- 7. Photograph number 28 of 34

- 6. View showing library and archives, facing west
- 7. Photograph number 29 of 34

- 6. View showing second-floor corridor and hall to restrooms and stairwell, facing west
- 7. Photograph number 30 of 34

- 6. View showing stairwell, facing south
- 7. Photograph number 31 of 34

- 6. View showing elevator and hall, facing north
- 7. Photograph number 32 of 34

- 6. View showing office and window, facing southwest
- 7. Photograph number 33 of 34

- 6. View showing multi-purpose room, facing northwest
- 7. Photograph number 34 of 34

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Summary Significance Statement

1878

The historic Nassau County Jail, now housing the Amelia Island Museum of History, is significant at the local level under Criterion A in the areas of politics/government and social history and under Criterion C for architecture. Under Criteria A, the jail was constructed by Nassau County government in 1938 and expanded in 1954. The two-story building stands on the site of a 1870s one-story wood-frame jail and a subsequent two-story masonry jail. Part of the social history of crime and punishment in Nassau County, the jail was built in the 1930s and then expanded in 1950s by the county government to contain a growing criminal population. Contributing to a local initiative to expand and modernize Nassau County's government buildings, the 1954 addition was part of a larger contract that also expanded and modernized Nassau County Courthouse. The jail is part of a long tradition reflecting the law-and-order process in one of Florida's oldest counties. Integral to the larger circuit court and statewide judicial system, Nassau County Jail occupies a site used for incarcerating prisoners since 1878. It is the place where persons charged with crimes were booked and incarcerated, where attorneys first met with their clients, and a hub from which the accused and inmates were transported to the local courthouse for arraignments and trials, and later to the state prison or for carrying out sentences of one year or less. Under Criterion C, the building possesses significance associated with its Masonry Vernacular construction with Modernistic influences. The jail gains further significance for its distinctive characteristics of a type of construction designed for its specific function. In its original rectangular form, the building was designed by Jacksonville architect Roy A. Benjamin and constructed by Charles J. Davis, Inc. of Jacksonville. The Decatur Iron & Steel Company of Decatur, Alabama designed and installed the iron and steel work and equipment used for the jail's doors and cells. Another Jacksonville architect, Abner C. Hopkins drafted the plans for the 1954 addition, which gave the building its current irregular shape. Somewhat smaller and compatible with the original building, the addition reflects the 1938 building's design and materials. The O. P. Woodcock Company of Jacksonville supervised construction of the addition with the Roanoke Iron & Bridge Company of Roanoke, Virginia supplying the iron work for cells and doors. The Nassau County Jail has played an integral part of Nassau County's history since 1938. It served as the county's jail until a new facility was built in 1978. The Amelia Island Museum of History re-opened the historic jail to its adapted reuse as a museum in 1986. Trained docents tell the story of the Eight Flags of Amelia Island and the history of the old jail. The Amelia Island Museum of History is open seven days a week and serves over 30,000 people annually.

Historic Context

3 and Modern design

Florida's tenth county jurisdiction, Nassau County was created by Florida's Territorial Legislature in 1824. A German name applied to a river and sound on the south side of the county, Nassau supported numerous plantations dotting the banks of the Amelia River, Nassau River, and St. Marys River in the colonial and antebellum periods. Established earlier in the century, the Town of Fernandina became the county seat. The major port in Nassau County, Fernandina was one of the largest towns in Florida and an important northeast Florida port in the decades before the Civil War. The population increased from 1,511 in 1830 to approximately

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3,000 in 1860. Built at the north end of Amelia Island, Fort Clinch protected the towns of Fernandina, Florida and St. Marys, Georgia. In 1861, Senator David Levy Yulee completed the Florida Railroad from Fernandina to Cedar Key. In the process, he moved Fernandina from its original Old Town site at the north end of the island to a new location farther south on the Amelia River.

The Civil War forced most construction plans to be shelved, particularly after March 4, 1862 when a force of 15,000 Union troops on twenty ships arrived from Hilton Head Island. The Confederates abandoned the island without a fight and most of Fernandina's citizens fled the town. By contrast, within a few months of the Federal invasion hundreds of runaway slaves arrived on the island, moved into Fernandina, and many able-bodied male ex-slaves joined the Union army. During his tour of the South with Chief Justice Salmon Chase in 1865 journalist Whitelaw Reid found the Yulee residence to have a senatorial look "among the forsaken-looking wooden buildings," which otherwise made up the town. John Muir, the naturalist who passed through Fernandina in 1867 on a 1,000 mile walk, only commented that he walked off a "...ramshackle pier into a ramshackle town." Both returning black veterans and the white citizenry rebuilt Fernandina. Notably, one of the first elections in the South that included both black and white voters during Reconstruction occurred in Fernandina's mayoral election of 1865.

Beyond fishing and the railroad, the economy of Nassau County consisted of agriculture, lumber, naval stores, and tourism. County government reorganized following the Civil War. Many meetings were consumed with the typical issues associated with ~~government and politics, that is,~~ the collection of tax revenues, elections and constitutional offices, roads and bridges, the county's poorest residents, and crime and punishment. In the process, the board of county commissioners acted upon petitions to create new roads and construct bridges, set millage rates, and constructed public buildings, including a courthouse and jail in Fernandina.

The late nineteenth century was Fernandina's Golden Age (1870-1910) when an influx of investors businessmen helped to transform Fernandina. Some of the growth spilled over into the county as naval stores and timber reserves were harvested. Fernandina became a winter resort and an arena in which freed slaves worked to retain the rights and freedom they had won in the Civil War. It was a time of boundless economic optimism for the town. Part of that development was the construction of a county courthouse on Centre Street and a county jail several blocks to the southwest. In addition to public buildings, numerous fashionable residences were built, including the Fairbanks House (NR 1973), fondly called Fairbank's Folly. The Italianate gem was designed by prominent architect Robert S. Schuyler, who also drafted the plans for the ~~designed~~ St. Peter's Episcopal Church, the Tabby House (NR 1973), the 1886 School House, and the Hirth House. The Egmont Hotel opened in 1880 and gained a reputation, not only as the best of the eight hotels on the island, but one of the best in the nation. It was located just three blocks from the jail, and visitors to the hotel passed by the fine new jail on the way to the hotel. In 1877, General Grant visited the island at the beginning of his world tour and was feted in Fernandina. By 1880, the town had entered an economic boom. Initially, most commercial

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buildings lining Centre Street were constructed with wood. Brick became the material of choice after devastating fires burned most of Centre Street in 1876 and 1883.

The county's population expanded in the late nineteenth century, climbing from 6,635 in 1880 to 8,294 in 1890 and reached 9,654 in 1900. The growth of Fernandina played an important role in the population boom, expanding from 1,722 in 1870 to 2,562 in 1880. The introduction of new railroads and an increase in port traffic contributed to the county's growth. Beyond Amelia Island, Fernandina, and the towns of Callahan and Hilliard, Nassau County extended over 650 square miles to include the unincorporated communities of Andrews, Boulogne, Brickyard Landing, Bryceville, Chester, Crackertown, Crandall, Crawford, Dahoma, Dyal, Evergreen, Franklinton, Frink, Gross, Inglehome, Italia, Keene, Kent, Kings Ferry, Lessie, Mattox, Nassauville, O'Neil, Orange Bluff, Ratliff, Romulus, Wilds Landing, Woodstock Mills, and Yulee. The naval stores, railroad, and turpentine industries played an important role in the founding and development of most of those communities.

With growth came an increase in crime. Presumably, the initial county jail was contained within the first Nassau County Courthouse between the 1820s and 1870s. A subsequent courthouse was completed Fernandina in 1891, complete with a lock-up for prisoners awaiting arraignment and trials, but by then a separate county jail had been built. In 1868, the Nassau County Board of County Commissioners took its first tentative steps to create a stand-alone county jail. In December of that year the board authorized the sheriff to develop plans for a jail, but the initiative failed. Then, on 23 May 1871 the county government purchased land south of Fernandina's downtown and east of the railroad tracks for use as a county jail. Standing northwest of the intersection of Cedar Street and Third Street, the initial jail consisted of a one-story wood frame building completed in 1878. The county government responded to jail breaks in the early 1880s by improving its selection of jailers and locking mechanisms. In one well-publicized case from 1880 a local resident was robbed on the train from Cedar Key. He left the train and telegraphed ahead to the justice of the peace in Fernandina who met the train with several deputies and conveyed the suspect to the jail for the night. When the justice of the peace returned the next morning, the accused was gone. Suspecting the jailer of releasing him, the justice of the peace arrested the jailer and had him held in his own jail. By 1884, the jail had grown in size with a two-story main building with a supporting stockade and outbuildings. By 1909, the aging nineteenth century jail had yielded to a two-story brick building with a single outbuilding known as a calaboose, a colloquial term for a city lock-up or dungeon.

Supported by constables and justices of the peace, the sheriff's department provided law enforcement over unincorporated Nassau County. Deputized officers delivered suspects arrested for criminal activities to the jailer at the Nassau County Jail for processing and incarceration. Jailed suspects formally charged with criminal activities were transported from the jail to the Nassau County Courthouse approximately four blocks northeast for arraignments and trials. Suspects who failed to meet a bond set by the court were held on remand in jail until trial. Some of the accused found guilty were sentenced to the county jail, generally for terms of one year or less. Longer sentences were carried out in the Florida State Prison at Raiford.

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Growth in Nassau County persisted in the first half of the twentieth century, increasing from 9,654 in 1900 to 11,340 in 1920. By 1907, the county contained 138 miles of mainline railroads and along with the development of U. S. Highways 1, 17, 23, and 301 and State Road A1A in the 1920s and 1930s brought visitors, new homeowners, and businessmen into Nassau County. The development of the Intracoastal Waterway and bridges over the Amelia River and the St. Marys River provided greater access for residents and visitors alike, and more crime into the region. The Era of Prohibition (1918-1933) prompted Nassau County's sheriff's department to launch periodic raids on moonshine stills and destroying barrels of moonshine. The United States Coast Guard installed a base at Fernandina in the late-1920s to help curb rum-runners along the north Florida and south Georgia coasts. Entered into Nassau County's criminal bench docket books, other common forms of criminal activities included arson, assault, embezzlement, grand theft, interfering with an officer in the discharge of duty, larceny, manslaughter, murder, and rape. The end of prohibition closed an important chapter in the history of criminal activity in Nassau County. The shrimping industry thrived along the coast and the introduction of the factories by the Fernandina Pulp & Paper Company, Nassau Fertilizer & Oil Company, and Kraft Corporation brought new jobs to the county. Notwithstanding those new opportunities, the Great Depression coupled with joblessness and hunger ushered in a new period of criminal activities. Motivated by the desperate times, some residents relied on embezzlement and larceny just to fulfill their basic needs.

Some relief measures associated with the New Deal, including the Civilian Conservation Corps (CCC) and Public Works Administration (PWA), alleviated the harshest effects of the Depression, but few municipal governments in Nassau County took advantage of the programs. World War II lifted the economy out of the Depression. By 1945, the United States government had allocated more resources to the war and supported more construction projects than anytime in its history. In nearby Jacksonville, the Department of the Navy established Naval Air Station Jacksonville, which was supported by various outlying fields, including an emergency facility at Callahan in west Nassau County. By 1950, the county's population had climbed to 12,811 and responding to that growth and Florida's image as a tourist and vacation destination the municipal government at Fernandina changed the city's name to Fernandina Beach in 1947. Between 1950 and 1957, the county experienced a twenty-five percent increase in population and in 1960 the county's population reached 17,189.

Historical Significance

The construction of the Nassau County Jail during the Great Depression was precipitated, in part, by a report received in 1936 by the county government from Jesse Elliott Creech, a Jacksonville inventor and inspector of correctional institutions, county jails, and state convicts for the board of commissioners of state institutions. The board of county commissioners then consisted of chairman John T. Ferreira, Pasco Jones, Harry F. Sahlman, C. J. Walker, and K. K. Wilds. Creech cited the county government for the general poor condition of its aging nineteenth century jail and especially the building's inadequate cells, plumbing, cots, and bedding. In addition, Creech found the county's stockade at Hilliard in a similar poor state of repair. Only five years earlier, the

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Florida Federation of Women's Clubs had taken a statewide survey of Florida's county jails and found the condition of those facilities less than ideal and in some cases worse than during a similar study conducted nine years earlier. The Club cited inadequate medical care, unsanitary conditions and structures, lack of education and rehabilitation measures for inmates, enforced idleness of prisoners, and a fee system of 65¢ paid by various counties to its sheriffs for board for each incarcerated person. Responding to the state official, Nassau County's commissioners, for their part, promised to improve the condition of both facilities and subsequently made a few repairs to the jail. A two-story masonry building, the jail had been constructed about 1891 to complement a new courthouse built the same year on Centre Street (FWP 1939:111; NCBCCM Book 9).

1909 p. 8.3

In April 1937, after making additional repairs to the jail, the county determined to replace the building. That month, the board instructed its clerk to contact Jacksonville architect Roy A. Benjamin about his availability to design a new jail for the county. Responding quickly to the unsolicited work, Benjamin submitted a proposal to design a new county jail in May 1937. Benjamin agreed to prepare the preliminary sketches, working drawings and specifications, take bids, let contracts, and supervise the work. The next month, Winter Park architect James Gamble Rogers, II, solicited the board with his services, but by then Benjamin's services had been secured. In June 1937, after being hired by the board, Benjamin indicated that "...the present jail will be safe to handle prisoners for the next sixty days or probably longer, at which time it is hoped the new jail will be pretty well on the way." Benjamin completed the jail plans on 23 July 1937 and submitted the plans to the board later that month. Reflecting the decline in the construction business associated with the Great Depression and the accelerated bidding process laid out by county officials, the board received construction bids from several Jacksonville firms by 11 August 1937. The bidders consisted of Charles J. Davis, Inc., R. H. Gallespie, W. T. Hadlow, George Haydock, J. M. Raymond Construction Company, Ivy H. Smith Company, and the O. P. Woodcock Company. The board submitted the bids to Benjamin for evaluation and recommendation. Later that month, Benjamin recommended that the board approve the bid of \$19,361 submitted by Charles J. Davis, Inc. for construction and the steel work and equipment bid of \$10,069 submitted by the Decatur Iron & Steel Company. Davis's contract stipulated that the contractor would "...demolish the present old two story Jail Building, and will erect and complete a two-story jail building on the property now occupied by the old jail building..." He agreed to have the new jail "...substantially completed on the 1st day of January, 1938." To streamline the process and further reduce costs, at the county's request Benjamin submitted an addenda to his original specifications, which included omitting the parapet wall on the rear elevation, the cast stone belt along the first floor, and furring in and plastering the jailer's office. Demonstrating the completeness of Benjamin's architectural services, the Jacksonville architect included a section on Special Jail Equipment in his specifications, which were used by the Decatur company to formulate its bid. Unfortunately, those documents have been lost (NCBCCM Book 9).

— 1937 continuation

Running slightly behind schedule, Davis appeared before the board of county commissioners at their regularly scheduled meeting on 16 February 1938. The contractor indicated the jail was complete and the commissioners agreed to visit the building following the meeting. Approving the work, the board made its final settlement with

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Benjamin and Davis at a special session designated for that purpose on 28 April 1938. Satisfied with Benjamin's work on the jail, the board turned to the architect to design a new county hospital, a design that was later rejected (NCBCCM Book 9).

J. C. Colson served as Nassau County's jailer between the late 1930s and the 1950s. A county employee supervised by the sheriff's department, Colson worked closely with deputies to receive and process suspects, incarcerate inmates, transport prisoners between the jail and courthouse, and maintain a secure facility. He supervised several guards, including Owen Barnard whose responsibilities included standing night watch. In 1938 alone, the first year of operations for the new jail, Colson reported the cost of handling the prisoners, that is, booking them and escorting them between jail and courthouse, as \$448.75. In contrast, the jailer reported that the cost to feed inmates during the first six months of operations as \$125. Between the late 1930s and 1950s, Colson's annual salary increased from \$270 to \$350 (NCBCCM Book 9). *? each - ? each insurance*

~~As an arm of the county's law enforcement department,~~ Colson held an appointed post and over time worked closely with two Nassau County sheriffs, ~~an elected position~~. A resident of Hilliard with vast landholdings and a saw mill, Andrew J. Higginbotham served as Nassau County sheriff for nearly forty years, a period spanning the 1910s through the 1940s. In 1944, after several failed bids to win the top post, Henry J. Youngblood won election as Nassau County sheriff. A native of Nassau County, Youngblood initially worked as superintendent of the county's road department in the 1920s and 1930s. Because of his wide travels across the county Sheriff Higginbotham deputized Youngblood. Aspiring to a better paying county position, Youngblood won the sheriff's election in the mid 1940s and held the post for several decades. Deputized officers working under Higginbotham and Youngblood between the 1930s and 1950s included Joseph Hendricks, D. B. Higginbotham, Arthur Hunt, L. W. Pickett, O. Z. Rowe, Clement P. Rutishauser, P. H. Sauls, Ben Scott, H. S. Skipper, S. D. Trego, and E. A. Yates. The sheriff's department ~~also worked closely with several constables in Nassau County's unincorporated communities to protect citizens, apprehend law breakers, and arrest suspects.~~ In 1950, Youngblood hired Jeremiah Mattox, the first African-American to serve in county law enforcement; Mattox patrolled the African-American communities on Amelia Island, but was deputized to make arrests only in those areas. He was killed in 1954 while responding to a domestic dispute south of Fernandina Beach, the first black sheriff's deputy killed in the line of duty in the State of Florida. In addition to these deputy sheriffs, bailiffs who often escorted inmates from the jail to the nearby courthouse for arraignment and trial included John Cone and S. A. Sapp. These law enforcement officials were on a daily basis in the jail ~~participating in the process of law and order, crime and punishment in Nassau County~~ between the 1930s and 1950s (NCBCCM Book 9; Johannes 2000:11, 12, 45, 249, 274, 315).

In addition to housing drunks ~~found wandering the streets late at night~~, the jail served its larger purpose of holding persons charged with violent crimes, such as larceny, murder, and rape. Beyond the jailer, guards, and law enforcement officials conducting affairs in the jail were various lawyers representing defendants accused of these and other crimes. Some of the attorneys who consulted with their clients in the jail included Frank D.

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Brennan, Mabry Carlton, Thomas G. Hall, Lester W. Jennings of Jennings & Coffee, Thomas M. Linton, L'Engle & Kelly, and Frank D. Upchurch. Some of these defense attorneys represented high-profile murder cases in Nassau County, became involved in state politics, and held other posts in the legal and legislative systems. Most were from Jacksonville and St. Augustine. Mabry Carlton opened his law practice in Jacksonville in 1930 and later became a Duval County judge. Representing Nassau County, Frank D. Upchurch served in the Florida Legislature in the 1920s, but then moved his law practice to St. Augustine in the 1930s and served as a delegate from St. Johns County from Florida in the Democratic National Convention in 1948. Nassau County's prosecuting attorneys of the period included Thomas J. Shave and J. B. Stewart. Circuit court judges presiding over these cases in the seventh judicial circuit included Bayard Shields and W. A. Stanly. Criminal bench docket books and other official documents provide details of attorneys, inmates, arraignments, and trials, and many of the criminal activities in Nassau County during the period and the names of those incarcerated in Nassau County Jail between the 1930s and 1950s (NCCBD Book 4; Dovell 1952 4:669-670).

Dozens of suspects jailed between the 1930s and 1950s for more serious crimes included Charles Armstrong for grand larceny, Della Fullwood for first degree murder, Charles Henley for manslaughter, and Lawrence Verdier for assault with intent to commit murder. After processing and booking into the jail, the suspects awaited arraignment and some bonded out of the facility. Others, failing to obtain a bond, were held on remand in the jail until trial. Most arraignments and trials occurred in a speedy and timely fashion. Jailed for first degree murder in October 1941, Flora Bell Wilson was arraigned later that month and after several continuances filed by her attorneys, L'Engle & Kelly of Jacksonville, was found not guilty in a jury trial in February 1942. Accused of killing her husband, Vander Fullwood, Della Fullwood was jailed and arraigned in February 1942. Found guilty on a reduced charge of second degree murder on 1 June 1942, Fullwood was sentenced by Judge Shields to thirty years hard labor at Florida State Prison at Raiford. Also charged with second degree murder, Brantly Hicks was found guilty in February 1942, but was sentenced to only three years hard labor at Raiford. Other persons charged with murder and jailed at the Nassau County lockup for a period included Herman Conner, Roscoe Dixon, Fred Higginbotham, Ernest Hinson, the Melzer brothers H.C., Paul, and W.H., and Allen Rowe and William Rowe (NCCBD Book 4).

In one bizarre case, deputy Rutishauser shot William King of Fernandina Beach while trying to arrest him in early 1949. After transporting King to the jail, Rutishauser worked with Colson, but could not stop the bleeding and drove the suspect to nearby Nassau County Hospital. After stabilizing the patient but finding the bullet had shattered the bone and severed a main blood vessel, Dr. H. B. Dickens, Jr., ordered the law enforcement officials to transport the suspect to Brewster Hospital in Jacksonville to "...save his life." After the operation, deputies transported the World War II veteran to the Veteran's Administration Hospital in Lake City to recuperate. By August 1949, the deputies had returned King to Fernandina Beach, where he was incarcerated in Nassau County Jail for arraignment and trial. Several unusual court cases unfolded, in part, in the Nassau County Jail. Charged with breaking and entering with intent to commit a misdemeanor, Jacob Wall remained in jail between April and June 1942. In the later month at a subsequent hearing, Judge Shields ruled Wall to be

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insane and sentenced him to Florida State Hospital at Chattahoochee. In October 1942, after admitting thirteen-year-old Kenneth York into the jail, Colson caught the youth with a concealed a weapon that he intended to deliver to a relative. The jailer disarmed the youth and then placed him in a holding cell for formal charges and arraignment. Subsequently, the state attorney charged the youth with conveying a weapon into Nassau County Jail to aid an escape. At his arraignment, York pleaded guilty and Judge Shields released him from jail, remanding the juvenile to the custody of the Nassau County Sheriff for further appropriate proceedings. Other youths placed in jail temporarily included fifteen-year-old Willie Walthour, Jr. and fourteen-year-old James Wallace. Arrested for armed robbery, the youths allegedly perpetrated the crime with James Williams, an adult, but all were found not guilty in Judge Shield's courtroom in February 1943. In February 1955, A. A. Justice pleaded guilty to willful and intentional burning of woods and received a sentence of one year of hard labor at Florida State Prison (NCCBD Book 4; NCBCCM 11).

Many of the court's sentences were completed in Nassau County Jail. Those included a ten-month sentence for Beulah Benton who the court found guilty of breaking and entering with intent to commit a misdemeanor; Jasper Jones for six months at hard labor for embezzlement of less than \$50.00; and six and three month sentences for Sarah Hooper and Altamese Hooper, respectively, for interfering with an officer in discharge of duty. In 1954, Charles Armstrong received a sentence of nine months hard labor at Nassau County Jail for grand larceny. Perhaps the harshest sentence handed down by the court during the period to be served in the jail went to Clyde Pritchett. In 1943, Judge Shields sentenced the forty-year old to one year hard labor at Nassau County Jail for assault with intent to commit murder (NCCBD Book 4).

By the early 1950s, an increase in the size of county government and the rates criminal activities and incarceration in Nassau County had increased sufficiently to compel the board of county commissioners to expand the courthouse and county jail. Providing continuity over county politics during the era, John T. Ferreira still served as the chairman of the county commission. Other commissioners included Harry L. Dunman, McKendree, Shaffer, and Walker. In their September 1953 meeting, the commissioners enacted a resolution for the "...remodeling and erecting additions to the Nassau County Courthouse and modernizing the Nassau County Jail and erecting additions thereto..." Passing a special building tax, the commissioners and the county engineer estimate the combined projects would amount to \$250,000. Later that year, the board hired Jacksonville architect Abner C. Hopkins to draft the addition plans for the courthouse and jail. The board publicly advertised the projects and opened the bids in December 1953, but rejected the two bids from the Auchter and Woodcock companies of Jacksonville as too costly. The county re-advertised the bids and opened those submitted by Jacksonville contractors Clyde P. Knowles and Oscar P. Woodcock in March 1954. After reviewing the documents, the board awarded the jail contract for \$57,406 to the Woodcock company and the Knowles company received the bid for the courthouse expansion. In addition, the board awarded the equipment and iron work for the jail addition, amounting to \$19,700, to the Roanoke Iron and Bridge Works, of Roanoke, Virginia. In addition to fabricating and installing its own iron cells and doors, the county stipulated that the Virginia company install a "Patented Creech Cell" in the jail. Patented in 1943 by Jacksonville, Florida inventor

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Jesse Elliott Creech and a former prison inspector, the cell was designed specifically for "...confining violent prisoners and mental patients, the salient objects being to safeguard the occupants of the cell against self-inflicted ~~for~~ injuries as far as possible, to prevent the occupant from damaging the cell, and to provide for convenient and thorough cleansing of the cell" (NCBCCM Book 11; United States Patent Office 1943: Patent#2,323,455).

Construction began in early 1954, but delays in the shipment of steel and iron slowed progress. In August 1954, Sheriff Youngblood expressed concerns about the quality of some of the workmanship. Although Woodcock took some steps to address the sheriff's concerns and those of several commissioners, at the scheduled final inspection in October 1954 the board refused to accept the project. At the next inspection, the sheriff and board found Woodcock had "...remedied all things pointed out as not complete or needing changing to comply with plans and specifications..." In November 1954, architect Hopkins conducted his final inspection and provided his closing certificate, turning over the addition to the county government (NCBCCM Book 12; *Fernandina Beach News-Leader*, 27 August 1954).

The addition nearly doubled the size of Nassau County Jail. New spaces included a desk clerk's office with two guest rooms, lockers, and showers. Four cells and two day rooms for inmates occupied spaces on the first floor and six cells with sixteen bunks radiated across the second floor. Built during the period of segregation, the addition provided the necessary accommodations to uphold the "separate, but equal" constitutional clause. Prior to 1954, black and white inmates in Nassau County Jail often faced overcrowded cells with upwards of four or five persons incarcerated in a single cell for brief periods. The addition included what became known as the "Black Bull Pen" for African-American male prisoners on the second floor in the original building. White males were imprisoned in cells on the second floor of the addition. On the first floor of the addition, white females were held in three iron cells separated by a solid partition from three additional iron cells reserved for black women. Annis Moore-Littles stated that when she and her husband lived on the first floor of the original part of the jail Sheriff McKendree ended the segregation of deputies at meal times (Interview with Annis Moore-Littles and daughter, Cindy, conducted by Marlene Schang and Suanne Thamm 1999; *Fernandina Beach News-Leader*, 27 August 1954).

? when 1954?

Architectural Context

The Oxford English Dictionary defines a jail (gaol) as a French term for "a place or building for the confinement of persons accused or convicted of a crime or offence. Now, a public building for the detention of persons committed by process of law." Other dictionaries define the term as a detention building for persons awaiting trial or convicted of minor offenses. Typically, jails are intended to hold persons awaiting trial or convicted of minor offenses and serving sentences of less than one year, whereas prisons incarcerate inmates convicted of significant crimes or sentenced by a court to longer sentences. Jails historically have operated in the shadow of prisons, which have informed their general design and operation features.

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~~A correctional institution used to detain persons who are in the lawful custody of a government,~~ a jail is a specific type of building designed for a singular purpose. The word jail often evokes images of solid masonry buildings with stark forbidding walls spiked with watchtowers, armed uniformed guards, and tall fences supported by barbed and razor wire. Historically a jail in a small town or county initially consisted of a small one-story wooden building that yielded to a larger masonry building as the community grew in population and criminal activity. Some jails were ornate masonry buildings with cast stone walls, turrets, and castellated parapets; others were relatively simple brick buildings. Generally constructed with load bearing walls, jails were sometimes built adjacent to a courthouse or city hall, but more often as a free-standing building generally separated from commercial buildings in a downtown with a cleared paved area around the building that enhanced security and identified its specialized function. In other cases, a jail was incorporated into the design of a county courthouse or town hall with iron bars in the fenestration and a high fence protecting a flat-roof jail section of the larger building.

Architectural historian Henry Hitchcock-Russell once observed that America's first great contribution to architectural thought was through its novel designs of jails and prisons, which conveyed a sense of the "strictly social and organizational." As early as 1790, the City of Philadelphia introduced individual cells into its Walnut Street Jail, a typical colonial building that previously had permitted the intermingling of convicts of every crime and description in large rooms. Cellular construction followed in the 1820s with Eastern Penitentiary and Sing Sing, and New Jersey State Prison in the 1830s. Nineteenth century jails and prisons evolved, in part, using the Auburn System in which inmates worked together during the day and were locked into solitary cells at night. The primary architectural feature of the Auburn System consisted of a cell block where cells were placed back-to-back with air space between the cell block and outer walls. Prison and jail design, however, was generally a low-priority, if necessity, for local governments. Consequently, many architects turned to existing models for new facilities. The 1840s Charles Street Jail in Boston offered H. H. Richardson a model for his 1880s boldly massed Allegheny County Courthouse and Jail in Pittsburg, and Jeremy Bentham's circular Panopticon in England from the eighteenth century served as the model for Illinois State Penitentiary of the 1920s. ~~In some cases, some counties replaced an aging masonry building with a larger, stronger, and newer facility of similar materials and design.~~

kept ~~The primary reason for the existence of jails is that society through its system of courts finds it necessary to separate and isolate people who have broken a law. Efficiency and economy in separating and guarding inmates were historical guiding principles in jail design and construction. Jail and prison reform movements periodically responded to civic outcries to rehabilitate inmates. In designing these buildings, jail architects were generally confined to a relatively simple criterion, that is, to detain persons. Within that criterion, architects were left wide latitude to select a specific architectural solution to the general need. The design catered to jailers, law enforcement officers, offenders, and the public to provide constant control of inmates to avoid their escape and unwanted contact between prisoners within the jail population, guards and law enforcement officials, and members of the community. Architects generally provided a complex structure that accounted for several~~

provided

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CONTINUATION SHEET**

Section number 8 Page 11

factored, including secure accommodations, gender segregation and various categories of inmates, sanitation and hygiene, daily routines of the jailer, guards, and inmates, and opportunity for exercise and physical activity. In the American South, many jails provided accommodations for African-American and Caucasian inmates between the 1890s and 1950s predicated on the Plessy v. Ferguson "separate, but equal" clause. Interior spaces of jails generally included booking and processing room, individual cells, galleries, jailer and/or guard quarters, a public entrance, and a sally port.

Architects

Roy A. Benjamin

Jacksonville architect Roy A. Benjamin drafted the plans for the original 1938 jail. A charter member of the Florida Association of Architects, Benjamin was the 31st architect to be granted a license to practice his craft in Florida by the Florida State Board of Architecture. Relocating from Ocala to Jacksonville in 1902, Benjamin opened his practice about 1905 and contributed to the rebuilding of Jacksonville following its devastating May 1901 fire. Between 1919 and 1924, he associated with Mellen Greeley, another prominent Jacksonville architect. Benjamin's landmark projects included Jacksonville's Chamber of Commerce Building, Elks Club Building (NR 2000), Jewish Center, Otis Elevator Building, Park Lane Apartments, Scottish Rite Temple, and State Board of Health Building. Benjamin's elaborate Tudor Revival Cheek Mansion on River Boulevard was completed in 1929 by Charles J. Davis, Inc., one of the few projects other than Nassau County Jail in which the architect and builder collaborated on a project. Benjamin's school plans included Central School (NR 1998) in Putnam County and Nassau County's Public School No. 1 and Peck High School, both in Fernandina in the 1920s. Beyond the Nassau County and Putnam County schools, Benjamin drafted the plans for the John Gorrie and Kirby-Smith junior high schools in Jacksonville. Despite his wide experience, Benjamin became best known as a theater architect, designing approximately 200 movie houses throughout the American South, including the Arcade Theater, Center Theater, Florida Theatre (NR 1982), Riverside Theater, and San Marco Theater in Jacksonville; Edwards Theatre (NR 1984) in Sarasota, Florida; the Saenger Theater (NR 1984) in Biloxi, Mississippi; and the Albany Theatre (NR 2006) in Albany, Georgia. Benjamin sold his practice after World War II to William Kemp, Franklin Bunch, and William Jackson who continue to operate as KBJ Architects, Inc. in the twenty-first century as Jacksonville's oldest architectural firm (Wood 1989:8; Dovell 1952 4:839-841; *Florida Times Union*, 29 January 1963, 10 October 1982; Florida Master Site File).

Abner C. Hopkins

Abner C. Hopkins prepared the plans for the 1954 addition. The 940th architect licensed to practice his craft in Florida by the Florida State Board of Architecture, Hopkins was born in Texas about 1903 and was graduated from Texas Agricultural & Mechanical University with a degree in architecture in the early 1920s. In 1928, after working in a Texas studio for several years, he moved to Jacksonville, Florida. Organizing his business in

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CONTINUATION SHEET**

Section number 8 Page 12

Florida after the collapse of the land boom proved difficult, but eventually Hopkins landed commissions in several fashionable neighborhoods, including San Jose and San Marco. During the late 1930s, Hopkins formed a partnership with Prentiss Huddleston, another Jacksonville architect who later relocated to Tallahassee. Specializing in residential designs, Hopkins initially operated his studio initially in the Mitchell Building, then West Forsyth Street, and later West Adams Street. A member of the American and Florida institutes of architects, Hopkins maintained his home on Ingleside Street in the 1930s and later moved to Julington Creek Road. Many of his early projects were in the San Marco neighborhood of Jacksonville, where he designed homes in the Classical Revival, Colonial Revival, and Tudor Revival styles. Many of his projects were in association with builders and developers Stockton & Company, Whatley, Davin & Company, and Victor Zambetti. A departure from earlier projects, Hopkins's Royal Crown Cola Bottling Company in 1938 embodied the International style and his 1941 Campus Art Theatre in Tallahassee displayed the trappings of the Art Deco style. Later, Hopkins projects reflected Minimal Traditional, Ranch, and Split Level associations. Beyond dwellings, Hopkins drafted the plans for Southside Christian Church and commercial buildings on San Marco Boulevard. In the 1930s and 1940s, Hopkins, along with architects Bernard W. Close, Jefferson D. Powell, D. Floyd Rosser, and Ivan H. Smith, drafted the plans for homes in several of Jacksonville's fashionable neighborhoods and at Ponte Vedra Beach. In 1940, Hopkins and several of these architects contributed to *Jacksonville Architecturally*, a coffee-table picture book showcasing notable projects they had completed during the late-1930s. Outside of Duval County Hopkins designed Lovett's Groceteria in Ft. Lauderdale, Florida in 1937, and in 1941 the Nassau County Hospital, a \$60,000 building in Fernandina. Hopkins competed for the hospital design with several other Jacksonville architects, including Roy A. Benjamin. Hopkins's practice found new energy after World War II and he practiced until just before his death in 1972 (*Florida Times Union*, 10 June 1972; Nassau County Jail File AIMH; Minutes, Board of County Commissioners, Nassau County, 14 April, 11, 17 August 1937, 28 April 1938, 11 September 1940, 4 August 1941).

Builders

Charles J. Davis, Inc.

A native of Florida born about 1891, Charles J. Davis, Jr. learned the construction trade in Jacksonville's frothy building boom that persisted between the Great Fire of 1901 and the years preceding World War I. In the 1920s, he expanded and then incorporated his construction company as Charles J. Davis, Inc. During the decade, Davis built some of his most important projects, which consisted of commercial buildings in Jacksonville's downtown, such as the Hamby Building and the South Atlantic Investment Company Building. But, most of his work was residential in the exclusive neighborhoods of Avondale, Riverside, and St. Nicholas. Davis's construction projects included designs by some of Jacksonville's leading architects, such as, Roy A. Benjamin, Henry J. Klutho, Jefferson D. Powell, and Marsh & Saxelbye. In 1937, contemporaneous with the construction of Nassau County Jail, Davis completed an addition to the McIver Residence, a fashionable home in Jacksonville's St. Nicholas neighborhood (Wood 1989:63, 80, 121, 125, 135, 148, 150, 165, 171, 232).

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CONTINUATION SHEET**

Section number 8 Page 13

O. P. Woodcock Construction Company

A prominent Jacksonville contractor, Owen Prescott Woodcock arrived in Florida's gateway city about 1893 and constructed various buildings until 1904, when he left for business opportunities in the oil fields of Pennsylvania. He returned to Jacksonville in 1905 and incorporated the \$100,000 Halsema-Woodcock Construction Company with builder J. C. Halsema. Several years later, Halsema and Woodcock ended their partnership with Halsema organizing the Florida Engineering and Construction Company and the latter establishing O. P. Woodcock Construction Company. During a career that spanned nearly six decades, Woodcock constructed dwellings and buildings in Duval County's beach communities of Atlantic Beach, Jacksonville Beach, and Neptune Beach, Ponte Vedra Beach, in Jacksonville's downtown, and the Jacksonville neighborhoods of Lackawanna, Riverside, North Riverside, San Jose, San Marco, and Springfield neighborhoods. His distinctive buildings and schools included Buckman & Ulmer Building, Cookman Elementary School, Eastside Elementary School, Elizabeth Swaim United Methodist Church, Fire Station No. 5, Fishweir Creek School, John Gorrie Junior High School, Kirby Smith Junior High School, Public School No. 3, and Willow Branch Library. In 1918, he completed a large addition to the Lackawanna Public School No. 10. In 1925, the Woodcock company built the Jacksonville Terminal Company's express terminal on Myrtle Avenue at a cost of approximately \$400,000. In 1942, Woodcock completed the Lane Drug Company Building on Park Street, one of Jacksonville's early examples of the Streamline Moderne style. His construction of Boston Avenue Elementary School in DeLand, Flagler County Courthouse in Bunnell, Hastings High School (NR 2006), and the 1954 addition to Nassau County Jail represent the few large projects completed by Woodcock outside of Duval County between the 1920s and the 1950s (*Jacksonville Florida Times-Union*, 3 November 1905, 25 June 1916, 10, 17 July 1917, 24 April 1952; Wood 1989:120, 141, 142).

Jail Iron & Steel Works Companies

Decatur Iron & Steel Works

The Decatur Iron & Steel Works, the contractors for the iron and steel cell and door works in the 1938 part of Nassau County Jail, was organized about 1910 in Decatur, Alabama. The company initially operated as a subsidiary of the Decatur Cornice and Roofing Company, a nineteenth-century metal works that specialized in decorative metallic roof shingles for dwellings and decorative cornices and storefronts on commercial buildings. By the mid-1930s, the iron and steel company operated on its own and in addition to its specialty of fabricating cells and doors for jails and prisons the company assembled bridges, primarily swing and lift spans. In the 1930s, H. R. Sears served as the company's president and A. L. Stephenson as its secretary. During World War II, the company re-tooled its metal works to meet some of the exigencies associated with war-time construction. Between 1942 and 1944 the Decatur Iron & Bridge Works built thirty-three steel Landing Craft Tank (LCT), amphibious assault vehicles operated by the United States Navy that carried tanks ashore during the allied invasion of Europe on D-Day in World War II. The company also fabricated thirty-nine steel tugboats for the

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CONTINUATION SHEET**

Section number 8 Page 14

United States Army. Following the war, the company returned to its traditional iron and steel work. Important projects included the Frederick County Jail in Virginia in 1949 and the eight-story Queens Jail, part of the Criminal Courts Building complete with 360 cells in 1959. Important company officials included James W. Fitzpatrick, chief engineer of the jail and prison division, and civil engineer Forrest Anderson who worked as chief engineer of the architectural metals division. In 1957, three years after the addition was completed for Nassau County Jail, the iron and steel company acquired the patent from Perry M. Smith and James H. Whitfield for a new operating and locking mechanism for jail and prison doors (*New York Times*, 25 April 1959).

Roanoke Iron and Bridge Works, of Roanoke, Virginia

The Roanoke Iron and Bridge Works fabricated and installed the iron and cell work in the 1954 addition of Nassau County Jail. Organized in Roanoke, Virginia about 1905, the Roanoke Iron and Bridge Works built a variety of metal resources during the first half of the twentieth century, including bridges, jails, and decorative metal objects throughout the American South. Early projects included the 1912 Sharptown Bridge (HAER 1984) across the Nanticoke River in Maryland, the Cedar Creek Bridge in Roanoke, Virginia in 1929, and the Saluda Bridge No. 1 (HAER 1982) in Newberry County, South Carolina in 1930. In 1932, the company fabricated and installed the draw in the Wright Memorial Bridge that spanned Currituck Sound in Dare County, North Carolina. The company's jail work included the Frederick County Jail in Winchester, Virginia in 1949. That year, the company fabricated and installed the Roanoke Star on Mill Mountain (NR 1999) in Roanoke, Virginia, the world's largest freestanding illuminated man-made star. In 1951, several years before the company designed and installed jail cells in Nassau County Jail, the United Steelworkers Union of America reached an agreement with the Roanoke Iron and Bridge Works in the union's first collective bargaining agreement with a major iron works company. The Virginia company endured into the late twentieth century, designing prison equipment in the Arlington County Police Facility and Detention Center in Arlington, Virginia; Bibb County Jail in Macon, Georgia; North Carolina's state prison at Caledonia; and Attica Correctional Facility in Attica, New York. Eventually the company was acquired by Crowder Detention Equipment Parts & Service, Inc., a leading American detention equipment contractor based in Indiana (*Washington Post*, 8 July 1972; *New York Times*, 17 July 1977).

Architectural Significance

Nassau County Jail possesses significance for its Masonry Vernacular construction with Modernistic influences. Its masthead, solid brick utilitarian massing, and unusual fenestration symbolize a building developed for a particular function. Displaying an irregular shape, the building has a straight parapet with cast stone coping, translucent glass blocks accented by cast stone fleur-de-lis floral patterns, cantilevered ledge projecting over the east entrance, and red brick walls accented by basket-weave bond patterns and slender belt courses of brick and cast stone. Slightly projecting and receding surfaces contrast with the horizontal bands and emphasize the

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CONTINUATION SHEET**

Section number 8 Page 15

building's verticality at the south entrance and corner window fenestration. A masthead on the east façade spells out Nassau County Jail. Original metal doors and an iron cage at the south entrance remain prominent features identifying it as a jail. The features and floor plan of the original 1938 building, 1954 expansion, and 2007 addition with alterations are readily apparent in its present museum incarnation.

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CONTINUATION SHEET**

Section number 9 Page 1 Nassau County Jail
Fernandina Beach, Nassau Co., FL
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CONTINUATION SHEET**

Section number 9 Page 2 Nassau County Jail
Fernandina Beach, Nassau Co., FL
Bibliography

Interviews and Statements

Cotner, John, Architect. Interview with Carmen Godwin. Interview at the Amelia Island Museum of History, February 20, 2007.

Moore-Littles, Annis and Cindy Moore. Interview with Marlene Schang and Suanne Thamm. Interview at Amelia Island Museum of History, November 4, 1999.

Richardson, Michael, Architect. Interview with Jim Longacre. Interview at the Amelia Island Museum of History, August 3, 2006.

Smith, Kenneth Architect. Interview with Susan Little. Interview at the Amelia Island Museum of History August 17, 2006.

Saylor, Sammy. Written statement at the old jail on August 7, 1980 regarding a hanging.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00287

Recorder # 440

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Old Nassau County Jail

Multiple Listing (DHR only)

Other Names

>> Florida Museum of Trans. History

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>233</u>	<u>South</u>	<u>3rd</u>	<u>Street</u>	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2003

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 23 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style International

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>> Brick

Other Structural System(s)

Foundation Type(s)

>> Continuous

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Brick

Other Exterior Fabric(s)

Roof Type(s)

>> Flat

Other Roof Type(s)

Roof Material(s)

>> Tar & gravel

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Flat extension

Other Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) north exterior, north slope

HISTORICAL STRUCTURE FORM

8NA00287

DESCRIPTION (continued)

Window Descriptions 6/6, 4/4

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) southPorch Roof Types(s) flat

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this categoryInstitutional: SOME of this category Undeveloped: _____Ancillary Features (Number / type of outbuildings, major landscape features) shedArchaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1938

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Jail; 1938;</u>

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YESPotential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criteria A and C in the areas of significance of architecture, politics/government, and social history.

HISTORICAL STRUCTURE FORM

8NA00287

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/10/2007

SHPO's Evaluation of Resource

Data _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00287-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Brick
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
Flat extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Jail;1938;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Florida Museum of Trans. History



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0273-0150
GIS CALCULATED ACREAGE	0.4
Property Use	CULTURAL G
Land Use	COUNTY
OWNERSHIP INFORMATION	
Name	AMELIA ISLAND MUSEUM OF
Mailing Address	HISTORY 233 SOUTH 3RD ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	233 SOUTH 3RD ST
2006 PROPOSED VALUES	
Land Value	262,500



440

NA

287

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

Site inventory Form

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

SITE NO. *8NA287*

SITE NAME: Old Jail-Fla. Museum, Trans. His.
ADDRESS OF SITE: S. 3rd St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE jail

GOOD

UNALTERED

PRESENT USE museum

FAIR

x ORIGINAL SITE

DATES c. +1935

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 464

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Art Moderne

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): brick: running

STRUCTURAL SYSTEM(S): masonry

PORCHES: S&E/1-story entrance, stoop, 1-bay, access E; stoop
with recessed porch # S: metal entrance porch

ORIENTATION: SE

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 6/6, wood; paired

CHIMNEY:

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (red) #
metal # concrete

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP RANGE SECTION
3N 28E 22

UTM ZONE UTM EASTING UTM NORTHING

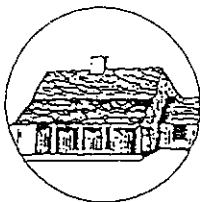
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

The Museum of Transportation History is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in c. 1935, it was originally used as the Nassau County Jail. It is a two-story masonry Art Moderne building. It is noteworthy for its metal, Moderne-style entrance porch, brickwork, and ornamentation. It has been significantly altered for future use as a museum.

☐ Original
☒ Update
 (give site#)



HISTORICAL STRUCTURE FORM
 FLORIDA MASTER SITE FILE
 Version 3.0 11/96
 Consult *Guide to Historical Structure Forms* for detailed instructions.

Site #8 NA287
 Recorder #
 Field Date / /
 Form Date 04/25/00

Site Name(s) (address if none) Old Nassau County Jail

Mult

Survey Fernandina Beach

Survey # 8 NA287

National Register Category (Please check one: consult with Site File before using last four): ☐ building ☐ structure
☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 233 South Third Street
 Cross Streets (nearest / between) Cedar Street
 City / Town (within 3 miles) Fernandina Beach In Current City Limits: ☒ Yes ☐ No ☐ Unknown
 County Nassau Tax Parcel #(s)
 Subdivision name Block Lot
 Ownership (Please check one): ☐ private-profit ☐ private-individual ☐ city ☐ county ☐ Native American
☒ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
 Name of Public Tract (e.g., park)
 Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date
 Township 3N Range 28E Section 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-
 name:
 Landgrant Domingo Fernandez UTM: Zone ☐ 16 ☐ 17 Easting 0 Northing
 0
 Plat or other map (map's name, location)

DESCRIPTION

Style* Art Moderne Exterior Plan* Rectangular Number of
 Stories 2
 Structural System(s) * Masonry
 Foundation: Type(s) * Masonry Material(s) * Brick
 Exterior Fabric(s) * Brick - Running Bond
 Roof: Type(s) * Flat - Built up parapet Material(s) *
 Roof secondary strucs. (dormers etc.) *
 Chimney: No. Material(s) * Location(s) *
 Windows (types, materials, etc.) * 6/6 DHS Single & paired, wood-framed

Main Entrance (stylistic details)
 Porches: #open #closed #incised Location(s) S - Stoop with recessed porch
 Porch roof type(s) E - Entry stoop in center bay
 Exterior Ornament Metal canopy over recessed stoop

Interior Plan* Irregular
 Condition (Please check one): ☒ Excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
 Surroundings (N = None, S = Some, M = Most, A = All/nearly all): S commercial A residential
 institutional undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)

Archaeological Remains ☐ Check if Archaeological Form completed
 * Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	☐ Yes ☐ No		Date	
SHPO-NR ELIGIBILITY:	☐ Yes ☐ No ☐ potentially elig. ☐ insufficient Info		Date		
DELIST DATE	LOCAL DESIGNATION:		Date		
Local office					
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d. (See National Register Bulletin 15, p. 2)					

Consult *Guide to Historical Structure Forms* for detailed instructions.**HISTORY**

Construction date: Exactly 1878 (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)

Architect (last name first): _____ Builder (last name first): _____

Moves: ☐ yes ☐ no ☐ unknown _____ Dates _____ Original address _____

Alterations: ☒ yes ☐ no ☐ unknown ca 1935 Dates Exterior facade Nature _____

Additions: ☒ yes ☐ no ☐ unknown 1935, 1955 Women's Addition - 1955 Nature _____

Original Use* (give date ranges) Jail Second Floor Addition - 1935

Intermediate Uses* (give date ranges) _____

Present Use* (give date ranges) Museum 1986 - to present

Ownership History (especially original owner, dates, profession, etc.) Nassau County 1878-1997

* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).**RESEARCH METHODS (check all boxes that apply; if needed write others at bottom)**

- | | | | |
|--|---|--|------------------------------------|
| ☐ formal archaeological survey maps | ☒ past surveys search at FMSF | ☒ local library research | ☐ Sanborn |
| ☐ informal archaeological inspection subdivision maps | ☐ past sites search at FMSF | ☐ non-local library research | ☐ |
| ☐ Public Lands Survey (DEP) | ☐ FL Archives (Gray Building) | ☐ building permits | ☐ plat maps |
| ☐ tax records/property deeds | ☐ FL Photo Archives (Gray Building) | ☐ demolition permits | ☐ local |
| ☐ newspaper files | | | |
| ☐ tax records only | ☒ occupant/owner interview | ☐ commercial permits | |
| ☒ interior inspection | ☐ neighbor interview | ☐ occupation permits | |
| ☐ other methods (specify) _____ | | | |

SURVIVAL'S EVALUATION OF SITE (check and check one box only)

Potentially eligible for local register? NA ☐ yes: name register at right ☐ no ☐ insufficient info Name of local register if eligible _____

Individually eligible for National Register? ☐ yes ☒ no ☐ insufficient info _____

Potential contributor to Nat. Reg. district? ☒ yes ☐ no ☐ insufficient info _____

Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) _____

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

Located immediately outside boundary of historic district;
Reflective of Art Moderne alterations made ca 1935
Could contribute to enlarged district boundary

BIBLIOGRAPHIC REFERENCES (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) _____

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers _____

CONTACTS

Name (last name first) / Address / Phone / Fax / Email / Affiliation _____

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED: (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
 (2) LARGE SCALE STREET OR PLAT MAP
 (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

7) APPLICANT INFORMATION UPDATE:

Please make any corrections necessary to update the following applicant information:

ORGANIZATION NAME: Amelia Island Museum of History

ADDRESS: 233 South Third Street

CITY: Fernandina Beach STATE: Florida ZIP: 32034

NAME AND TITLE OF

ORGANIZATION'S CHIEF OFFICER: Ms. Judith McCoy, Executive Director

DESIGNATED PROJECT MANAGER: Ms. Phyllis Davis

ADDRESS: 233 South Third Street

CITY: Fernandina Beach STATE: Florida ZIP: 32034

DAYTIME TELEPHONE NO: (904) 261-7378 EXT.: 100 FAX NUMBER: (904) 261-9701

EMAIL ADDRESS: phyllis@ameliamuseum.org

YOUR ORGANIZATION'S WEBSITE (if available): www.ameliameuseum.org

8) REVISED TENTATIVE PROJECT TIMELINE: On the graph below, indicate all major elements of the project for which funding assistance is requested, the anticipated time required to complete each element, and the planned sequence of these activities. Month 1 is the July 1, 2009 project start date. *Projects must be completed within 24 months.*

PROJECT ACTIVITY		MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13	15	16	17	18	19	20	21	22	23	24
A	Re-roofing		X	X	X																				
B	Building resto. (civ. def. room)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
C	Fire alarm wiring improvement					X	X																		
D	Old jail doors- interior/exterior							X	X	X	X	X	X	X	X	X									
E	Old main entry- cleaning/painting															X	X	X	X						
F	Brick re-pointing														X	X	X	X	X	X	X	X	X	X	X
H	Architectural services		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	Site Drainage		X	X	X	X	X	X	X	X	X	X	X	X	X	X									
J																									

9) FOR ARCHAEOLOGY AND MUSEUM EXHIBIT PROJECT.

UPDATED PRINCIPAL INVESTIGATOR / CONSULTANT INFORMATION
and key project personnel, if known. Include curriculum vitae or resume for
This documentation must clearly demonstrate that the Principal Investigator meets
Professional Qualification Standards for Archaeologists or Historians. (Please
law/arch_stnds_9.htm)

Principal Investigator/Consultant: _____

Key Project Personnel:

_____	Responsibility: _____
_____	Responsibility: _____
_____	Responsibility: _____
_____	Responsibility: _____

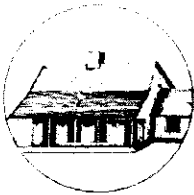
095-3652

Recorder info please.
JFM

gator
ent l.

al-

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00287**
 Field Date 3-13-2018
 Form Date 3-13-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Nassau County Jail/Amelia Island Museum Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☒ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 233 S 3rd Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0273-0150 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Detention center/Jail/Prison From (year): _____ To (year): 1978
 Current Use Art gallery/Museum/Planetarium From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; interior
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear flat, 2-story extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) County

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Moderne Exterior Plan Rectangular Number of Stories _____
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 Dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick and concrete detailing; original jail signage; metal bar security entry cage; parapet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Original/E, metal security door w light; current/N modern glass and metal frame
double doors and entry w canvas awning
 Porch Descriptions (types, locations, roof types, etc.) Entry/E, open stoop w flat metal awning

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Individually listed in 2009. Retains
integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Politics/government 3. Architecture 5. _____
 2. Social/humanitarian 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

**Required
Attachments**

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****



NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE

FLORIDA DEPARTMENT OF STATE - GLENDA E. HOOD - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

1. Name and Location of Property
(Include the County)
Historic Nassau County Jail
233 South Third Street
Fernandina Beach, FL 32034
(Nassau County, FL)
2. Name and Address of Owner
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, FL 32034
(Nassau County, FL)
3. Date of Construction or Significant Historic Associations ca.1878-1 story structure,
ca.1935-2nd floor addition, ca.1955-2-story separated addition
4. Type of Property:
☐ Archaeological Site
☐ Residential Building
☐ Public Building
☐ Commercial Building
☒ Other (Describe)
Private, non-profit, open to public
5. Original Use:
Nassau County Jail
6. Present Use:
History Museum
7. Physical Description (Indicate basic design and construction, and general condition at present time.)
Original construction 1-story rectangular, 2nd-story addition ca.
1935 wrapped building in Art Moderne facade. Around 1955 a long
halway was built to connect to a new 2-story structure.
8. Why is the property significant?
Building was used as the Nassau County Jail for almost 100 years.
9. Enclosures:
☒ Current Photos (original, required)
☒ Historic Photos (if available,
photocopy acceptable)
☒ Location Map
10. Name and Address of
Person Submitting
Carmen Godwin, Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, FL 32034
11. Telephone (Daytime)
(904) 261-7378 (101)

Date: 3-2-05

Signature: Carmen Godwin

RECEIVED
BUREAU OF HISTORIC PRESERVATION - R.A. GRAY Building
500 BRADFORD STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (904) 245-6437

HR3EO60389

Susan Little
904-277-4036
556-9536

Amelia Island Museum of History – Located in the Historic Nassau County Jail Building



1955

1935
Cedar ST

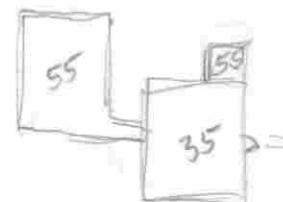


1935

1955

3rd ST

3rd.



Cedar

Historic Photos (ca. 1960)



1935 entrance changed



3rd ST

1955

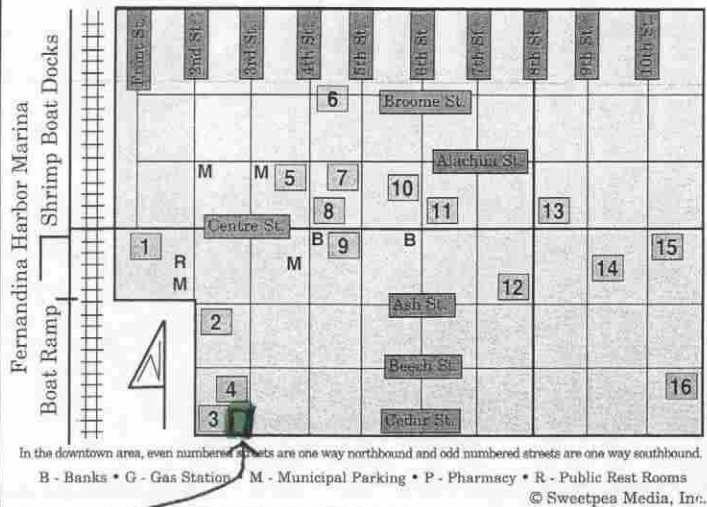


1955



3rd ST

Historic Downtown Fernandina Beach



Downtown Points of Interest

- 1 - Chamber of Commerce - Monday through Friday, 9:00 a.m. to 5:00 p.m. 261-3248
- 2 - City Hall- 277-7305. Police/Fire/Ambulance (Emergency 911. Police non-emergency 277-7342. Fire non-emergency 277-7331)
- 3 - Amelia Community Theatre - 261-6749
- 4 - Amelia Museum Of History - 261-7378
- 5 - Public Library - 277-7365
- 8 - Post Office - 261 -4848
- 9 - Nassau County Courthouse - 321-5709. (Sheriff 911, non -emergency 225-0331)
- 16 - Fernandina Little Theatre - 277-2202

Downtown Churches

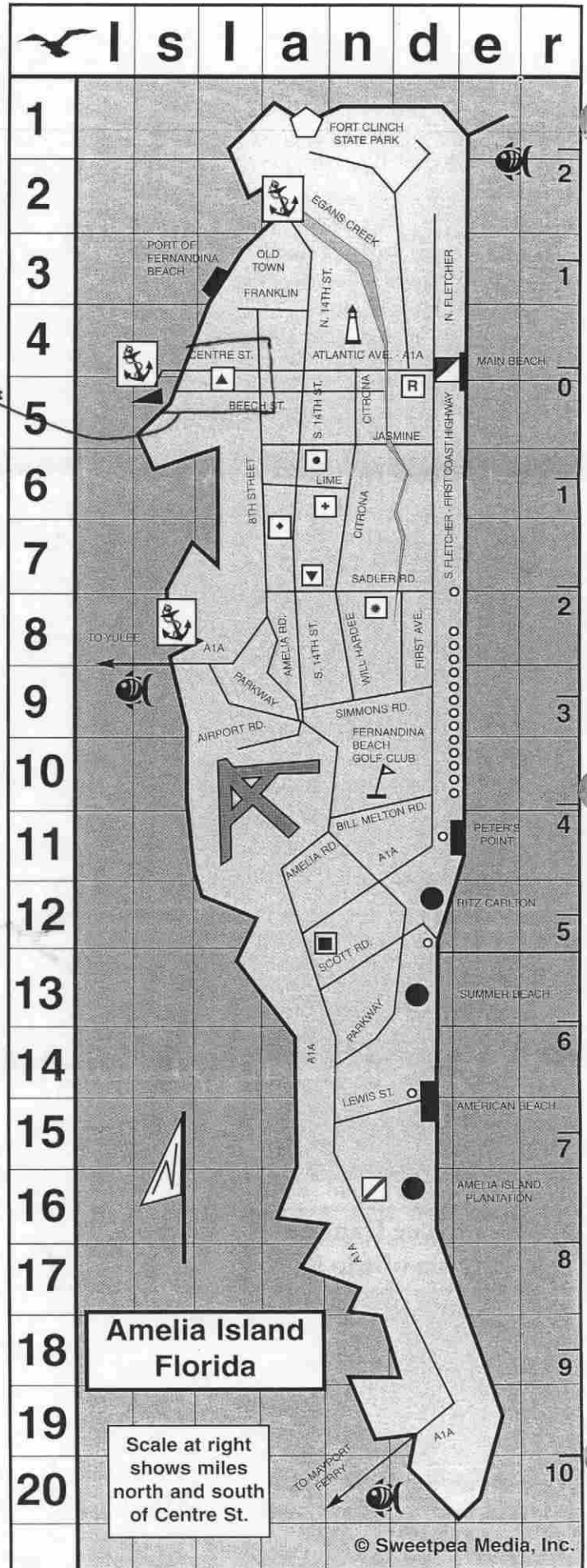
- 6 - St. Michael's Catholic Church - 261-3472
- 7 - First Baptist Church - 261-3617.
- 10 - First Presbyterian Church - 261 -3837
- 11 - Memorial United Methodist Church - 261-5769
- 12 - Trinity United Methodist - 277-6859
- 13 - St. Peter's Episcopal Church - 261-4293
- 14 - First Missionary Baptist Church - 261-4907
- 15 - New Zion Missionary Baptist Church - 261- 0010

Island Points of Interest

- A1 Fort Clinch State Park (277-7274)
- N4 Amelia Island Lighthouse
- D4 Recreation Center (277-7350)
- D10 Fernandina Beach Golf Club (277-7370)
- N6 Baptist Medical Center - Nassau (261-3627)
- 2A & 5S Boat ramps
- E1, I9 & N20 Fishing spots
- A2, S4 & S8 Marinas

Island Shopping

- L4 Historic Downtown
- D4 Beachside Commons
- N6 Eight Flags Shopping Center
- A7 Amelia Plaza Shopping Center
- A7 Island Walk Shopping Center
- N8 Sadler Square Shopping Center
- A12 Palmetto Walk
- D16 The Village Shops at Amelia Island Plantation
- Beach access with paved parking



RESTRICTED

Site#/Manuscript# NA 287 contained one or more of the following items:

☐ Drawings/diagrams depicting internal layout and/or structural elements including Floor Plans, Blueprints, building plans, or schematic drawings.

☐ Other, explain _____

The Site File has determined that the above marked material may be Restricted.
Restricted material is defined by one of the following marked categories:

☒ Florida Statute 119.071 § 3.3(b) & (c) (2007), which states:

(b)1. Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

2. This exemption applies to building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency before, on, or after the effective date of this act.

(c) Building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, or hotel or motel development, which documents are held by an agency are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. This exemption applies to any such documents held by an agency before, on, or after the effective date of this act. Information made exempt by this paragraph may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform its duties and responsibilities; to the owner or owners of the structure in question or the owner's legal representative; or upon a showing of good cause before a court of competent jurisdiction.

☐ Other, explain _____

Materials indicated have been removed from the paper file and are housed in a secure location and available to authorized persons in the EDMS. If you need these materials, please see Site File staff.

November 27, 2009

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, or E-mail: <Edson.Beall@nps.gov> This and past Weekly Lists are also available here: <http://www.nps.gov/history/nr/nrlist.htm>

Our physical location address is:

National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

Celebrate National American Indian Heritage Month:
<http://www.nps.gov/history/nr/feature/indian/Index.htm>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/16/09 THROUGH 11/20/09

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Coronado Neighborhood Historic District, Roughly bounded by Virginia Ave.,
Fourteenth St., McDowell Rd., and Seventh St., Phoenix, 86000206, ADDITIONAL
DOCUMENTATION APPROVED, 11/18/09

CALIFORNIA, EL DORADO COUNTY,
Wakamatsu Tea and Silk Colony Farm,
941 Cold Springs Rd.,
Gold Hill vicinity, 09000397,
LISTED, 10/09/09

FLORIDA, DADE COUNTY,
North Shore Historic District,
Roughly by 87th St., Collins Ave., 73rd., and Hawthorne Ave., Miami Beach,
09000926, LISTED, 11/18/09 (North Beach Community (1919-1963), MPS)

FLORIDA, NASSAU COUNTY,
Nassau County Jail,
233 S. 3rd. St.,
Fernandina Beach, 09000927,
LISTED, 11/18/09

NA 287





City of Fernandina Beach

PLANNING DEPARTMENT

May 29, 2009

Mr. Bob Jones
Florida Department of State
Bureau of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: Nassau County Jail National Register Nomination

Dear Mr. Jones:

The Historic District Council (HDC) of Fernandina Beach serves as the certified local review board under the Certified Local Government Program. At the May 21, 2009 HDC meeting, Phyllis Davis of the Amelia Island Museum of History presented for the board's review a proposed nomination of the Nassau County Jail to the National Register. The HDC voted favorably in support of the National Register nomination. Attached is the Action Taken from the meeting recording this vote.

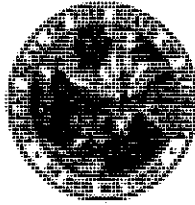
If you have any additional questions, please do not hesitate to contact me or HDC Staff, Adrienne Dessy, at the contact information below.

Sincerely,

Suanne Thamm
Chair, Historic District Council
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, FL 32034
P: 904.277.7325
F: 904.277.7324
www.fbfl.us/historicdistrict

Enclosure: 5/21/09 HDC Action Taken

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2009 JUN - 1 P 12:32



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 21, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Dessy:

A Florida National Register Nomination Proposal for the above referenced property has been received by the State Historic Preservation Officer. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act [Title I, Section 101 (16 U.S.C. 470a) (c)(2)], which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

Before a property within the jurisdiction of the Certified Local Government may be considered by the state to be nominated to the Secretary of the Interior for inclusion in the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and his recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process. If either the preservation agency or the appropriate local officials support the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

Dessy
May 21, 2009
Page Two

Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the National Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,



for Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

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500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
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☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
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Dessy
May 20, 2009
Page Two

Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the National Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me.

Sincerely,





Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosure



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Alex Buell, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Buell:

We are pleased to advise you that the above property has been proposed for nomination for listing in the National Register of Historic Places.

You are invited to attend the public meeting at which the nomination proposal will be reviewed by the Florida National Register Review Board. The Board will meet at June 30, 2009, at the R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, the State Historic Preservation Officer will submit a formal nomination to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing if your property is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the Federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

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☐ Archaeological Research
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☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

There are three basic purposes for listing a property in the National Register. They are:

- 1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,
- 2) to provide the property limited protection from any Federally funded, licensed, or assisted projects that might adversely effect the historic property, and
- 3) to make the property eligible for Federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a Federal agency, the plans for such use or redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any Federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and Federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to me as Deputy State Historic Preservation Officer by June 30, 2009. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the property in question is privately owned, and if you as sole owner, or a majority of the partial owners, object to the listing of their property, it will not be listed. If the majority of the property owners in a district object, the district will not be listed. However, the nomination will be forwarded to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection from Federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the Federal financial incentives for preservation.

Buell
Page Three
May 20, 2009

If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We also hope that you may be able to attend the Review Board meeting on June 30, 2009.

In the meantime, please do not hesitate to write or call Bob Jones at (850) 245-6333 if you have any questions.

Sincerely,

for 

Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 20, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on June 30, 2009. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at (850) 245-6333.

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by June 30, 2009.

Sincerely,

Laura A. Kammerer

for Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures

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☒ Historic Preservation
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FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 20, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Commissioner Holloway:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on June 30, 2009. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at (850) 245-6333.

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by June 30, 2009.

Sincerely,

for

Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

Enclosures

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FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Alex Buell, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Buell:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be nominated for listing in the National Register of Historic Places. This recommendation was made at the June 30, 2009 meeting of the Board and is based on its review and evaluation of the nomination proposal.

The Board has returned the nomination proposal, with the review comments and suggestions of the individual members, to our Survey and Registration staff. The staff will review the comments of the Board and prepare a formal nomination to be submitted to the Keeper of the National Register for final consideration.

It may be necessary in preparing the formal nomination to ask you to help us revise some elements of the written material, or to provide some additional information or documentation. If so, we will let you know what is needed.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction by our office.

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Buell
July 6, 2009
Page Two

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If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary of Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for

Barbara E. Mattick
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer

pc: Sidney P. Johnston



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be formally nominated for listing in the National Register of Historic Places. The Board took this action at its regular meeting on June 30, 2009. We are now in the process of preparing a formal nomination for submission to the Keeper of the National Register in accordance with 36 CFR Part 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

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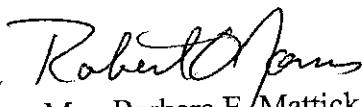
☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437

Czymbor
July 6, 2009
Page Two

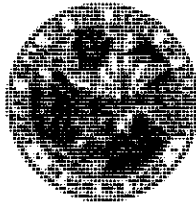
United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for Mrs. Barbara E. Mattick

Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

Adrienne Dessy
Planner II
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Dessy:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be formally nominated for listing in the National Register of Historic Places. The Board took this action at its regular meeting on June 30, 2009. We are now in the process of preparing a formal nomination for submission to the Keeper of the National Register in accordance with 36 CFR Part 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you of any action that may be taken to pursue the matter further.

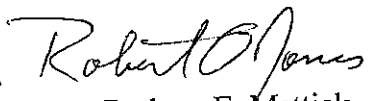
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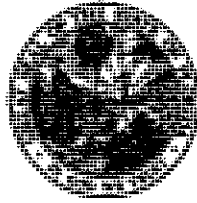
Dessy
July 6, 2009
Page Two

United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for Mrs. Barbara E. Mattick
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 6, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Commissioner Holloway:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced property be formally nominated for listing in the National Register of Historic Places. The Board took this action at its regular meeting on . We are now in the process of preparing a formal nomination for submission to the Keeper of the National Register in accordance with 36 CFR Part 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, that office will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you of any action that may be taken to pursue the matter further.

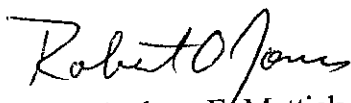
Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Holloway
July 6, 2009
Page Two

United States Department of the Interior
National Park Service
Cultural Resources
National Register of Historic Places
Mail Stop 2280
1849 C Street, N.W.
Washington, DC 20240

On behalf of Secretary Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,


for Mrs. Barbara E. Mattick
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration
Interim State Historic Preservation Officer



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

February 7, 2007

Ms. Carmen Godwin
Amelia Island Museum of History
233 South 3rd Street
Fernandina Beach, Florida 32034

Dear Carmen:

I have read the transcript of the Annis Moore-Littles and Cindy Moore interviews. Their association with the jail and events described fall outside the historic period of significance (less than 50 years). However, some of what they relate may relate to earlier activities and ways of running the jail and sheriff's office. Let me review some of these possibilities in the order mentioned in the transcription.

Did a deputy or head deputy traditionally live at the jail with their families? The general description of the inmates as local "good people who had just done something foolish," is a nice characterization for most of the inmates. Is it fair to make that generalization back into the historic period? Did the wife of the deputy traditionally cook, and attend to the welfare and hygiene of the female inmates? Traditionally, did the jail house roughly about 75 people at a time? Traditionally did the inmates do handicrafts? Traditionally was the main hot meal reserved for Sunday? Was the designation of "trustee" a traditional one with work and work-release responsibilities? Traditionally did the sheriff's department gather every Monday to do report and eat together?

Due to time constraints, I will be unable to make major amendments to the proposal that we have already received. I encourage you to review and revise the sections #7 and #8, and email me the edited versions.

If you have any questions please call me at 850-245-6333.

Sincerely,

Robert O. Jones

Historic Preservationist

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☐ Northeast Regional Office
(904) 825-5045 • FAX: 825-5044

☐ Central Florida Regional Office
(813) 272-3843 • FAX: 272-2340



FLORIDA DEPARTMENT OF STATE

Sue M. Cobb

Secretary of State

DIVISION OF HISTORICAL RESOURCES

September 5, 2006

Ms. Carmen Godwin
Amelia Island Museum of History
233 South 3rd Street
Fernandina Beach, Florida 32034

RE: Nassau County Jail, Review of FNP submission

Dear Ms. Godwin:

The history of the county jail will make a good National Register nomination. We will need electronic versions of the narrative text to facilitate editing. You may email me the files for sections #7,8,9,10, and photo list if that is easiest. My address is Rjones@dos.state.fl.us. We also need a second set of black and white photos. ✓ or *Sent Sept 15 '06*

Sections #7 and 8 of the narratives are reversed. Section #7 is the physical description that contains the setting description. Section #8 is the history, historical contexts, and statement of significance. Some elements of 7 are in 8, and vice versa. I have tried to mark the text to this effect. Interior descriptions will need to be expanded. A short description of every room, starting with the main entrance, as usually how we do it. The photos you sent indicate variations in floor, wall, and ceiling surfaces.

Architectural Significance is claimed at the end of Section #7(8), but not on the form as criteria C. If architectural significance is claimed it would be as an example of the Moderne Style applied to a jail facility. Section #8 should then contain a narrative for "Architectural Context."

Floor plans are labeled with non-historic uses, while we need historic uses of the spaces. Some historic spaces appear to have been removed with the removal of walls. Please indicate those changes as best you can. Photo locations need to be indicated on floor plans (example enclosed).

If you have any questions please phone me at 850-245-6333.

Sincerely,

Bob Jones

Robert O. Jones

Historic Preservationist

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☐ Northeast Regional Office
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☐ Central Florida Regional Office
(813) 272-3843 • FAX: 272-2340

Dear Mr. Jones,

Per your request, here are some basic floor plans with outlines of the 2nd floor 1935 addition and the later 1955 additions. I hope this helps in determining whether the 1935 or 1955 additions truly define the building. I appreciate your help. Thank you - and if you need anything else to help clarify, please advise.

Yours,

Carmen Goshin

2005 MAR 18

RECEIVED
BUREAU OF
HISTORIC PRESERVATION



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

March 7, 2005

Ms. Carmen Godwin, Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, Florida 32034

Dear Ms. Godwin:

I have received your preliminary form for National Register listing of the Nassau County Jail at 233 South Third Street. The jail was built in 1878, added on to in 1935, and again in 1955. From seeing the photographs sent I am having a difficult time judging if the 1935 building has a 1955 addition, or the 1955 addition defines the current building. I cannot tell from the photos what parts of the building I am looking at. Please send a sketch of the property with the footprint of the building. Mark what parts of the building are from 1935 and 1955.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Jones", is written over the typed name.

Robert O. Jones
Historic Preservationist

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FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Nassau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☒ needs

Section # 8 p. 1 thru 5

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property be nominated under NR Criteria

☒ A (Historic), ☐ B (Person), ☒ C (Architecture/Design), ☐ D (Potential to yield information) at the
☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

Much of the materials in
this docu needs to show proper citation throughout
the proposal -

Titus Brown
Printed name of Board Member

[Signature]
Signature of Board Member

29 June 09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Massau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☐ needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property **be nominated** under NR Criteria
☒ **A** (Historic), ☐ **B** (Person), ☒ **C** (Architecture/Design), ☐ **D** (Potential to yield information) at the
☒ **Local**, ☐ **State**, ☐ **National** level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ **does not meet the eligibility criteria** due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

Marion M. Army
Printed name of Board Member

Marion M. Army
Signature of Board Member

6/30/09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property Nassau County Jail

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

Documentation

☐ includes adequate photos, maps, bibliography and other supporting documents
☒ needs **ADD ARCHITECTURAL STYLE** **ADD SECONDARY SOURCES**

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property **be nominated** under NR Criteria
☒ **A** (Historic), ☐ **B** (Person), ☒ **C** (Architecture/Design), ☐ **D** (Potential to yield information) at the
☒ **Local**, ☐ **State**, ☐ **National** level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ **does not meet the eligibility criteria** due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

JUDITH A BENSE
Printed name of Board Member

[Signature]
Signature of Board Member

6/30/09
Date

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property

NASSAU Country Jail

(2)

PART I. Initial Review Comments:

Amelia Island

Identification and descriptive information

☒ adequately defines and describes the property
☐ needs

A/C 1938

Significance information

☒ adequately identifies and explains areas of significance
☐ needs

ADDs - 1954/2007

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
☐ needs

placed on a museum in 1986

Documentation

☒ includes adequate photos, maps, bibliography and other supporting documents
☐ needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☐ the property be nominated under NR Criteria

☒ A (Historic), ☐ B (Person), ☐ C (Architecture/Design), ☐ D (Potential to yield information) at the ☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to

☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary):

As usual Adney's research is exhaustive - he goes beyond what is necessary. I especially appreciated the narrative on the evolution of gasls (jails).

Printed name of Board Member

Signature of Board Member

Date

6.3.07

FLORIDA NATIONAL REGISTER REVIEW BOARD COMMENT/VOTE SHEET

Name of Property NASSAU COUNTY JAIL

PART I. Initial Review Comments:

Identification and descriptive information

☒ adequately defines and describes the property / *Modify description from "over" to*
needs *1938 Art Moderne*

Significance information

☒ adequately identifies and explains areas of significance
needs

Boundary description and Justification

☒ adequately delineates the resource(s) to be nominated
needs

Documentation

☒ includes adequate photos, maps, bibliography and other supporting
documents
needs

PART II. Final Recommendations and Comments:

After formal consideration of the nomination proposal, it is my recommendation that:

☒ the property be nominated under NR Criteria
☒ A (Historic), ☐ B (Person), ☒ C (Architecture/Design), ☐ D (Potential to yield information) at the
☒ Local, ☐ State, ☐ National level(s) of significance.

☐ although the property appears to be eligible, the nomination proposal
should be revised and resubmitted for review by the Board.

☐ does not meet the eligibility criteria due to
☐ lack of documented historically significant associations
☐ loss of historic integrity

COMMENTS (use back if necessary): *1870's - 1890's 1938 < 54 additions*

PICK GONZALEZ, AIA

Printed name of Board Member

[Signature]
Signature of Board Member

6.30.09

Date

FMSF NOTE TO IMAGE VIEWER

Some material contained in the corresponding paper manuscript has not been scanned.

Check material affected:

☐ Blueprints

☐ Map

☐ Site Forms

☒ Other, specify 2 pages Floor Plans

This material can be viewed at the Florida Master Site File.

**NASSAU COUNTY JAIL
1969-1977**

**Oral History Interview
November 4, 1999**

Interviewees: Annis Moore-Littles
Cindy Moore

Interviewers: Suanne Thamm
Marlene Schang

Background

In 1969 Nassau County Sheriff Herb McKendree (1969-1980) asked Deputy Bobby Moore to take charge of the Nassau County Jail. On January 7, 1969, Moore moved into the jail with his wife, Annis, and 8 year-old daughter, Cindy. In 1977 the Moores left and were replaced by Mr. & Mrs. Wendell Brooks. The new county jail was built a few years later in Yulee.

*head deputy &
family lived there
genealogy*

About 1979 a group attempted unsuccessfully to turn the former jail into a museum. In 1986 the building was transformed into the Amelia Island Museum of History under the leadership of Deon Lawrance Jaccard.

Both Mrs. Moore-Littles and her daughter spoke of their years at the jail with warmth and humor. They indicated that "times were different back then", and that for the most part the prisoners were good people who had just done something foolish -- like getting drunk on a Saturday night. There were many "repeat customers". Cindy felt that the inmates looked out for her and protected her. She played on the grounds and had friends visit her, just like other children.

Mrs. Moore-Littles was cook for the inmates on Sundays and holidays and was matron presiding over the female prisoners. As matron, Mrs. Moore-Littles was required to deal with women of limited mental ability who possessed little knowledge of hygiene. This was a time before social workers, and the jail staff tried to fulfill that role in addition to seeing that prisoners completed their jail sentences.

Methodology

The interviewees provided significant detail on the jail building. They shared many interesting stories about life in the jail and described characters they encountered. The information presented is summarized here. Mrs. Moore-Littles and Cindy reviewed this transcript for its accuracy. An audio-tape of the session may be found in the collections of the Amelia Island Museum of History.

General Information on Prisoners

The Nassau County Jail housed generally 75-80 inmates at any given time. The highest number was 150 on a Sunday morning, following a raid on a poker party at American Beach. The jail only held prisoners who were sentenced to serve up to a year. Anyone sentenced to serve a longer term was transported to the correctional facility at Lake Butler. Prisoners were transported between the jail and the courthouse in patrol cars.

general

general

The most common offense of prisoners was drunk and disorderly conduct. There were some drug problems, mostly marijuana. Cindy recalled smelling marijuana in the jail. The prisoners did not wear uniforms.

general

The prisoners did handicrafts in jail to pass the time. Cindy has a stool that was made for her by an inmate. Another inmate made miniature covered wagons.

general

The prisoners behaved around the jailer's family, even looking out for Cindy. Cindy noted that she was not allowed to wear shorts around the jail.

Prison Meals

As wife of the jailer, Mrs. Moore-Littles prepared the Sunday and holiday meals. Mrs. Guest, who lived across Cedar Street from the jail, was the regular cook. The daily menu consisted of:

Breakfast:	scrambled eggs, grits, homemade biscuits, milk and coffee
Lunch:	dried lima beans, cornbread and water
Dinner:	sandwiches (ham, banana, bologna, peanut butter) and milk

On Sunday, fried chicken was served with turkey prepared on holidays. The Griffin Egg Company in Callahan provided eggs. Most of the food came from local grocery stores. Sometimes fresh produce was brought in from local farms.

Health and Spiritual Matters

Many of the prisoners were infested with lice or crabs. The matron had to scrub down the female inmates as they were booked. Local doctors attended the prisoners as required. Dr. Bayard Brittan and Dr. Bailey Dickens served as prison doctor at various times. Dr. Dickens was known as "Dr. Big Foot" by African Americans. If prisoners had dental problems, a dentist was summoned to pull (not fill) the teeth. Ministers visited the jail on Sundays. There were state inspectors to ensure the jailer provided a clean and healthy environment for the prisoners with clean sheets, a warm jail in the winter and good meals.

Trusties

Prisoners who were on good behavior were called "trusties" because they could be trusted. If prisoners did good deeds, they received "good time" toward an earlier release. The trusties were not locked in at night. The jailer could go to Judge Weatherford to lessen sentences. The trusties served meals, washed dishes, cleaned patrol cars and did laundry at the jail. They were also allowed to leave the jail on work-release programs during the week, returning to the jail on Saturday and Sunday. If trusties earned money, they were required to pay Nassau County \$3.00 daily for their keep.

general

Deputies

In 1969 Nassau County had 6 deputy sheriffs. Bobby Moore, as jailer, was the Chief Deputy. He later became First Lieutenant under Ronnie Daugherty (1981-1985). The new county jail is named after Bobby Moore. On Monday, the deputies reported to the jail to do their paperwork and eat together. There was no separate gun room or arsenal at the jail. The deputies kept their guns in their patrol cars with machine guns in the trunks.

general

Fernandina Beach - Nassau County Relations

The City and the County law enforcement people never got along well. The City had a small lock-up for its prisoners, but all female prisoners were held at the Nassau County Jail.

Segregation

The prisoners were segregated in the jail by sex and race. Two of the six deputies - Tim Albertie and Ben Sessions - were African American. Sheriff McKendree ended the practice of segregation of the deputies by race during meals.

Location and Grounds

When the Moores moved into the jail in 1969, the property was completely surrounded with a high fence topped with barbed wire. The area occupied by today's Museum parking lot was once a garage in which inmates worked on vehicles and washed patrol cars.

While the Moores lived in the jail, Cedar Street was opened west of Third Street because the Nassau County School Board took possession of a building behind the jail. The building was thought to have been a church before the School Board took it over. That building today houses the Amelia Community Theater. When Cedar Street was opened, a large fig tree was cut down, much to the dismay of Cindy Moore who used to play in it.

Murders

1. In the early 1970s, a Mr. Barber hired Leroy Fullard to kill Barber's wife. Fullard got the wrong house and thus killed the wrong woman. Both men were sentenced to serve in the state penitentiary. Barber died in prison. Whenever Fullard comes up for parole, the family of the murdered woman appears to speak against the parole. Fullard is still incarcerated.
2. A battered woman was brought to Mrs. Moore-Littles. Her face was all bruised. It was learned that she had killed her attacker, who was her husband. The court ruled it was self-defense.
3. In American Beach, a man by the name of Green killed a female by the name of Brown.

less than
50

Escapes 1969-1977

1. Three trusties were shelling peas and butter beans on the grounds one day. That night they just walked off - they were tired of shelling peas and beans. Because their time was almost up, they were not pursued.
2. A juvenile escaped via the bathroom window off the Dispatch Room.
3. A man in a wheel chair had been incarcerated. The deputies had to carry him and his chair up the jail stairs to his cell. When the man was carried to the courthouse, he rose from his wheel chair and literally ran away.
4. James Blount escaped from the courthouse but was later found.

less than
50

Scandals

1. There were 3 City Commissioners who were convicted of bribery and sentenced to 6 months which they served on the work release program. One of them took a dump truck of chicken manure and unloaded it at the *News Leader*.
2. Mercury Kavouklis was a "fine attorney" who was convicted of taking money from his clients' accounts.

less than
50

Shoot Out in Yulee - Sheriff McKendree's patrol car was an Oldsmobile. How he loved that Oldsmobile. The Tropic Motel in Yulee was robbed and McKendree gave chase. There was lots of gunfire. The robbers were caught but not before they had put 10-15 bullet holes in the Oldsmobile. The car was kept in the jail garage for awhile and was a local attraction.

American Beach - Although she was apologetic in stating it, Mrs. Moore-Littles said that problems at American Beach produced the most inmates. Weekends got very rowdy at the beach.

general trend

Female Prisoners

As matron, Mrs. Moore-Littles personally supervised all female prisoners. Personal hygiene among the new arrivals was a problem. Lice and crabs had to be dealt with regularly. Usually large women did not present a problem - they tended to be docile. However, small women could be exceptionally tough and put up fights at being jailed and

Deed recorded on January 10, 1922 states:

Lot 19 in Block 273 will be sold for \$100 by Fernandina Dock and Realty Company to
The Board of County Commissioners of and for Nassau County, Florida and their
successors in office.

DEED BOOK B-3 p 180

NO.

This Indenture, Made and entered into on this the Tenth day of January,
in the year of our Lord one thousand nine hundred and twenty-two,
THE FERNANDINA DOCK AND REALTY COMPANY, a body corporate under the laws of the State of Florida, having its principal
office in the City of Fernandina, County of Nassau, State of Florida, party of the first part, and
The Board of County Commissioners of and for Nassau County, Florida and their
successors in office,
County of Nassau and State of Florida,
parties of the second part.

Witnesseth, That the said party of the first part, for and consideration of
One hundred (\$100.) DOLLARS,
lawful money of the United States of America, to it in hand paid by the said part ies of the second part at or before the
enclosing and delivery of these presents, the receipt whereof is hereby acknowledged, has given, granted, aliened, bargained, sold,
transferred, conveyed and confirmed, and does by these presents give, grant, alien, bargain, sell, transfer, remise, release, convey
and confirm unto the said parties of the second part, and their successors and assigns forever, all that certain
lot or parcel of land, situate, lying and being in the City of Fernandina, County of Nassau, and State of Florida,
and known and described 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) as
Lot numbered Nineteen (19), in Block TWO HUNDRED AND SEVENTY-THREE (273).

Internal Revenue Stamp affixed to Deed \$.50

To Have and to Hold The above-granted, bargained and described premises, together with all and singular the rights and
privileges, immunities, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said parties of
the second part, and their successors and assigns, as their absolute property in
fee simple forever.

And the said THE FERNANDINA DOCK AND REALTY COMPANY, for itself and assigns, and for all others claiming by
through or under it, does covenant and agree, that at the time of the execution and delivery of these presents the said Company
is seized of a good and indefeasible fee simple in and to the above premises, and has good right to convey the same, as it has con-
veyed the same, free and discharged from all incumbrances and liens of any and every nature and description, and that the said
parties of the second part, their successors and assigns, shall quietly and peaceably, and may at all
times hereafter, have, use, occupy, possess and enjoy the above-described premises against all persons whatsoever lawfully claiming
the same; and that it will at any and at all times make such further covenants, conveyances and assurances, at the expense of
the said parties of the second part, as they the said parties of the second part their successors and assigns, or
counsel learned in the law may require.

In Witness Whereof, The said party of the first part has caused its corporate seal to be hereunto affixed, as the act and deed
of said Company, and these presents to be subscribed by its President, the day and year first above written.

Signed, sealed and delivered in presence of

H.D. Avery
M.M. Maner
Fred C. Winton
C.S. Binnicker

THE FERNANDINA DOCK AND REALTY COMPANY,

By Jno. G. McGiffin, Vice-President.

Attest: W. E. Page, Secretary.

(Corporate Seal)

Witnesses as to W.E. Page, Secretary,

State of Florida,
County of Nassau.

I HEREBY CERTIFY that on this day personally appeared before me W.E.
Page, to me well known and known to me to be the Secretary of the Fernandina
Dock and Realty Company, a corporation, and he acknowledged the attestation
of the foregoing conveyance as the Secretary of said Corporation, and af-
fixed the corporate seal thereto.

Witness my hand and official seal at Fernandina, Fla, in the County
of Nassau and State of Florida, this 12th day of January, A.D. 1922.

(Seal of Notary)

Fred C. Winton (SEAL)
Notary Public, State of Florida.
My commission expires July 21, 1924.

ation of the fore-
and deed of said

A.D. 1922.

(SEAL)

3.

andina Dock and
the public records

In Witness Whereof, I have hereunto set my hand
of January, A.D. 1922.

(Seal)

W.E. Page
Clerk.

Deed recorded on June 21, 1937 states:

Fernandina Dock and Realty Company releases and assigns forever all those certain lots parcels of land, situate, lying and being in the City of Fernandina, County of Nassau and State of Florida, and known and described 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) as Lots 15, and 16, in block 273, subject to all outstanding liens, State and county and city Taxes. (assigns to Nassau County Commissioners).

DEED BOOK 63 - p. 280

THE FERNANDINA DOCK AND REALTY COMPANY,

TO

DEED.

BOARD OF COUNTY COMMISSIONERS.

THIS INDENTURE, Made and entered into on this the Twenty-first day of June, in the year of our Lord one thousand nine hundred and Thirty-seven between the Fernandina Dock and Realty Company, a body corporate under the laws of the State of Florida, having its principal office in the City of Fernandina, County of Nassau, State of Florida, party of the first part, and ^{The} Board of County Commissioners, of Nassau County, Florida and their successors in office, County of Nassau and State of Florida, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of One Dollars, lawful money of the United States of America, to it in hand paid by the said parties of the second part at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has given, granted, aliened, bargained, sold, transferred, conveyed and confirmed, and does by these presents give, grant, alien remise, release, convey and confirm unto the said parties of the second part, and its successors and assigns forever, all those certain lots parcels of land, situate, lying and being in the City of Fernandina, County of Nassau and State of Florida, and known and described 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) as Lots 15 and 16, in Block 273, subject to all outstanding liens, State and County and City Taxes.

TO HAVE AND TO HOLD The above granted, bargained and described premises, together with all and singular the rights and privileges, immunities, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said parties of the second part, and its successors and assigns, as its absolute property in fee simple forever.

And the said The Fernandina Dock and Realty Company, for itself and assigns, and for all others claiming by, through or under it, does covenant and agree, that at the time of the execution and delivery of these presents the said Company is seized of a good and indefeasible fee simple in and to the above premises, and has good right to convey the same, as it has conveyed the same, free and discharged from all incumbrances and liens of any and every nature and description excepting the accrued taxes and that the said parties of the second part, its successors and assigns, shall quietly and peaceably, and may at all times hereafter, have, use, occupy, possess and enjoy the above-described premises against all persons whatsoever lawfully claiming the same; and that it will at any and at all times make such further covenants, conveyances and assurances, at the expense of the said parties of the second part, as it the said parties of the second part, its successors and assigns, or counsel learned in the law may require.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate seal to be hereunto affixed, as the act and deed of said Company, and these presents to be subscribed by its President, the day and year first above written.

Signed, sealed and delivered
in the presence of:

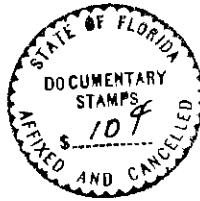
J. C. La Viere

Elizabeth P. Sares

THE FERNANDINA DOCK AND REALTY COMPANY,

By W. A. Davis
President.

ATTEST: Linwood Jeffreys
Secretary.



STATE OF FLORIDA, }
COUNTY OF NASSAU. } SS.

I HEREBY CERTIFY, That on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, duly commissioned and qualified, personally appeared W. A. Davis, President of The Fernandina Dock and Realty Company, a corporation, the corporate party of the first part in and to the above deed of conveyance or written instrument, and also personally appeared before me Linwood Jeffreys, the Secretary of the said corporation; the said persons being severally well known to me and known by me to be the same individuals who as such President and as such Secretary executed the above deed on behalf of said corporation; and he, the said president, acknowledged that as such President he subscribed the said corporate name to said deed or instrument on behalf and by authority of said corporation, and he, the said Secretary, acknowledged that he affixed the seal of said corporation to said deed and attested the same by subscribing his name as Secretary of said corporation, by authority and on behalf of said corporation, and each of the two persons above named acknowledged that they, as such President and Secretary, delivered said deed or instrument by authority and on behalf of said corporation and that all such acts were done freely and voluntarily and for the uses and purposes in said deed set forth and that such instrument is the free act and deed of said corporation, and each of said persons further acknowledged and declared that he knows the seal of said corporation, and that the seal affixed to said instrument is the corporate seal of the corporation aforesaid,

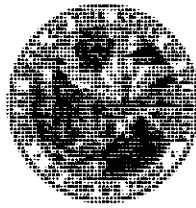
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 25 day of June A. D. 1937, in the City of Fernandina, County of Nassau and State of Florida.

(Seal of Notary)

W. S. Whitney
Notary Public for the State of Florida at
Large.
My Commission expires Mar. 30, 1939.

Recorded June 25th, 1937.

G. C. Burgess.
CLERK.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Michael J. Czymbor, City Manager
City of Fernandina Beach
City Manager's Office
204 Ash Street
Fernandina Beach, Florida 32304

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Mr. Czymbor:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stroh III".

Mr. Scott M. Stroh III
State Historic Preservation Officer

A handwritten signature in black ink, appearing to read "Barbara E. Mattick".

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 9, 2009

The Honorable Barry Holloway, Chairman
Nassau County Board of County Commissioners
96160 Nassau Place
Yulee, Florida 32097

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Commissioner Holloway:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stroh III".

Mr. Scott M. Stroh III
State Historic Preservation Officer

A handwritten signature in black ink, appearing to read "Barbara E. Mattick".

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Adrienne Dessy
City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

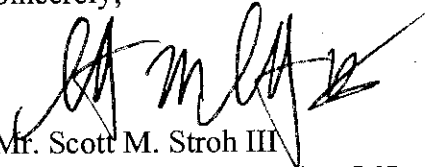
Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

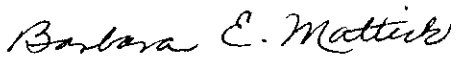
Dear Ms. Dessy:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on November 18, 2009.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Bob Jones at 850-245-6333 or 1-800-847-7278.

Sincerely,


Mr. Scott M. Stroh III
State Historic Preservation Officer


Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

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☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 9, 2009

Phyllis Davis, Director
Amelia Island Museum of History
333 South Third Street
Fernandina Beach, Florida 32034

Re: Nassau County Jail, 333 South Third Street, Fernandina Beach, Nassau County, Florida

Dear Ms. Davis:

It is a pleasure to advise you that the above referenced site was officially listed in the National Register of Historic Places on November 18, 2009. The enclosed fact sheet outlines the results of listing in the National Register.

On behalf of Secretary of State Kurt S. Browning and our historic preservation staff, I congratulate you on achieving this formal recognition of the historic significance of this property. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

Mr. Scott M. Stroh III
State Historic Preservation Officer

Mrs. Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

SMS/BEM/ajw

pc: Sidney P. Johnston

Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation
(850) 245-6333 • FAX: 245-6437



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

January 20, 2010

Mr. Walter J. Fufidio
Planning Director
Nassau County Growth Management Department
96161 Nassau Place
Yulee, Florida 32097

RE: Nassau County Jail, 233 South Third Street, Fernandina Beach, Florida

Dear Mr. Fufidio:

I am writing you to confirm that the actual address officially listed on the National Register of Historic Places nomination for the Nassau County Jail is 233 South Third Street and the previous address listed on prior correspondence was in error. Thank you for bringing this to our attention.

If you have any further questions, please do not hesitate to contact me at (850) 245-6333 or ajwaber@dos.state.fl.us. On behalf of Secretary of State Kurt S. Browning, we appreciate your continued interest in preserving Florida's historic heritage.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Waber".

Andrew Waber
Historic Sites Specialist
Survey & Registration Section

pc: Adrienne Dessy
Phyllis Davis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
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☒ Historic Preservation
850.245.6333 • FAX: 850.245.6437



Nassau County Growth Management
Department
96161 Nassau Place
Yulee, Florida 32097

Walter J. Fufidio, AICP
Planning Director

RECEIVED
BUREAU OF
HISTORIC PRESERVATION

2010 JAN 20 A 10:45

January 14, 200

Adrienne Dessy, Planner
City of Fernandina Beach

RE: National Register of Historic Places

Dear Adrienne,

Enclosed please find a copy of correspondence from the Division of Historical Resources confirming that the Former Nassau County Jail – currently the Amelia Island Museum- has been listed on the National Register of Historic Places. I believe the confirmation letter incorrectly lists the address as 333 South 3rd Street.

Please share this information with The Historic District Council and use as otherwise deemed necessary.

Sincerely,

A handwritten signature in cursive script that reads "Walter Fufidio".

Walter Fufidio
Nassau County Planning Director

Cc: Scott M. Stroh, Division of Historical Resources
Phyllis Davis, Amelia Island Museum
Daniel Salmon, Nassau County Building Maint.
Growth Management Staff

FERNANDINA
(904) 491-7328
FAX (904) 491-3611





FLORIDA DEPARTMENT OF STATE
Dawn K. Roberts
Interim Secretary of State
DIVISION OF HISTORICAL RESOURCES

December 21, 2010

Ms. Phyllis Davis
Director
Amelia Island Museum of History
233 South Third Street
Fernandina Beach, Florida 32034

Dear Ms. Davis:

Congratulations! It is a pleasure to forward the enclosed certificate honoring the official listing of the Nassau County Jail in the National Register of Historic Places on November 18, 2009. This is a proper tribute to the historic significance of this property.

We hope that you will display this certificate in an appropriate location as a permanent reminder of the historical significance of this property. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

On behalf of Interim Secretary of State Dawn K. Roberts and our historic preservation staff, I salute you on achieving this formal acknowledgement. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Chief, Bureau of Historic Preservation
Deputy State Historic Preservation Officer
for Survey & Registration

BEM/ajw

Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
850.245.6300 • FAX: 850.245.6435

☐ Archaeological Research
850.245.6444 • FAX: 850.245.6452

☒ Historic Preservation
850.245.6333 • FAX: 850.245.6437



NASSAU
COUNTY

meia Island
useum of
History
Unlock the past

meia Island
useum of
History



NASSAU
COUNTY

MUSEUM OF HISTORY

Museum of History
Nassau County Courthouse
1700 North Atlantic Avenue
Ft. Lauderdale, FL 33304
(954) 761-1234
www.nassauhismuseum.com



65















Old Town Fernandina and Fort San Carlos - 1821



This scale model of the original town of Fernandina (Old Town) is an interpretation of a spring inventory and map of the town. The map was created just prior to the U.S. acquisition of Florida from Spain in 1821.

George J. F. Clarke planned the town in 1821, following the Spanish "Law of the Indies" (1542). This series of planning regulations prescribed the placement of fortifications and plazas, the arrangement of streets and the basic shape of town. In Old Town, two lot types, the still-used local planning ordinance, the plaza (40-12 feet by 93 feet) and the half-plaza (20-12 feet square). A person could sit a pig at least this size supports a better spread and the family with shelter, water, and food from crops and domesticated animals.

Fort San Carlos, located the western edge of the Plaza de la Independencia from Plaza San Carlos. It protected the town from attack or an invasion of eight cannons.

The Old Town model uses simple forms, and all open demonstration to emphasize the importance of the town plan over land value. Settlers carved the town from the wilderness, and although some towns would have shared the same land patterns in 1821, the model depicts the town as "a clearing in the woods."

As the town was created by the Spanish in the Western Hemisphere, Old Town Fernandina was placed on the National Registry of Historic Places in 1987.

Museum Shoppe



County

Tourism

Water

Timber

Boat Builders

Tools of the Trade

Netmakers and Ship Charters

The Net House



Heritage Hall

Egans Creek Waterworks Co.

Yassini Co.
Jailhouse

CAUTION
CLOSED

Hall

Restrooms

Nassau Co.
Jailhouse

ks Co.







NOT AN EXIT
Door Will
Sound Alarm

EXIT



CLOSED

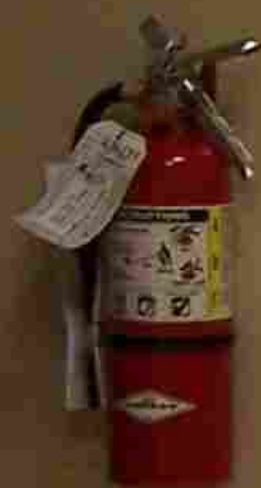


abious Depiction





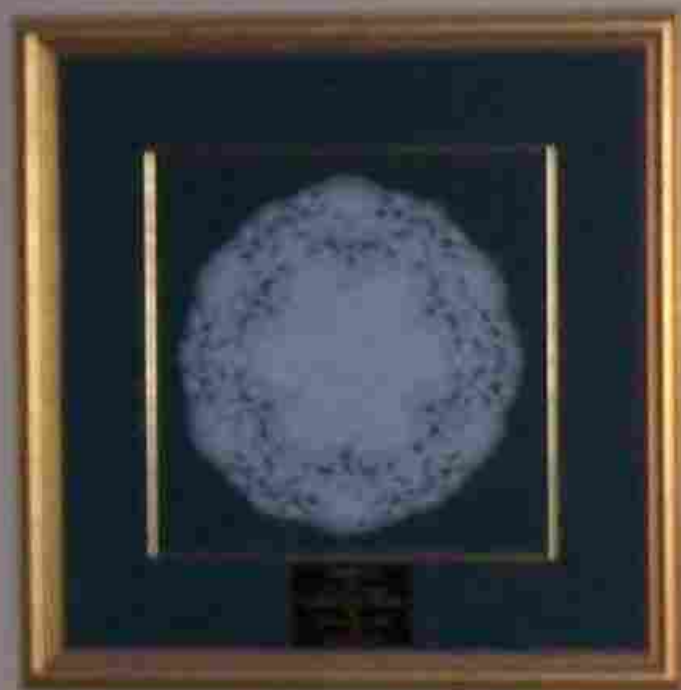
EXIT







EXIT







PROUD
TO BE
#3

03325

FL
IT'S THE LAW!
The Law
DISCRIMINATION

Occupational Safety & Health Notices
IT'S THE LAW!
WORKERS' COMP V









EXIT

FIRE

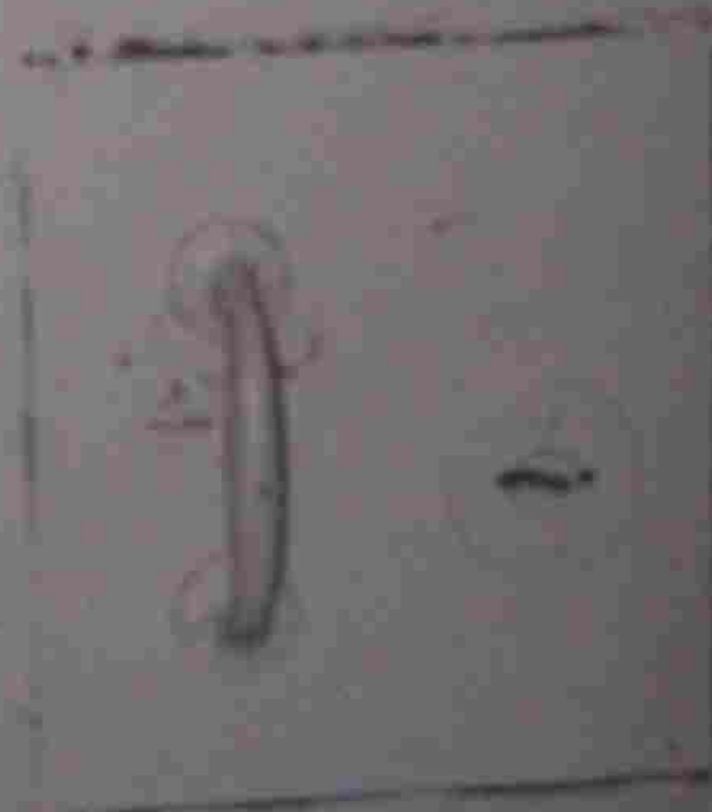
















OLD NASSAU County JAIL ②

CAMERA FACING WEST

ORIGINAL JAIL FRONT DOOR

NASSAU

COUNTY JAIL



OLD NASSAU COUNTY JAIL (3)

LETTERS ABOVE OLD
FRONT DOOR - in
picture 2

CAMERA FACING WEST



④

OLD NASSAU COUNTY JAIL

ORIGINAL Building with
Small 1955 addition

CAMERA FACING SOUTH



⑤

OLD NASSAU County JAIL

Current MUSEUM ENTRANCE

ORIGINAL Building with

Second Floor addition

1955 WING on left

CAMERA facing NORTH



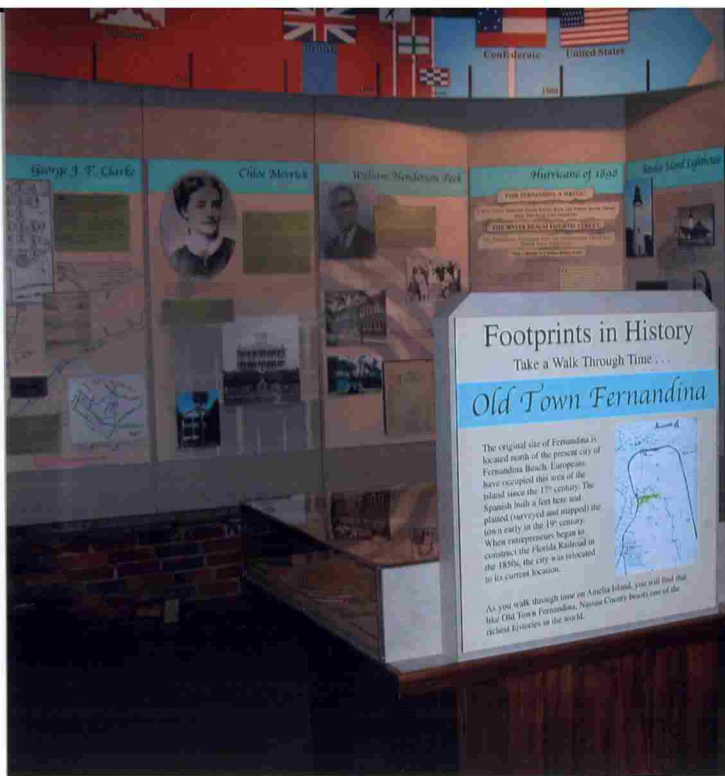
⑥
OLD NASSAU COUNTY JAIL

ABOVE MUSEUM ENTRANCE

ART MODERNE ADDED

IN 1935

CAMERA FACING NORTH



Footprints in History

Take a Walk Through Time . . .

Old Town Fernandina

The original site of Fernandina is located north of the present city of Fernandina Beach. Europeans have occupied this area of the island since the 17th century. The Spanish built a fort here and planted (surveyed and mapped) the town early in the 19th century. When entrepreneurs began to construct the Florida Railroad in the 1880s, the city was relocated to its current location.



As you walk through time on Annis Island, you will find that like Old Town Fernandina, Nassau County boasts one of the richest histories in the world.

⑦
Old NASSAU COUNTY JAIL

INSIDE ENTRANCE DOOR
1st floor

CAMERA FACING NORTHWEST

WAS JAIL Keeper's quarters



(8)

Old Nassau County Jail

2nd floor - cell door

camera facing NORTHWEST



⑨

OLD NASSAU COUNTY JAIL

2nd floor

jail cell

camera facing NORTH



Old NASSAU county JAIL (10)

2nd floor

Area for black male

Prisoners - now library/
archives

Camera facing Southeast



OLD NASSAU County JAIL ⑪

1st Floor -

Exposed brick from
original 1878 building.

Shows wooden pieces
every 9 layers of brick



00 NASSAU COUNTY JAIL ①

OVERVIEW SHOT

CAMERA FACING NORTHWEST



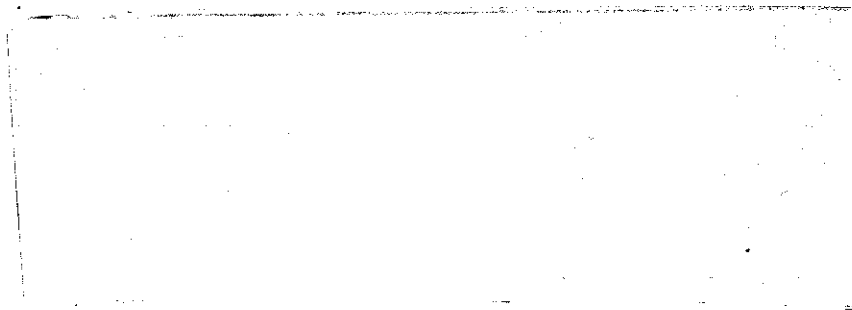
POINT OF INTEREST (12)

SAME BRICK WORKMANSHIP
IN OLD NASSAU County
Court House - circa 1892

located at CENTRE + 5th
Fernandina Beach



NA 287 Brick Structure sound. Windows
in desperate need



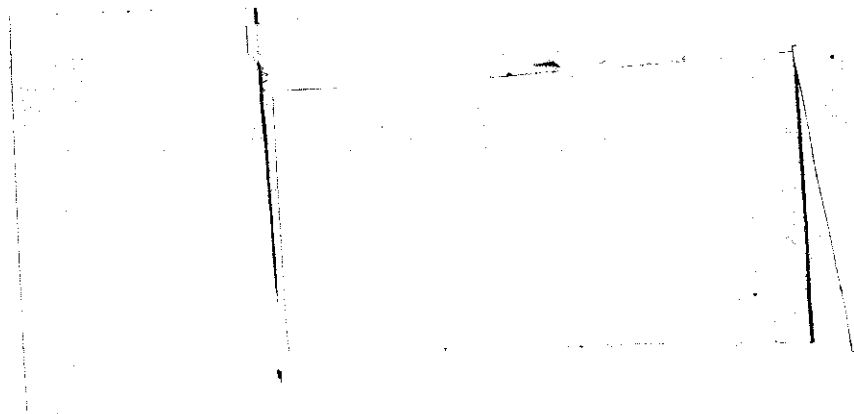


NA 287 Second Floor Exhibit Room
Ready For Rehabilitation



NA 287

Proposed Site of Restrooms



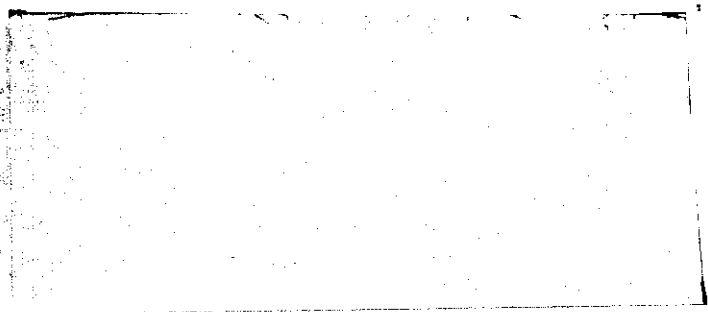


NA 287 Exterior metalwork needs to be
renewed.





NA287 1st Floor: 2nd Floor
hallways in need of Sand-
blasting see Attachment A.2





NA287 1st Floor & 2nd Floor
Hallways in Need of Sandblasting
See Attachment A-2



NA 287 Sandblasting of walls in exhibition room
completed. Sub-floor in need of covering.

Please see Attachment A-1.



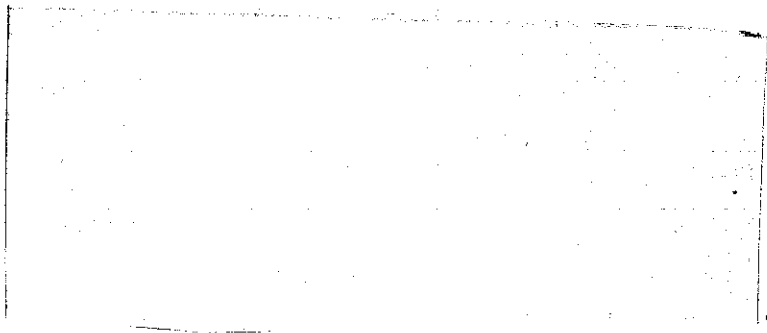
NA 287 Exterior metalwork
needs to be renewed.



NA 287 Sandblasting of walls
in exhibition room completed. Sub-
Floor in need of covering. Please
See Attachment A-I.



NA 287 1st Floor Ceilings painted
awaiting track lighting





Nassau Cty. Jail/
Fla. Museum Transp. History

NA 287













































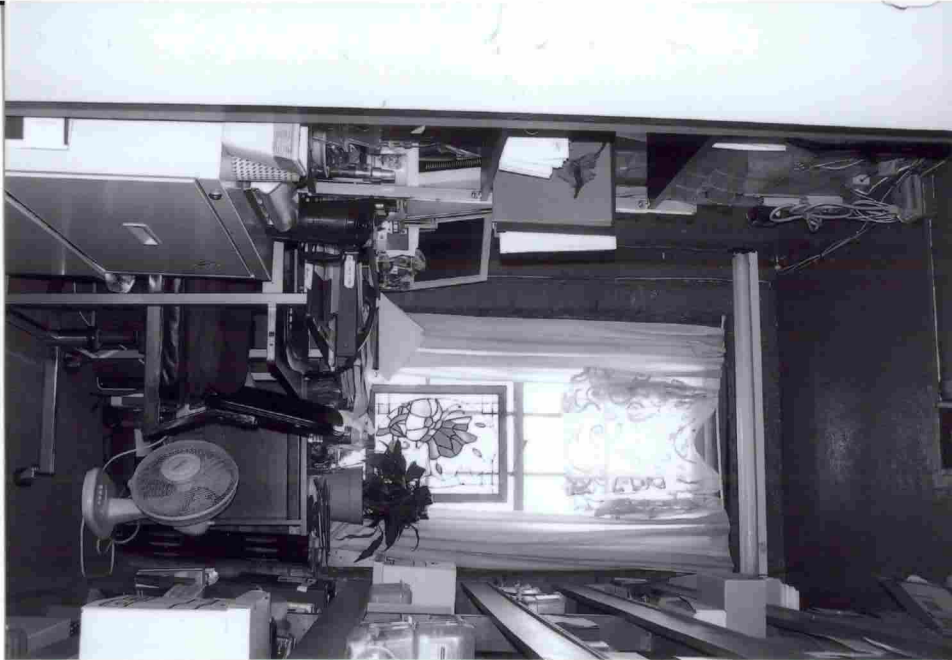




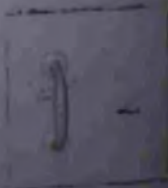






















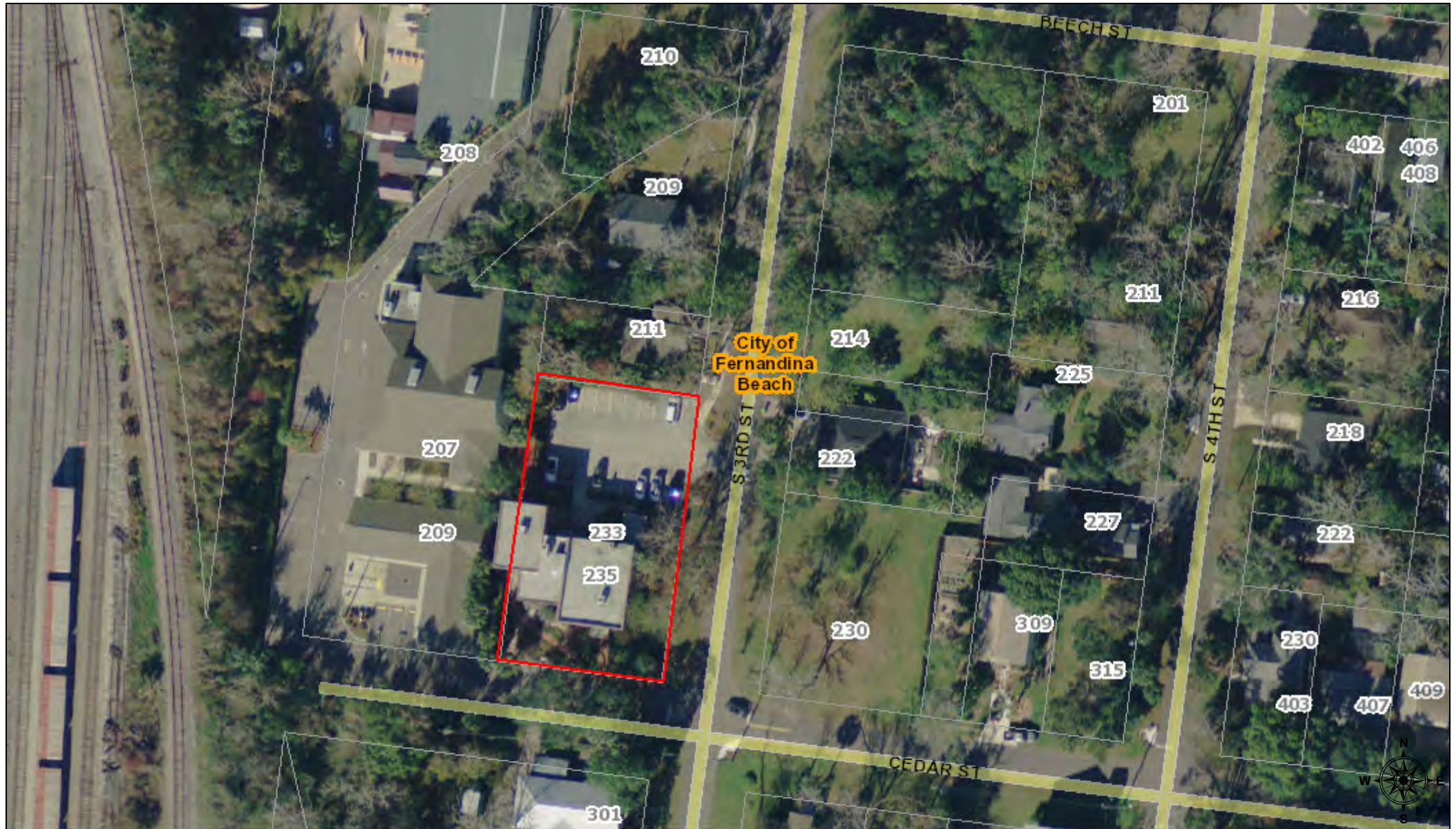


HDC 2019-32

EXHIBIT 2

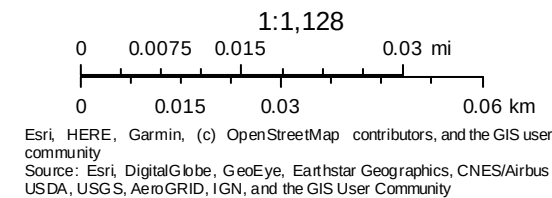
Locator Map/ Underlying Lots of Record Map

233 S. 3rd St Nassau County Jail



August 8, 2019

911 Address Labels

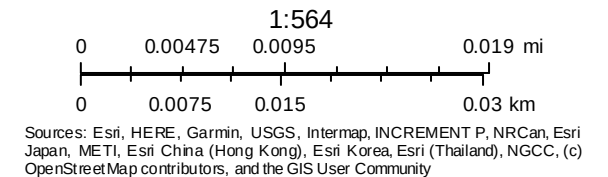


233 S. 3rd St Underlying Lots of Record



August 8, 2019

911 Address Labels



HDC 2019-32

EXHIBIT 3

Boundary Expansion Vote



Historic District Boundary Expansion Vote

INCLUSION OF THE NASSAU COUNTY JAIL/ AMELIA ISLAND MUSEUM OF HISTORY (233 S. 3RD STREET) INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

- The addition of this building as a non-contributing structure to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding this building to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If the building is included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property I vote to:

☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District
or

☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Susan E. Martin, Board Chair
Owner's Name Signed

Susan E. Martin
Owner's Name Printed

8/1/19
Date

STATE OF FLORIDA

COUNTY OF NASSAU

Subscribed and sworn to before me this 1ST day of Aug, 2019

Linda Herron Linda Herron 4-21-20
Notary Public Signature Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification FL DL

ID Produced: _____



204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3430 • TDD/TTY 711

www.fbfl.us

Equal Opportunity Employer

HDC 2019-32

EXHIBIT 4

Draft Ordinance

ORDINANCE 2019-~~XX~~

AN ORDINANCE OF THE CITY OF FERNANDINA BEACH, FLORIDA, EXPANDING THE BOUNDARY OF THE HISTORIC DISTRICT TO INCLUDE THE OLD NASSAU COUNTY JAIL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the building known as the Old Nassau County Jail, located at 233 South 3rd Street was built circa 1938 and expanded in 1954; and

WHEREAS, the two-story Art Moderne styled building is noteworthy for its hard-fired red brick walls laid up in a modified Flemish bond, tripartite belt course, a glass block panel, decorative basket weave brick panels, fleur-de-lis cast stone ornamentation and iron cage at the south entrance ; and

WHEREAS, this site had been home to two previous versions of the Nassau County Jail beginning in 1878; and

WHEREAS, the structure served as Nassau County's jail until 1978 and was adapted in 1986 to house the Amelia Island Museum of History; and

WHEREAS, the Nassau County Jail was individually listed on the National Register of Historic Places in November of 2009; and

WHEREAS, on **Month Date, Year**, the Historic District Council of the City of Fernandina Beach recommended the City Commission take action on including the Old Nassau County Jail as a non-contributing resource in the local historic district to ensure its protection; and

WHEREAS, on **Month Date, Year**, the Planning Advisory Board of the City of Fernandina Beach recommended the City Commission take action on including the Old Nassau County Jail in the local historic district to ensure its protection; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. That the Historic District, as previously established by Ordinance No. 526, and expanded by Ordinance Nos. 749, 846, 95-12, 97-24, and 201-24, is hereby restated and amended to read as follows:

DISTRICT BOUNDARIES:

A) There is established a Historical District area in the city comprising all of the area within the city limits contained in the following boundaries: begin at the northeast corner of Front and Centre streets; then cross Centre Street and run south along the east curb line of Front Street to a point parallel with the south elevation of 102 Centre Street; then run east along the south property lines of the buildings fronting on the south side of Centre Street and South 2nd Street along the rear property lines of the buildings fronting on the south side of the 200 block of Centre Street to the point said line intersects the west property lines of the buildings fronting on the west side of South 3rd Street; then run south along said lines to the north curb of Ash Street; then crossing Ash Street to the south curb of Ash Street; then run west along the south curb of Ash Street to the east curb of Second Street; then run south to the south property line of 204 Ash Street; then run east along the south property line of 204 Ash Street; then run east along the south property line of 218 Ash Street; then run east along said line, crossing South 3rd Street and continue along the south property line of 302 Ash Street to the southeast corner of the property; then run north along the east property line of 302 Ash Street, continuing to the north curb of Ash Street; then run east along the north curb of Ash Street to the northeast corner of Ash and South 4th Streets; then run south along the east curb of South 4th Street, crossing Ash and Beech streets, to a point parallel with the south property line of 402 Beech Street; then run east along the south property lines of the structures fronting on the south side of Beech Street, continuing to the east curb of South 5th Street; then run south along the east curb of South 5th Street to the northeast corner of South 5th and Cedar streets; then run east along the north curb of Cedar Street to a point parallel with the west property line of 301 South 6th Street; then crossing Cedar Street, run along the west property lines of the buildings fronting on the west side of the 300 block of South 6th Street to the north curb of Date Street; then continuing across Date Street, run along the west property line of 401 South 6th Street to the southwest corner of the property; then run east along the south property line of 401 South 6th Street and continue to the east curb of South 6th Street; then run south along the east curb of 6th Street to a point parallel with the south property line of 602 Date Street; then run east along the south property line of 602 Date Street and continue east along the south property line of 606 Date Street to the southeast corner of said property; then run north along the east property line of 606 Date Street, continuing across Date Street to its north curb; then run north along the north curb of Date Street to the northeast corner of Date and South 7th streets; then run south along the east curb of South 7th Street to the northeast corner of South 7th and Elm Streets; then run east along the north curb of Elm Street to a point parallel with the east property line of 430 South 7th Street; then run north along the east property lines of the buildings fronting on the west side of the 400 block of South 7th Street to the south curb of Date Street; then continue north, crossing Date Street, along the east property lines of the buildings fronting on the east side of the 300 block of South 7th Street to the point said line intersects the southwest corner of the property line of 303 South 8th Street; then run east

along the south property line of 303 South 8th Street to the west curb of South 8th Street; then run north along the west curb of South 8th to the northwest corner of South 8th and Beech streets; then run east along the north curb of Beech Street to the southeast corner of the property line of 801 Beech Street; then run north along the east property line of 801 Beech Street and continue to a point parallel with the south property line of 115 South 9th Street; then run east along the south property line of 115 South 9th Street to the west curb of South 9th Street; then run north along the west curb of South 9th Street to a point parallel with the northeast corner of the property line of 115 South 9th Street; then run east, crossing South 9th Street and continuing along a line south of 112 South 9th Street; then continue across South 10th Street to the southwest corner of the property line of 116 South 10th Street; then run east along the south property line of 116 South 10th Street to the southeast corner of the said property; then run north along the east property lines of the buildings fronting on the east side of the 100 block of South 10th Street and continue north, crossing Ash Street and along the east property lines of the buildings fronting on the east side of the first block of South 10th Street to the south curb of Centre Street (Atlantic Avenue); then run west along the south curb of Atlantic Avenue to a point parallel with the east property line of 909 Atlantic Avenue; then run north, crossing Atlantic Avenue, along the east property line of 909 Atlantic Avenue to the northeast corner of the property; then run west along the north property line of 909 and 901 Atlantic Avenue and continue west across North 9th Street along the north property line of 801 Atlantic Avenue to the east curb of North 8th Street; then run south along the east curb of North 8th Street to the southeast corner of 8th Street and Atlantic Avenue; then run west, crossing 8th Street to the beginning of Centre Street and run west along the south curb of Centre Street to the southwest corner of Centre and 7th Streets; then run north along the west curb of North 7th Street to the southwest corner of North 7th and Alachua streets; then run west along the south curb of Alachua Street to a point parallel with the northeast corner of the property line of 30 North 6th Street; then run north, crossing Alachua Street along the east property lines of the buildings fronting on the east side of the 100 block of North 6th Street to the south curb of Broome Street; then run west along the south curb of Broome Street to the southwest corner of Broome and North 6th streets; then run north along the west curb of North 6th Street to a point parallel with the north property line of 515 Broome Street; then run west along said property line and continue west along the north property line of 511 Broome Street to its northwest corner; then run north along the east property line of 506 Calhoun Street to the south curb of Calhoun Street; then run west along the south curb of Calhoun Street to a point parallel with the northwest corner of the property line of 506 Calhoun Street; then run north, crossing Calhoun Street and continuing along the east property lines of the buildings fronting on the east side of the 300 block North of 5th Street to the northeast corner of the property line of 320 North 5th Street; then run west along the north property line of 320 North 5th Street to the east curb of North 5th street; then run south along the east

curb of North 5th Street to a point parallel with the north property line of 307 North 5th street; then run west, crossing North 5th Street, along the north property line of 307 North 5th Street to the northwest corner of the property; then run south along the west line of said property to the southwest corner of said property; then run west along the north property line of 304 Calhoun Street and continue to the west curb of North 4th street; then run north along the west curb of North 4th Street to the southwest corner of North 4th and Dade streets; then run west along the south curb of Dade Street to a point parallel with the east property line of 412 North 3rd Street; then run north, crossing Dade Street and continue along the east property lines of the buildings fronting on the east side of North 3rd Street to the southwest corner of the property line of 310 Escambia Street; then run east along the south line of said property; then run north along the east line of said property to the south curb of Escambia Street; then run west along the south curb of Escambia Street to the west curb of North 3rd Street; then run north along the west curb of North 3rd Street to a point parallel with the north property line of 501 North 3rd Street; then run west along said line to the northwest corner of the property; then run south along the west property lines of the buildings fronting on the west side of North 3rd Street to the northeast corner of the property line of 209 Dade Street; then run west along the north line of said property to its northwest corner; then run south along the west property line of 209 Dade Street to the north curb of Dade Street; then run east along the north curb of Dade Street to the northeast corner of Dade and North 3rd Streets; then run south along the east curb of North 3rd Street to a point parallel with the north property line of 227 North 3rd Street; then run west along said line to its northwest corner; then run south along the west property lines of the buildings fronting on the west side of the 200 block of North 3rd Street to the point where said line intersects the northeast corner of the property line of 211 Broome Street, then run west along the north property line of 211 Broome Street and continue along the north property line of 209 Broome Street to the northwest corner of said property; then run south along the west property line of 209 Broome Street to the north curb of Broome Street; then run east along the north curb of Broome Street to a point parallel with the southeast corner of the property line of 211 Broome Street; then run south, crossing Broome Street and continue along the west property lines of 121 and 117 North 3rd Street to the southwest corner of the property line of 117 3rd Street; then run east along the south property line of 117 North 3rd Street to the east curb of North 3rd Street; then run south along the east curb of North 3rd Street to the southeast corner of North 3rd and Alachua streets; then run west along the south curb of Alachua Street to the southeast corner of Alachua and Front streets; then run south along the east curb of Front Street to the northeast corner of Front and Centre streets, the point of the beginning.

(B) (1) The area of the Historic District, as established by division (A) above, is hereby restated and expanded to include the following tracts,

parcels or areas of land:

(a) Tract A: A portion of that certain property known as "Old Town", more particularly described as follows: All of San Carlos Plaza and all of blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 23, 24, 25, 30, 35, 37, and 222, and those portions of blocks 14, 22, and 31 lying west of North 14th Street; and that portion of water lots, 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 and 18 extending westerly to the mean high water mark; all according to the official plat or plats of the City of Fernandina Beach, Nassau County, Florida.

(b) Tract B: Lot 1, block 244, in the City of Fernandina Beach, Florida.

(c) Tract C: Beginning at the southeast corner of lot 64 of Forrest Hill Subdivision and running west along the southerly property lines of lots 64 and 65 of Forrest Hill Subdivision to the northeast corner of lot 8 of Lighthouse Lane Subdivision; thence south along the easterly property lines of lots 8, 9, 10, and 11 of Lighthouse Lane subdivision to the northerly property line of lot 9 of Lighthouse Circle Subdivision; thence east along the northerly property lines of lots 9, 8, 7 and 6 of Lighthouse Circle Subdivision to the northeast corner of lot 6; thence north along the westerly shoreline of Egan's Creek to the point of beginning. All subdivisions listed are recorded in the Plat Books of Nassau County, Florida.

(d) Tract D: That certain property including the central portion of the downtown waterfront and part of the surrounding neighborhood including lots 2-14 of block 269, lots 6-28 of block 268, water lots 1 and 2, and water lots 25-29 in the City of Fernandina Beach, Florida.

(e) Tract E: That certain City property known as "The Peck Center", consisting of lots 1 through 8 of block 144 and lots 1 through 8 of block 145, inclusive of the intervening public right-of-way associated with Fir Street, in the City of Fernandina Beach, Florida.

(f) Tract F: That certain property known as the "Old Nassau County Jail", consisting of lots 15 through 21 of block 273 in the City of Fernandina Beach, Florida.

(2) The above expanded Historic District and additional parcels, tracts or areas of land shall henceforth be subject to all the provisions and

regulations established and set forth in the Land Development Code.

SECTION 2. 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 3. EFFECTIVE DATE. This Ordinance shall be deemed effective after its passage and approval upon second and final reading.

ADOPTED this **Xth** day of **MONTH**, 2019.

CITY OF FERNANDINA BEACH

First Name Last Name
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM:

Caroline Best
City Clerk

Tammi E. Bach
City Attorney

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Final Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Director 12/31/2019

Date: December 31, 2019

Submitted By: Jacob Platt, Senior Planner

PAB2019- 00 _____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$1,700) | ☐ VOLUNTARY ANNEXATION (\$1,500) |
| | ☐ Revision to each PAB Application
To offset additional display ad fee (\$400) |

APPLICANT INFORMATION

Owner Name: John M. Cotner

Mailing Address: 9 S. 3rd Street, Fernandina Beach, FL 32034

Telephone: (904) 277-4593

Fax: _____

Email: john@cotnerassociates.com

Agent Name: Teresa Prince with Tomassetti & Prince

Mailing Address: 406 Ash Street, Fernandina Beach, FL 32034

Telephone: (904) 261-1833

Fax: (904) 212-0350

Email: tprince@tpislandlaw.com and info@tpislandlaw.com

PROPERTY INFORMATION

Street Address: Vernon Street and 425 S. 13th Street, Fernandina Beach, FL 32034

Parcel Identification Number(s): 00-00-31-1800-0231-09B0 & 00-00-31-1800-0231-08A0

Lot Number: Tract A & D of Lots 8 and 9

Block Number: 231

Subdivision: _____

Section: _____

Township: _____

Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 6 Lots

Less than One (1) acre Sq. Footage: See attached. One (1) Acre or Greater: _____

Existing Zoning Classification: R-2

Existing Future Land Use Classification: Medium Density Residential

Previous Planning/Zoning Approvals: BOA Variance 2019-11 granted December 18, 2019

Description of Request:

Final plat approval to create six (6) lots for Nassau Habitat for Humanity, Inc. project.

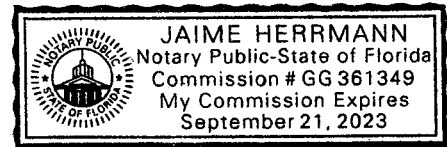
SIGNATURE/NOTARY

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

12/20/19
Date

Teresa A. Prince
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to in my presence this 20th day of December, 2019, by
Teresa Prince, agent for John M. Cotner.

Jaime Herrmann
Notary Public: Signature

Jaime Herrmann
Printed Name

9/21/23
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Lot Measurements

Lot 1

2,350.05 sq. ft.
0.05 acre

Lot 2

3,271.14sq. ft.
0.08 acre

Lot 3

3,269.88 sq. ft.
0.08 acre

Lot 4

2,347.59 sq. ft.
0.05 acre

Lot 5

4,312.09 sq. ft.
0.10 acre

Lot 6

4,310.95 sq. ft.
0.10 acre



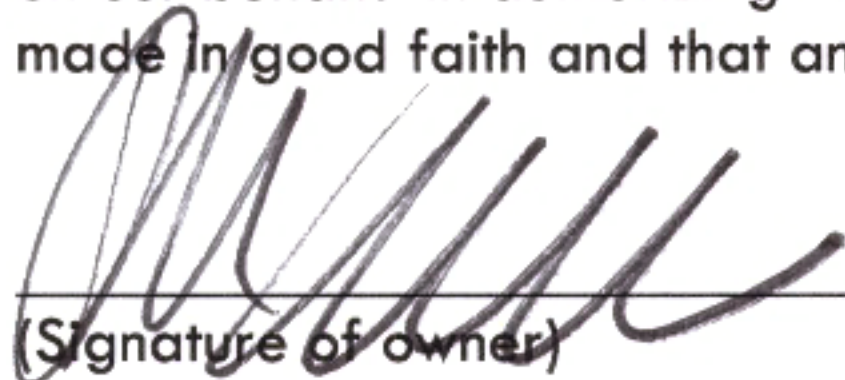
OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE John M. Cotner
(print name of property owner(s))

hereby authorize: Tomassetti & Prince
(print name of agent)

to represent me/us in processing an application for: Replat for Parcel IDs: 00-00-31-1800-0231-09B0 & 00-00-31-1800-0231-08A0
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)

John M. Cotner
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

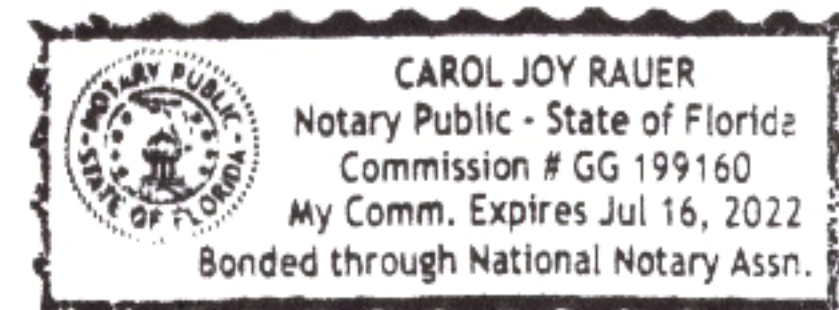
Subscribed and sworn to before me this 11th day of July, 2019.


Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

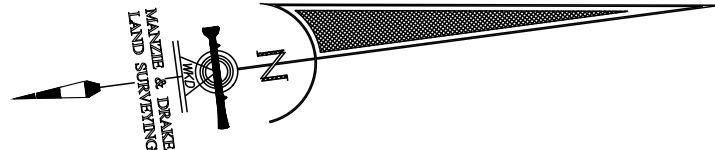
SUBLOT A AND D OF LOT 8 AND SUBLOT B OF LOT 9 IN BLOCK 231, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SANITARY MANHOLE
RIM ELEVATION=25.69'
INVERT NORTH 8°PVC=22.33'
(SIZE & MATERIAL UNABLE
TO BE DETERMINED)



VERNON STREET
(60-FOOT RIGHT-OF-WAY)

ELM STREET
(60-FOOT RIGHT-OF-WAY)

DATE STREET
(60-FOOT RIGHT-OF-WAY)

SOUTH THIRTEENTH STREET
(60-FOOT RIGHT-OF-WAY)

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings & Coordinates shown hereon are based on The State Plane Coordinate System for the East Zone of the State of Florida, North American Datum of 1983/1990 (N.A.D. '83/'90).
The bearing reference line is indicated as thus (BR).
"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 "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0237-G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Elevations shown hereon refer to North American Vertical Datum of 1988 (N.A.V.D. '88) and were GPS derived.
- 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.

LEGEND

⊕ = CENTERLINE
⊗ = FIRE HYDRANT
⊗ = WATER VALVE
(PRO) = PRORATED DISTANCE
(M) = MEASURED
⊗ = SEWER MANHOLE
⊗ = TELEPHONE PEDESTAL
⊗ = WOOD POWER POLE
⊗ = 5/8" IRON ROD & CAP
(LB 7039) SET

TREE LEGEND

O = OAK TREE
MAG = MAGNOLIA TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 103

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 59, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SCALE: 1"=20' JOB NO: 20753 DATE: 10/15/19 CADD: WKD
F.B. NO: X-332 PAGE NO: 26 FIELD CREW: JM FILE NO: B-1376

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

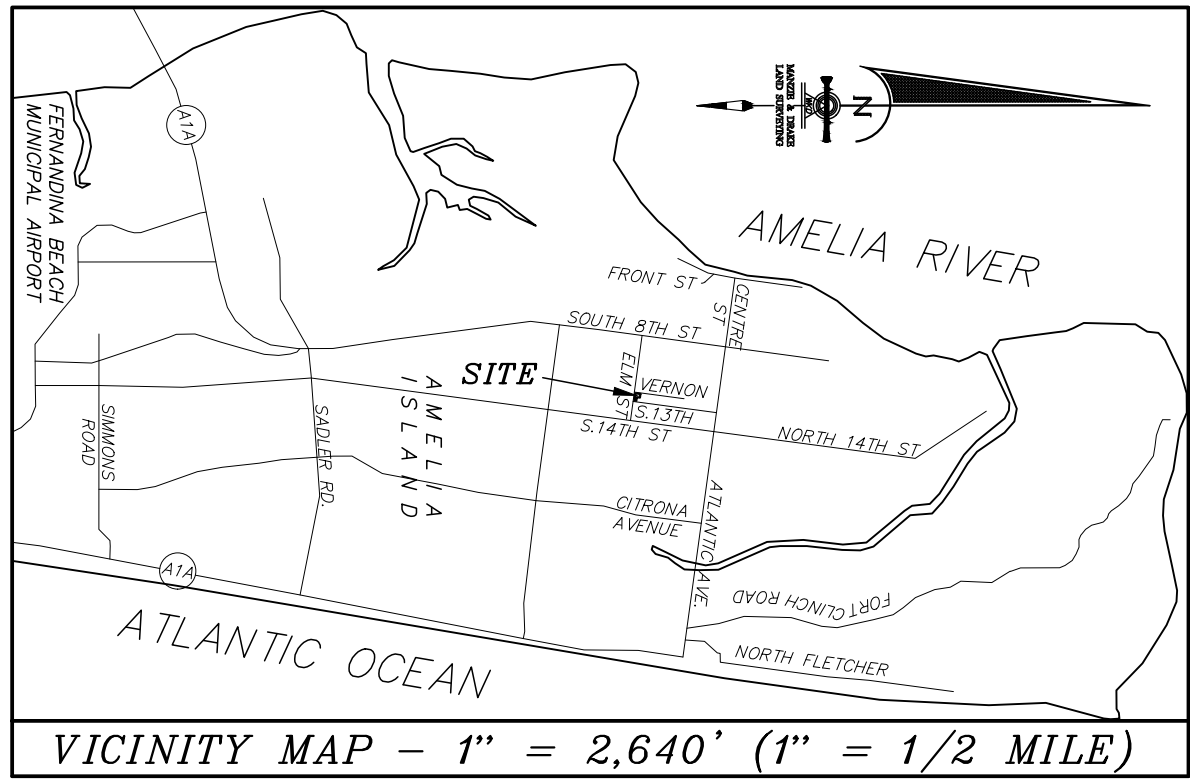
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

LEGAL DESCRIPTION (CAPTIONED LAND):

SUBLOT A AND D OF LOT 8 AND SUBLOT B OF LOT 9 IN BLOCK 231, 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).

CONTAINING 0.456 ACRE, 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 _____, 2020.

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 _____, 2020, 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., 2020.

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., 2020.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBERS - 00-00-31-1800-0231-08A0; 00-00-31-1800-0231-09B0

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. 2020.
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. 2020.

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.

NAME: _____ DATE: _____
FLORIDA CERTIFICATE NO. _____

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 177.091 (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.

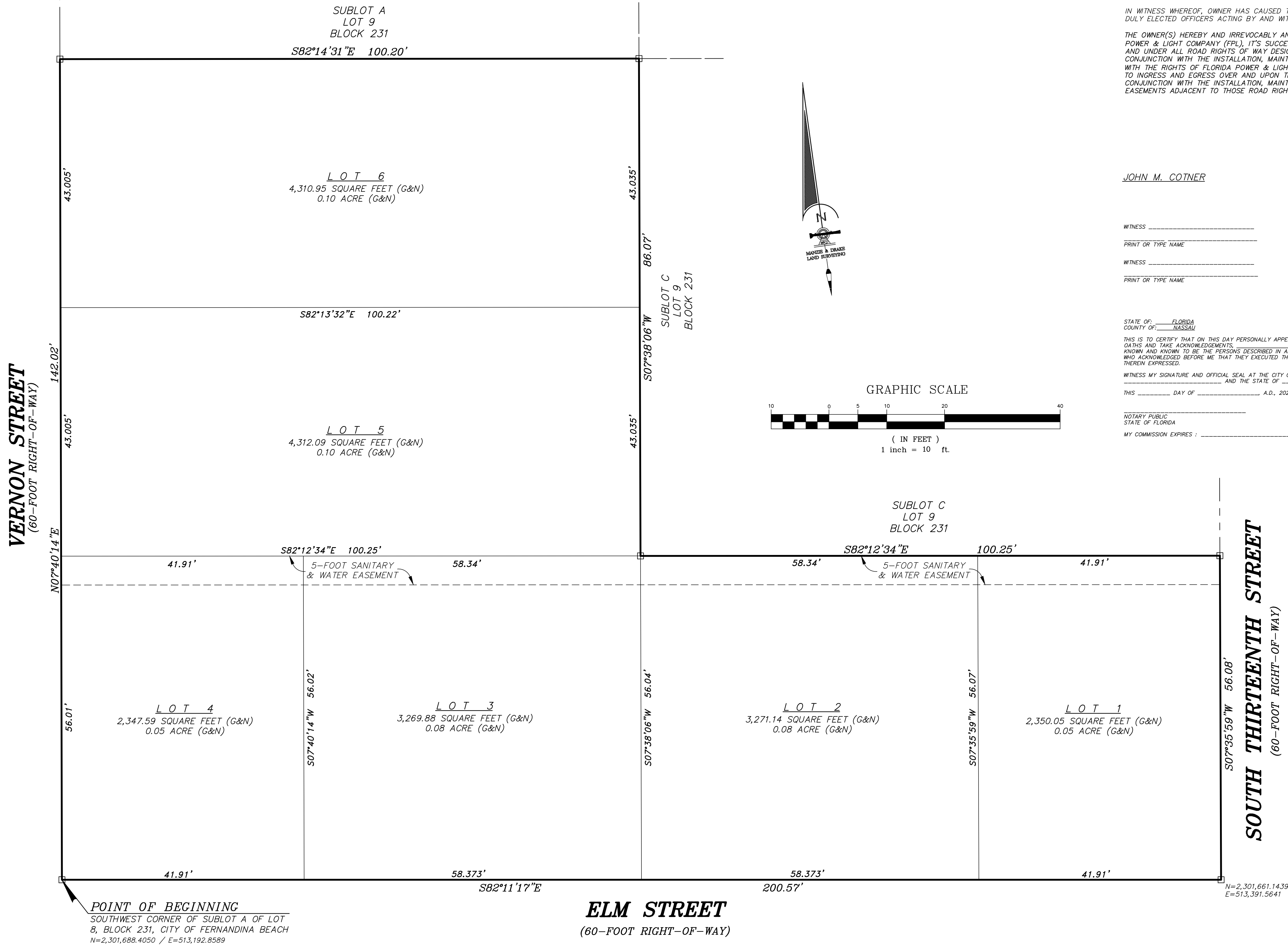
SIGNED THIS _____ DAY OF _____, A.D. 2020.

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"

6 ON ELM

A REPLAT OF SUBLOT A AND D OF LOT 8 AND SUBLOT B OF LOT 9 IN BLOCK 231, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.



SURVEYOR'S NOTES

- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
- 2.) 43,560 SQ. FT. (N&G) DENOTES NET & GROSS LOT SQUARE FOOTAGE
- 3.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0232-G, DATED 08/02/2012.
- 5.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS R-2.

THE SETBACKS ARE AS FOLLOWS: MAXIMUM HEIGHT = 35- FEET / FRONT SETBACK = 25- FEET / REAR SETBACK = 20- 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. THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

BOA 2019-11 VARIANCE APPROVED DECEMBER 18, 2019 GRANTED A VARIANCE TO ALLOW FOR THE INTERIOR LOTS 2 AND 3 TO BE ADDRESSED OFF OF ELM STREET. THE FRONT, SIDE AND REAR YARDS FOR INTERIOR LOT 2 SHALL BE CALCULATED BASED ON THE BUILDING FOOTPRINT FRONTING S. 13TH/ STREET AND INTERIOR LOT 3 SHALL BE CALCULATED BASED ON THE BUILDING FOOTPRINT FACING VERNON STREET.

- 6.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 7.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 8.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9.) 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.
- 10.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND BE APPROVED BY THE CITY OF FERNANDINA BEACH AND CITY COMMISSION.
- 11.) TOTAL NUMBER OF LOTS: (6).
- 12.) DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF EACH LOT DEPICTED ON THE PLAT. THE AREA OF THE DRAINAGE EASEMENT LOCATED ON A LOT ARE THE MAINTENANCE RESPONSIBILITY OF SAID LOT OWNER. THE DRAINAGE EASEMENTS MAY NOT BE DISTURBED OR ALTERED. THE BUILDING OFFICIAL SHALL NOT PERMIT ANY ACTIVITY WITH THE DRAINAGE EASEMENT AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "_____" JOHN M. COTNER, "_____" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "_____" 6 ON ELM, "_____" AND THAT IT HAS 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, OWNER 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 OWNER(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS AND ASSIGNS, EASEMENTS OVER AND UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHTS OF FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

JOHN M. COTNER

OWNER INFORMATION

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____ FLORIDA
COUNTY OF: _____ NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ OF _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSONS 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 _____

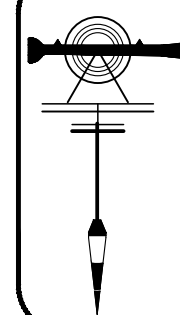
THIS _____ DAY OF _____, A.D., 2020.

NOTARY PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES : _____

LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
U.T.E. = UTILITY EASEMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
I.E. = INGRESS & EGRESS
E.S.M.T. = EASEMENT



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."

ENGINEERING PLANS

FOR

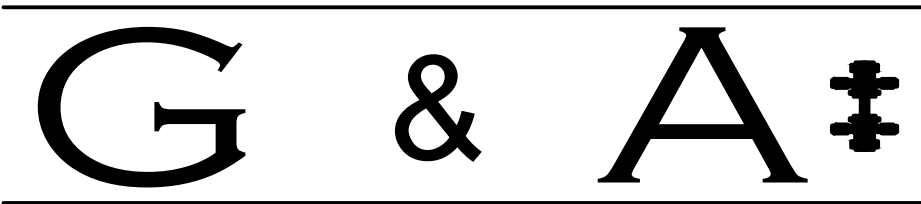
VERNON & ELM STREET HOMES

FOR

NASSAU HABITAT FOR HUMANITY

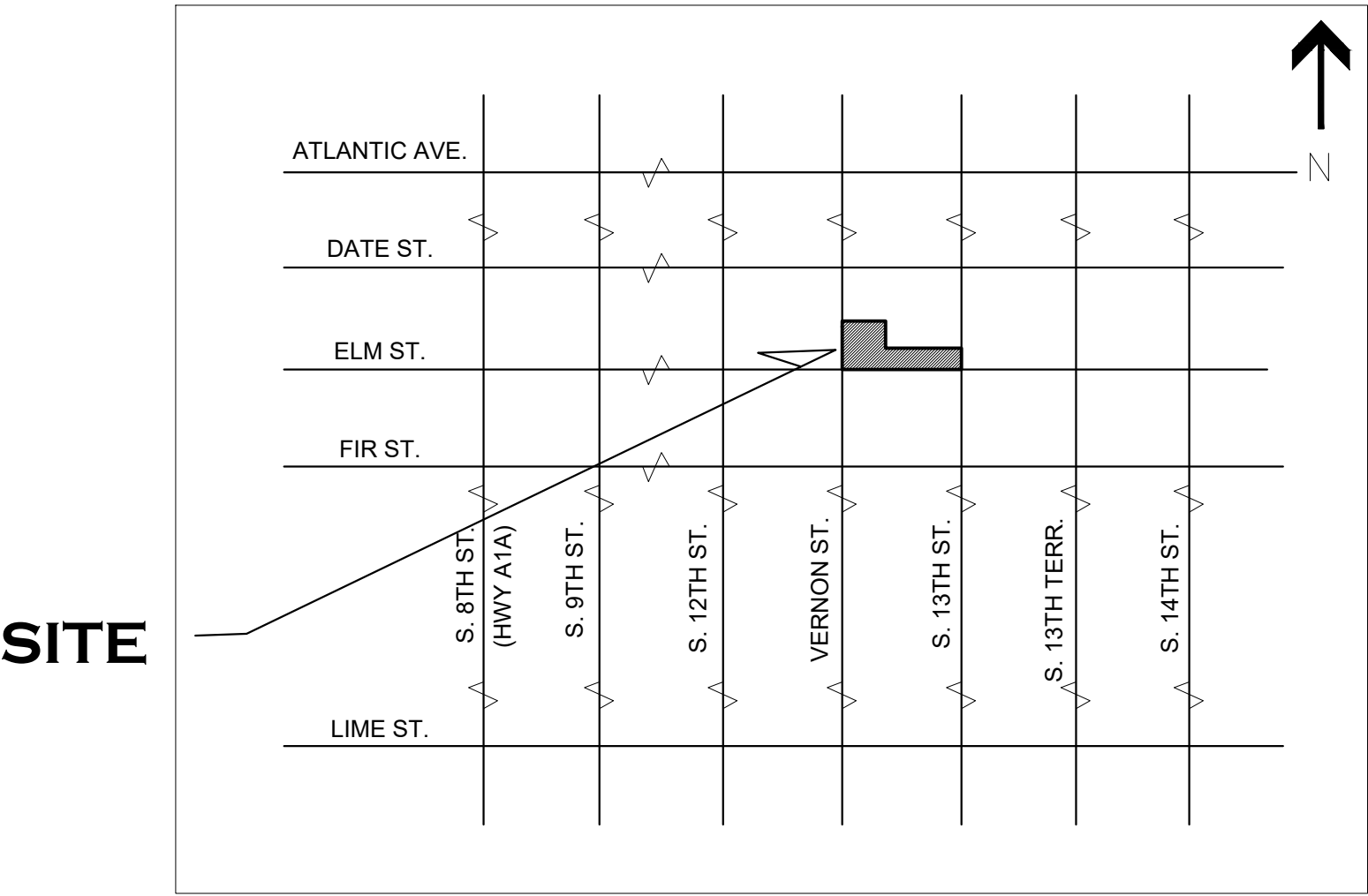
GILLETTE & ASSOCIATES, INC.

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

SITE LOCATION MAP

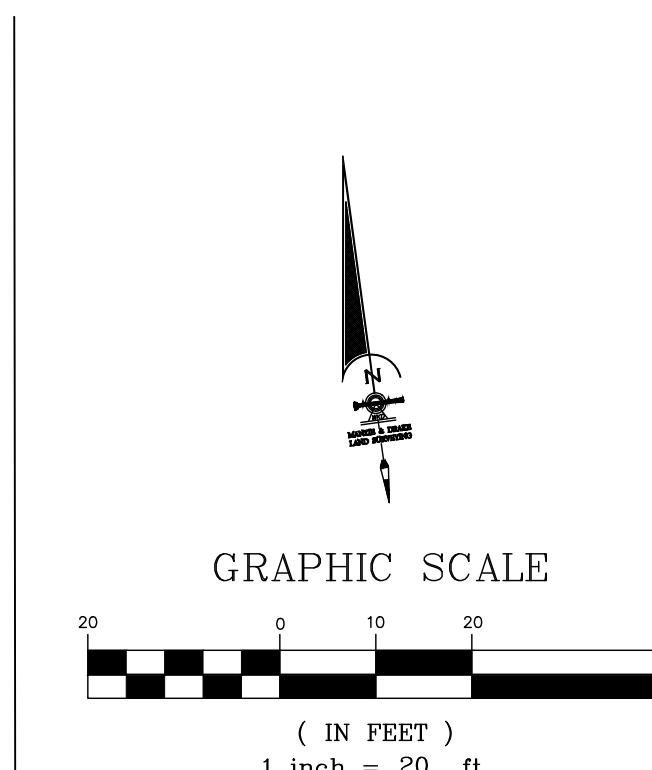
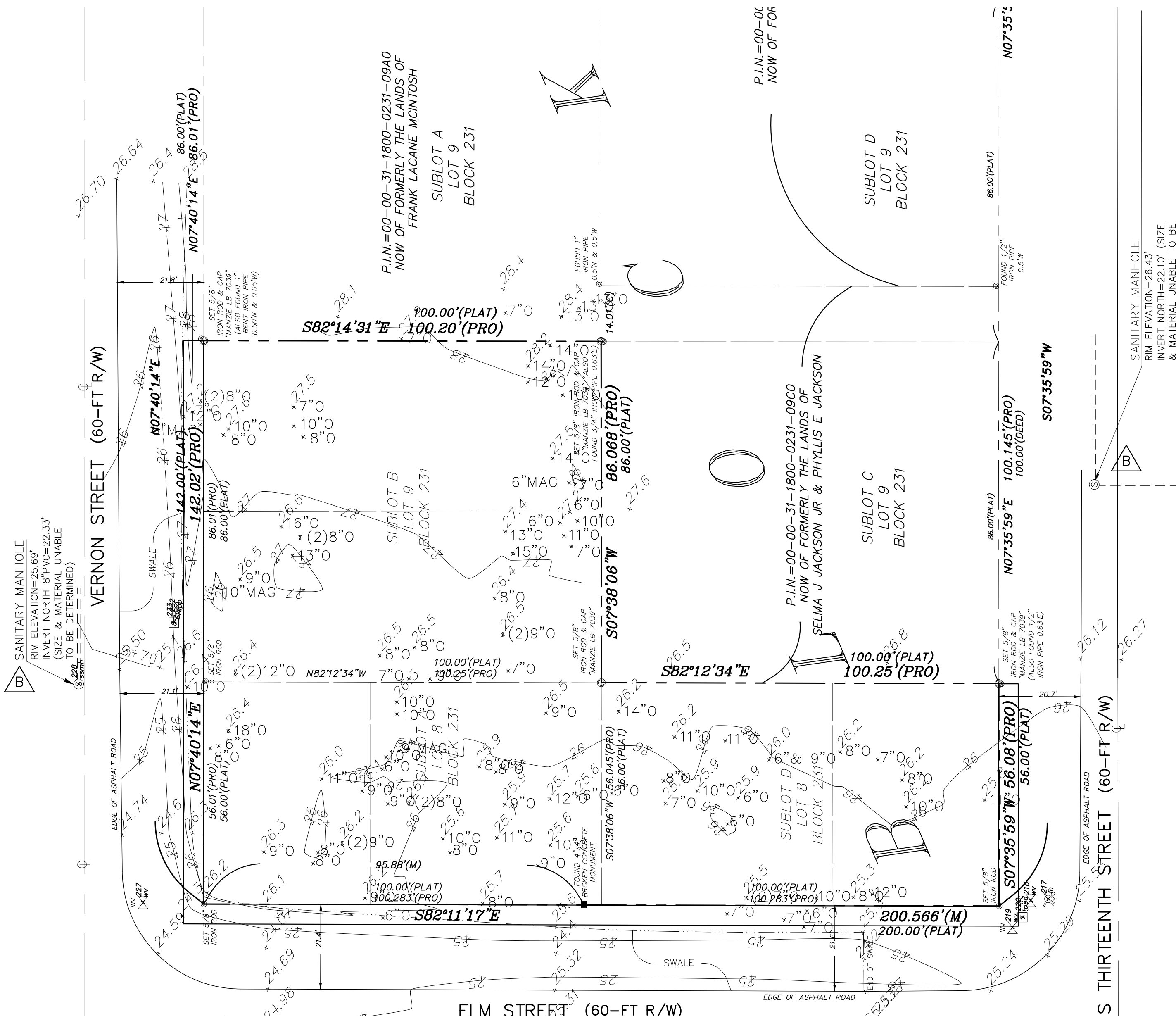


ISSUE DATE: NOVEMBER 27, 2019

K				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	COVER SHEET	Registered Professional	Sheet No. CVR
J				Project Mgr: AG	Certificate of Authorization No. 9332						1 of 10
I				Designed by: AG/JC							Issue Date DECEMBER 5, 2019
G				Drawn by: EC							Project No. 19-XX-XX
F				QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						
E											
D											
C	EC	12/05/19	REVISED PER TRC COMMENTS								
B	EC	11/27/19	DRAINAGE REVISIONS								
A	EC	10/31/19	TRC SUBMITTAL #1								
No.	By	Date	Revision								

GENERAL NOTES		INDEX																																		
SITE / GEOMETRY		WATER NOTES																																		
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 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 DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (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 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. 17A. 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). 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 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 #10 UG SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. COATING SHALL BE BLUE FOR WATER AND GREEN FOR SEWER MAIN CONNECTIONS. 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 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 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 NASSAU COUNTY. 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. 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. THE 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 CITY OFFERNANDINA BEACH UTILITIES DEPARTMENT. 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 BE AT LEAST 10 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 CERTIFIED 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".	<table><tr><th>PAGE #</th><th>SHEET</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>CVR</td><td>COVER SHEET</td></tr><tr><td>2</td><td>IN-1</td><td>INDEX SHEET</td></tr><tr><td>3</td><td>PRE-1</td><td>PREDEVELOPMENT PLAN</td></tr><tr><td>4</td><td>GE-1</td><td>GEOMETRY PLAN</td></tr><tr><td>5</td><td>DR-1</td><td>DRAINAGE PLAN</td></tr><tr><td>6</td><td>UT-1</td><td>UTILITY PLAN</td></tr><tr><td>7</td><td>LS-1</td><td>TREE MITIGATION PLAN</td></tr><tr><td>8</td><td>LS-2</td><td>LANDSCAPE PLAN</td></tr><tr><td>9</td><td>DT-1</td><td>SITE DETAILS</td></tr><tr><td>10</td><td>DT-2</td><td>WATER & SEWER DETAILS</td></tr></table>	PAGE #	SHEET	DESCRIPTION	1	CVR	COVER SHEET	2	IN-1	INDEX SHEET	3	PRE-1	PREDEVELOPMENT PLAN	4	GE-1	GEOMETRY PLAN	5	DR-1	DRAINAGE PLAN	6	UT-1	UTILITY PLAN	7	LS-1	TREE MITIGATION PLAN	8	LS-2	LANDSCAPE PLAN	9	DT-1	SITE DETAILS	10	DT-2	WATER & SEWER DETAILS
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EXISTING VALVE EXISTING WATER LINE EXISTING SANITARY SEWER EXISTING FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER LINE PROPOSED FIRE HYDRANT EXISTING 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	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 (6" 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. NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTILITY COMPANY. EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED. 8. FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER) THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING. 9. 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. 10. 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. 11. 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 12. ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT 13. SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED. 14. THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT. 15. 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 DESIGN LIFE OF THE SEWER. NO LEAKAGE ALLOWED IN SYSTEM. 16. ALL FORCE MAIN PIPING TO BE DR-18 GREEN OR BROWN. 17. CONTACT JOHN MANDRICK, COB UTILITY DIRECTOR AT (904-310-3420) FOR PRE-CONSTRUCTION AND COORDINATION MEETING PRIOR TO WORK COMMENCING.																																		
SEWER NOTES																																				

J			Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	INDEX AND NOTES	Registered Professional	Sheet No.
I			Project Mgr: AG							IN-1
H			Designed by: AG/JC							<u>2</u> of <u>10</u>
G			Drawn by: EC							Issue Date
F			QA/QC: NG							DECEMBER 5, 2019
E				DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Project No.
D										19-XX-XX
C	EC	12/05/19	REVISED PER TRC COMMENTS							
B	EC	11/27/19	DRAINAGE REVISIONS							
A	EC	10/31/19	TRC SUBMITTAL #1							
No.	By	Date	Revision							



- LEGEND**
- CL = CENTERLINE
 - FH = FIRE HYDRANT
 - P.I.N. = PARCEL IDENTIFICATION NUMBER
 - WV = WATER VALVE
 - WP = WOOD POWER POLE
 - O = OAK TREE
 - MAG = MAGNOLIA TREE

SURVEY NOTES:

- The "Legal Description" hereon is in accord with with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on S00°00'00"E for the Easterly line of subject property. The bearing reference line is indicated as thus (BR).
- 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 "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G, Dated 08/02/2017. 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 Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)

J				Scale: 1" = 20'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	G & A⁺ GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	PREDEVELOPMENT PLAN	Registered Professional	Sheet No.
I				Project Mgr: AG							PRE-1
H				Designed by: AG/JC							3 of 10
G				Drawn by: EC							Issue Date
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PARCELS: 00-00-31-1800-0231-08A0
00-00-31-1800-0231-09B0

ZONING: R-2
FUTURE LAND USE MAP: MEDIUM DENSITY RESIDENTIAL
TOTAL LOT AREA: 0.46 AC
TOTAL DENSITY AREA: 0.77 AC
MAXIMUM GROSS DENSITY: 8 UNITS/AC
(8 DU/AC)*(0.77 AC) = 6 UN

MAXIMUM BUILDING HEIGHT: 35 FT
PROPOSED BUILDING HEIGHT: LESS THAN 25 FT
MAXIMUM FLOOR AREA RATIO: 50%
PROPOSED FLOOR AREA RATIO: 26%
MAXIMUM IMPERVIOUS AREA RATIO: 60%
PROPOSED IMPERVIOUS AREA RATIO: 41%

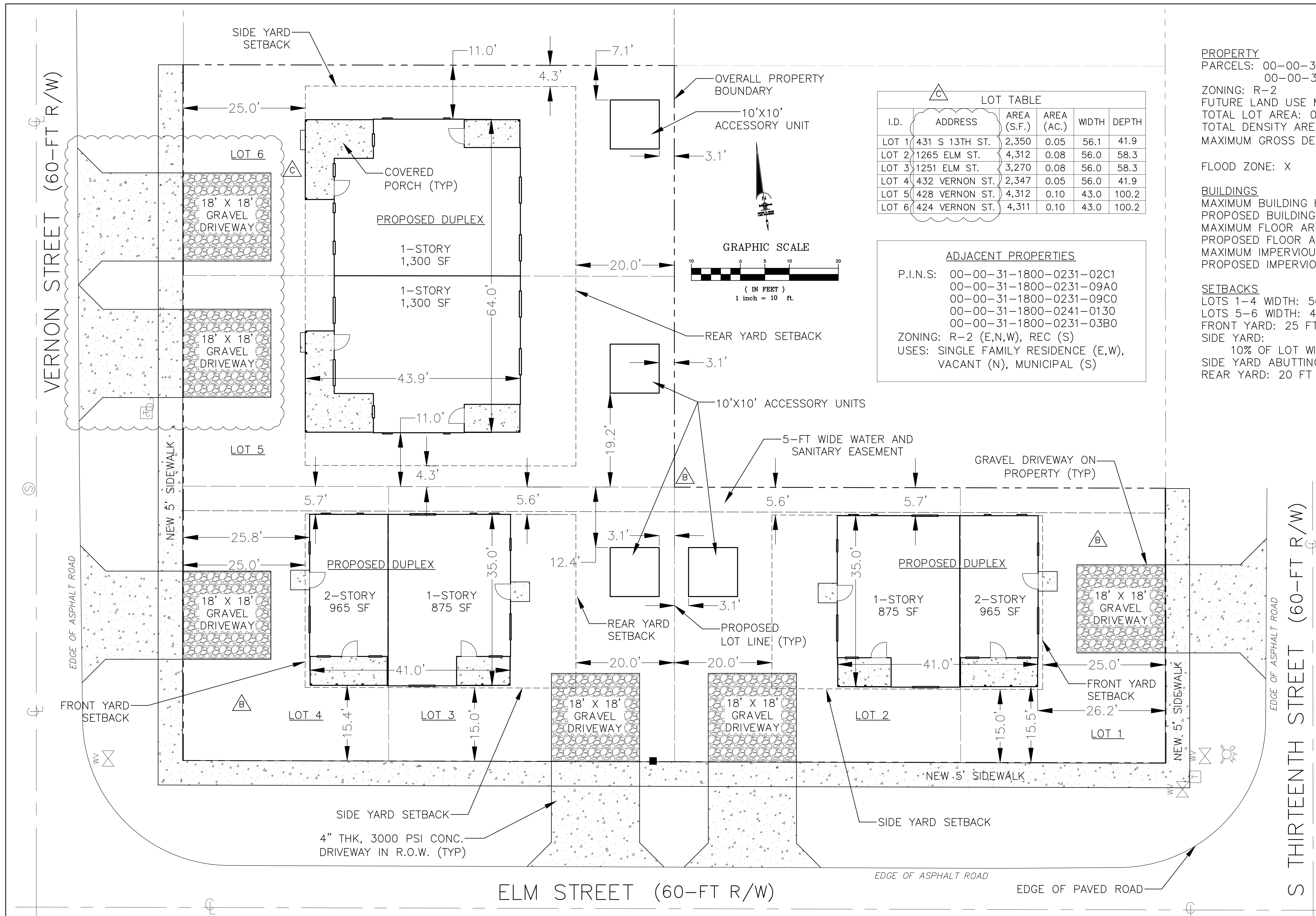
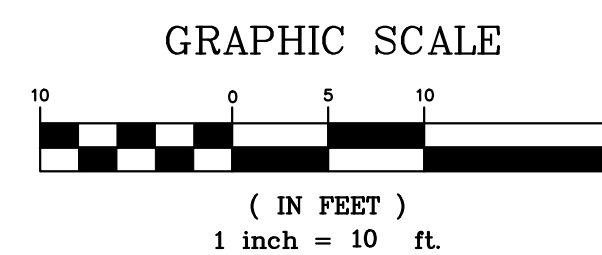
LOTS 1-4 WIDTH: 56 FT
LOTS 5-6 WIDTH: 43 FT
FRONT YARD: 25 FT
SIDE YARD:
10% OF LOT WIDTH
SIDE YARD ABUTTING STREET: 15 FT
REAR YARD: 20 FT

ADJACENT PROPERTIES

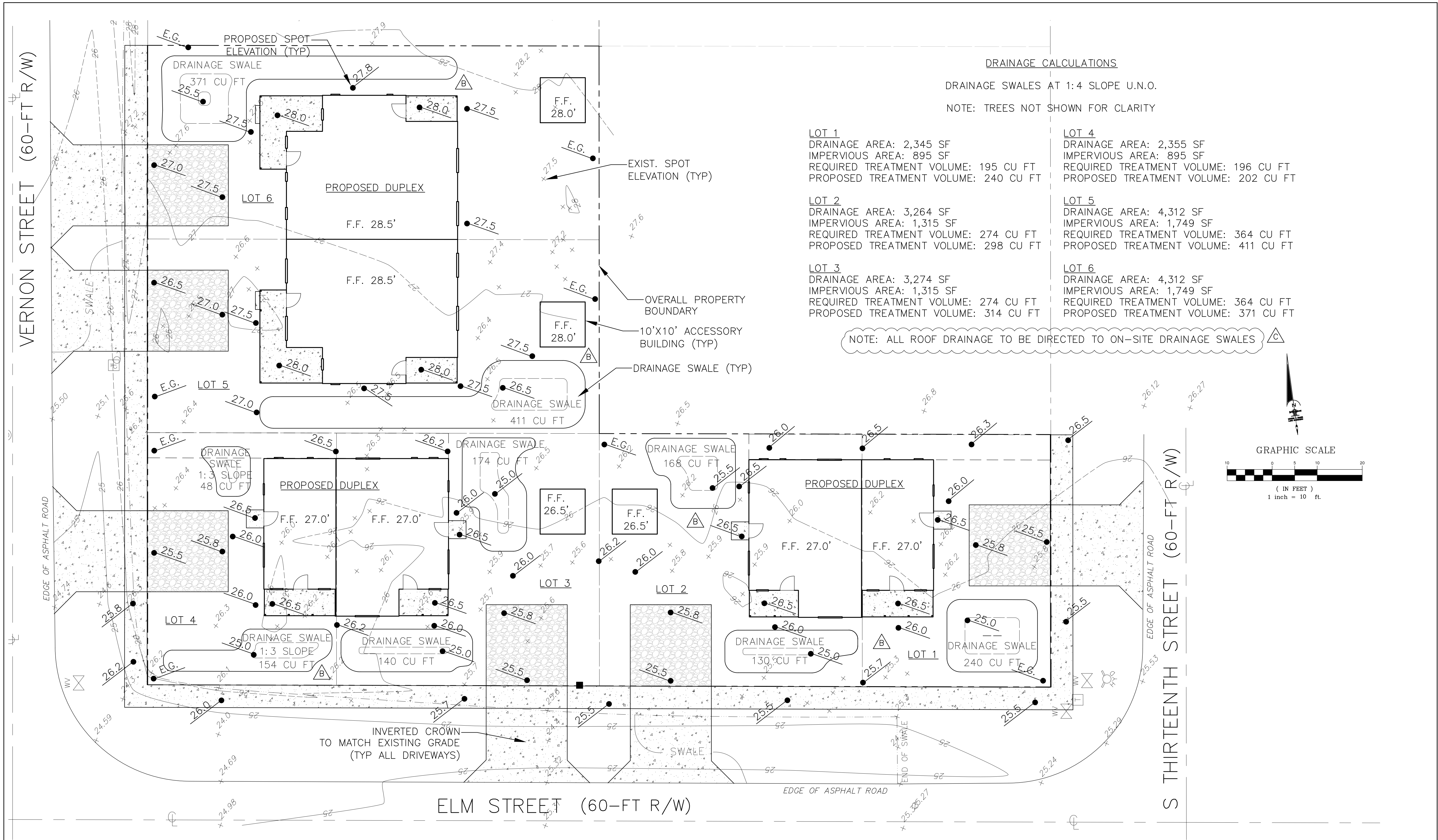
P.I.N.S: 00-00-31-1800-0231-02C1
00-00-31-1800-0231-09A0
00-00-31-1800-0231-09C0
00-00-31-1800-0241-0130
00-00-31-1800-0231-03B0

ZONING: R-2 (E,N,W), REC (S)

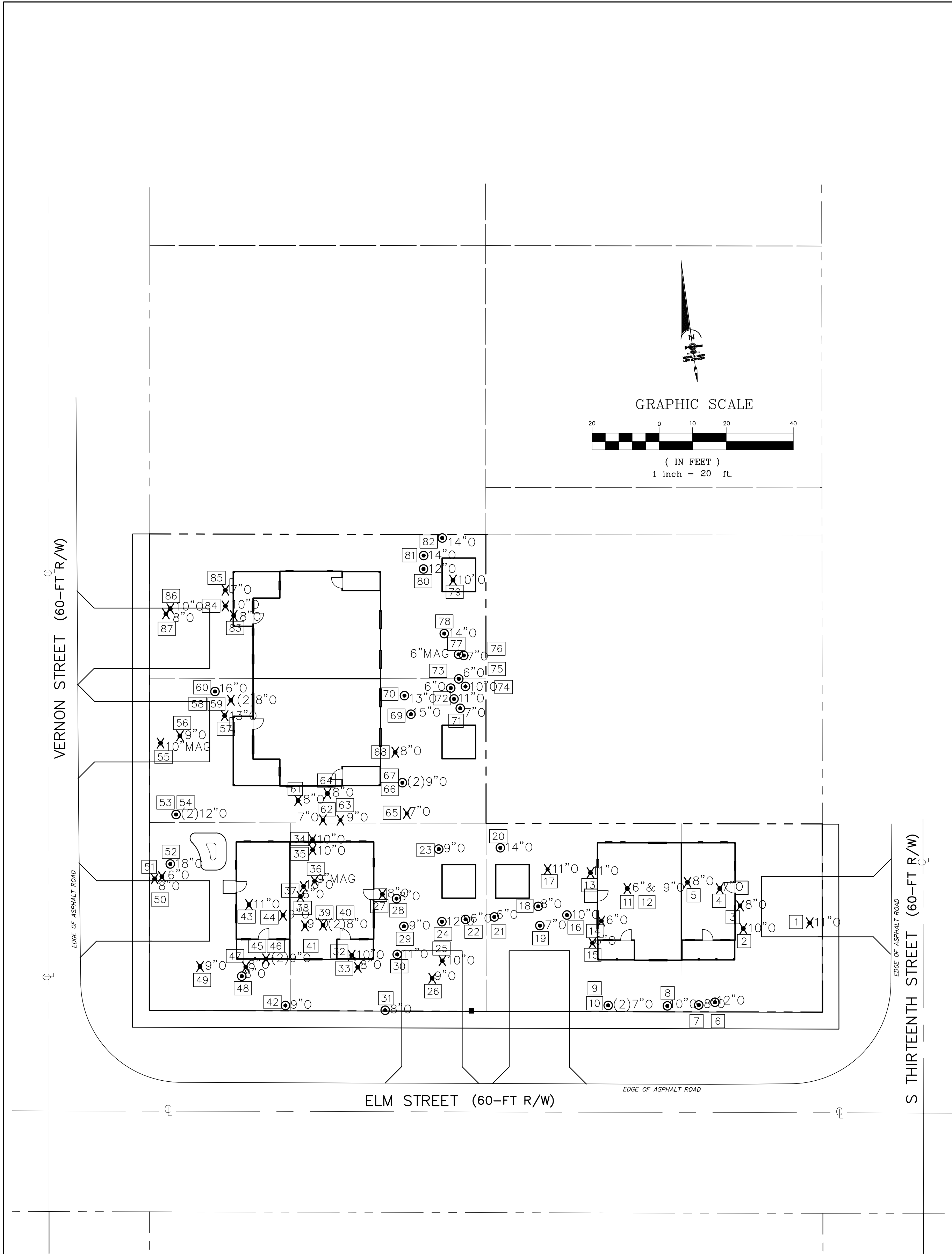
USES: SINGLE FAMILY RESIDENCE (E,W),
VACANT (N), MUNICIPAL (S)



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No.	By	Date	Revision								



TREE PRESERVATION DATA					
TREE ID NO.	SIZE (DBH)	SAVED? (Y/N)	SPECIES	SAVED DBH	
1	11	N	OAK	—	
2	10	N	OAK	—	
3	8	N	OAK	—	
4	7	N	OAK	—	
5	8	N	OAK	—	
6	12	Y	OAK	12.0	
7	8	Y	OAK	8.0	
8	10	Y	OAK	10.0	
9	7	N	OAK	—	
10	7	N	OAK	—	
11	6	N	OAK	—	
12	9	N	OAK	—	
13	11	N	OAK	—	
14	6	N	OAK	—	
15	6	N	OAK	—	
16	10	Y	OAK	10.0	
17	11	N	OAK	—	
18	8	Y	OAK	8.0	
19	7	Y	OAK	7.0	
20	14	Y	OAK	14.0	
21	6	Y	OAK	6.0	
22	6	Y	OAK	6.0	
23	9	Y	OAK	9.0	
24	12	Y	OAK	12.0	
25	10	N	OAK	—	
26	9	N	OAK	—	
27	8	N	OAK	—	
28	8	N	OAK	—	
29	9	Y	OAK	9.0	
30	11	Y	OAK	11.0	
31	8	Y	OAK	8.0	
32	10	N	OAK	—	
33	8	N	OAK	—	
34	10	N	OAK	—	
35	10	N	OAK	—	
36	9	N	MAG	—	
37	10	N	OAK	—	
38	6	N	OAK	—	
39	8	N	OAK	—	
40	8	N	OAK	—	
41	9	N	OAK	—	
42	9	Y	OAK	10.0	
43	11	N	OAK	—	
44	9	N	OAK	—	
45	9	N	OAK	—	
46	9	N	OAK	—	
47	8	N	OAK	—	
48	8	N	OAK	—	
49	9	N	OAK	—	
50	8	N	OAK	—	
51	6	N	OAK	—	
52	18	Y	OAK	18.0	
LOTS A+B TOTAL	464			158.0	

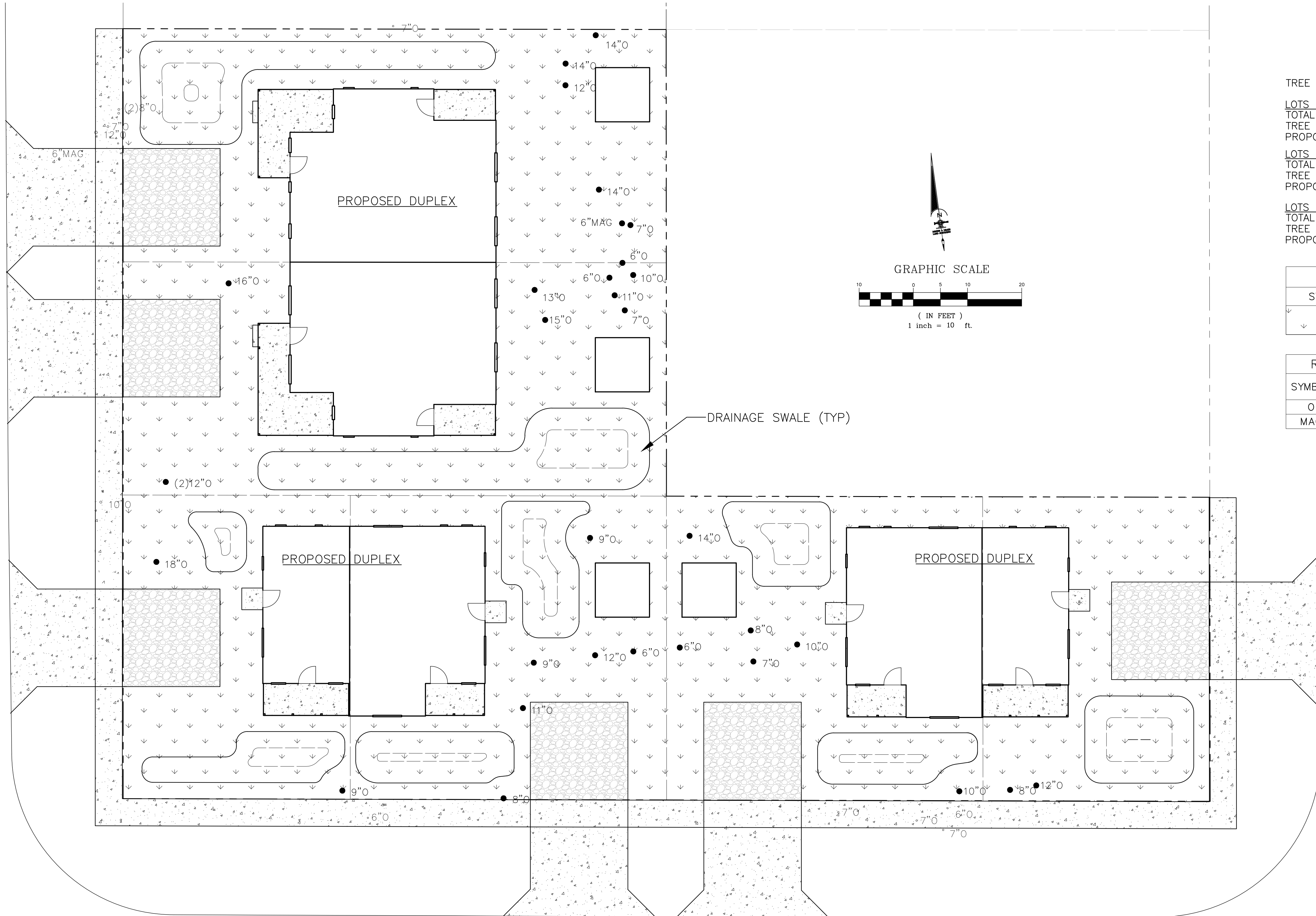
EXISTING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
X	TREE TO BE REMOVED	54
O	TREE TO REMAIN	33
[1]	TREE ID NO.	—
O	OAK TREE	84
MAG	MAGNOLIA TREE	3

TREE PRESERVATION DATA CONT.				
TREE ID NO.	SIZE (DBH)	SAVED? (Y/N)	SPECIES	SAVED DBH
53	12	Y	OAK	12.0
54	12	Y	OAK	12.0
55	10	N	MAG	—
56	9	N	OAK	—
57	13	N	OAK	—
58	8	N	OAK	—
59	8	N	OAK	—
60	16	Y	OAK	16.0
61	8	N	OAK	—
62	7	N	OAK	—
63	9	N	OAK	—
64	8	N	OAK	—
65	7	N	OAK	—
66	9	N	OAK	—
67	9	N	OAK	—
68	8	N	OAK	—
69	15	Y	OAK	15.0
70	13	Y	OAK	13.0
71	11	Y	OAK	11.0
72	7	Y	OAK	7.0
73	6	Y	OAK	6.0
74	10	Y	OAK	10.0
75	6	Y	OAK	6.0
76	7	Y	OAK	7.0
77	6	Y	MAG	6.0
78	14	Y	OAK	14.0
79	10	N	OAK	—
80	12	Y	OAK	12.0
81	14	Y	OAK	14.0
82	14	Y	OAK	14.0
83	10	N	OAK	—
84	8	N	OAK	—
85	7	N	OAK	—
86	10	N	OAK	—
87	8	N	OAK	—
LOTS C+D TOTAL	341			175.0
COMBINED TOTAL	805			333.0

TOTAL LOT TREE PRESERVATION DATA	
PRE-DEVELOPMENT DBH	805
REQUIRED PRESERVATION (20%)	161
DBH SAVED	333

BUILDING FOOTPRINT TREE PRESERVATION DATA	
PRE-DEVELOPMENT DBH	213
REQUIRED REPLACEMENT (20%)	42.6
TOTAL LOT DBH SAVED	333
TOTAL LOT PRES. ALLOCATED DBH	161
PROVIDED FOOTPRINT REPLACEMENT FROM SAVED TREES	172

VERNON STREET (60-FT R/W)



ELM STREET (60-FT R/W)

S THIRTEENTH STREET (60-FT R/W)

RESIDENTIAL LANDSCAPE REQUIREMENTS

TREE REQUIREMENT: 1 SHADE TREE/2,500 SF

LOTS 1 AND 2

TOTAL LOT AREA: 5,621 SF

TREE REQUIREMENT: 5,621/2,500 = 3 SHADE TREES

PROPOSED TREES: 9 TREES TO REMAIN

LOTS 3 AND 4

TOTAL LOT AREA: 5,618 SF

TREE REQUIREMENT: 5,618/2,500 = 3 SHADE TREES

PROPOSED TREES: 8 TREES TO REMAIN

LOTS 5 AND 6

TOTAL LOT AREA: 8,623 SF

TREE REQUIREMENT: 8,623/2,500 = 4 SHADE TREES

PROPOSED TREES: 19 TREES TO REMAIN

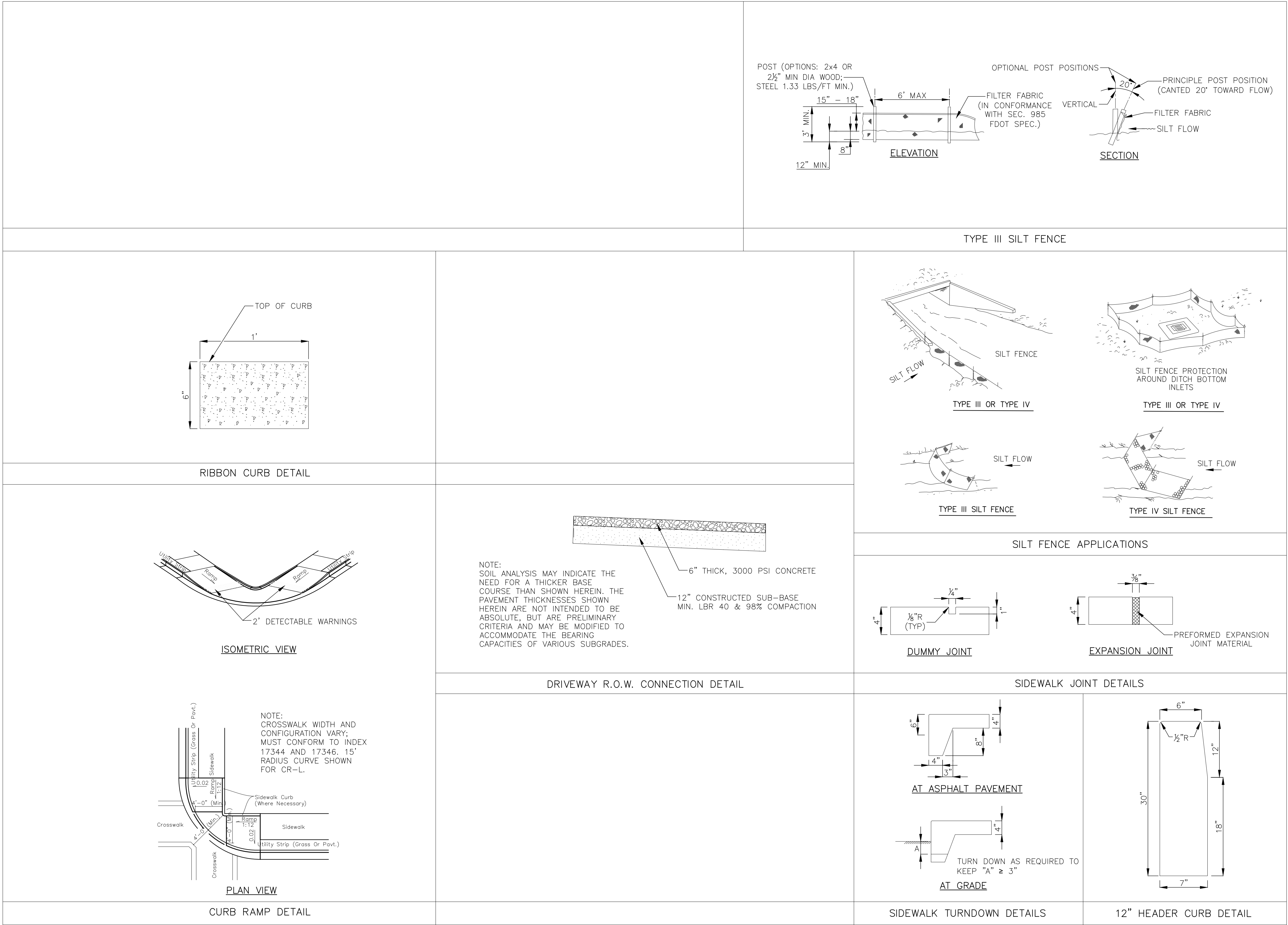
NEW PLANT/MATERIAL SCHEDULE

SYMBOL	QUANTITY	SPECIES
↓ ↓ ↓	11,958 SF	EREMOCHLOA OPHIUROIDES
↓ ↓ ↓		CENTPEDE GRASS

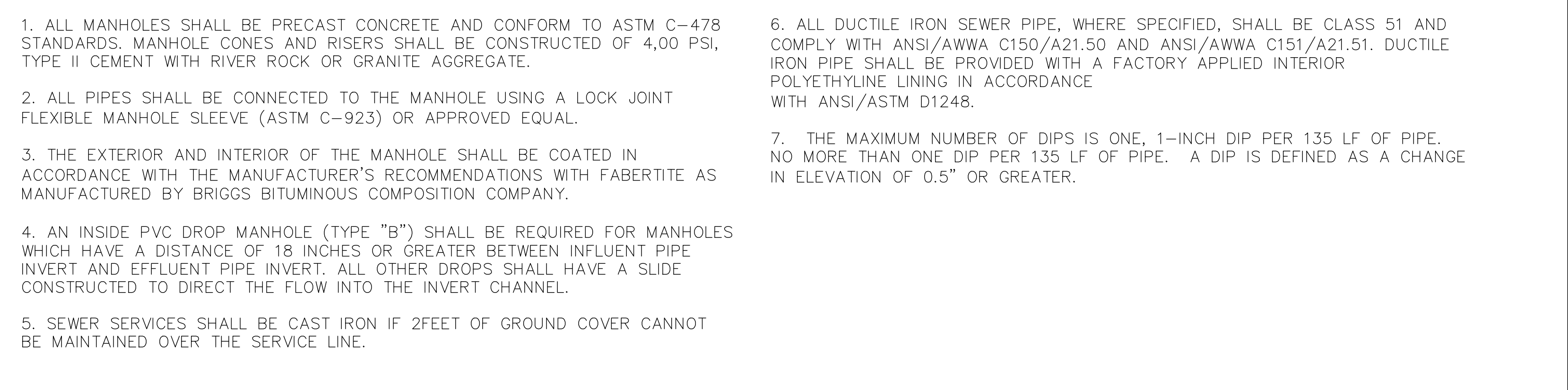
REMAINING TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
O	OAK TREE	31
MAG	MAGNOLIA TREE	1

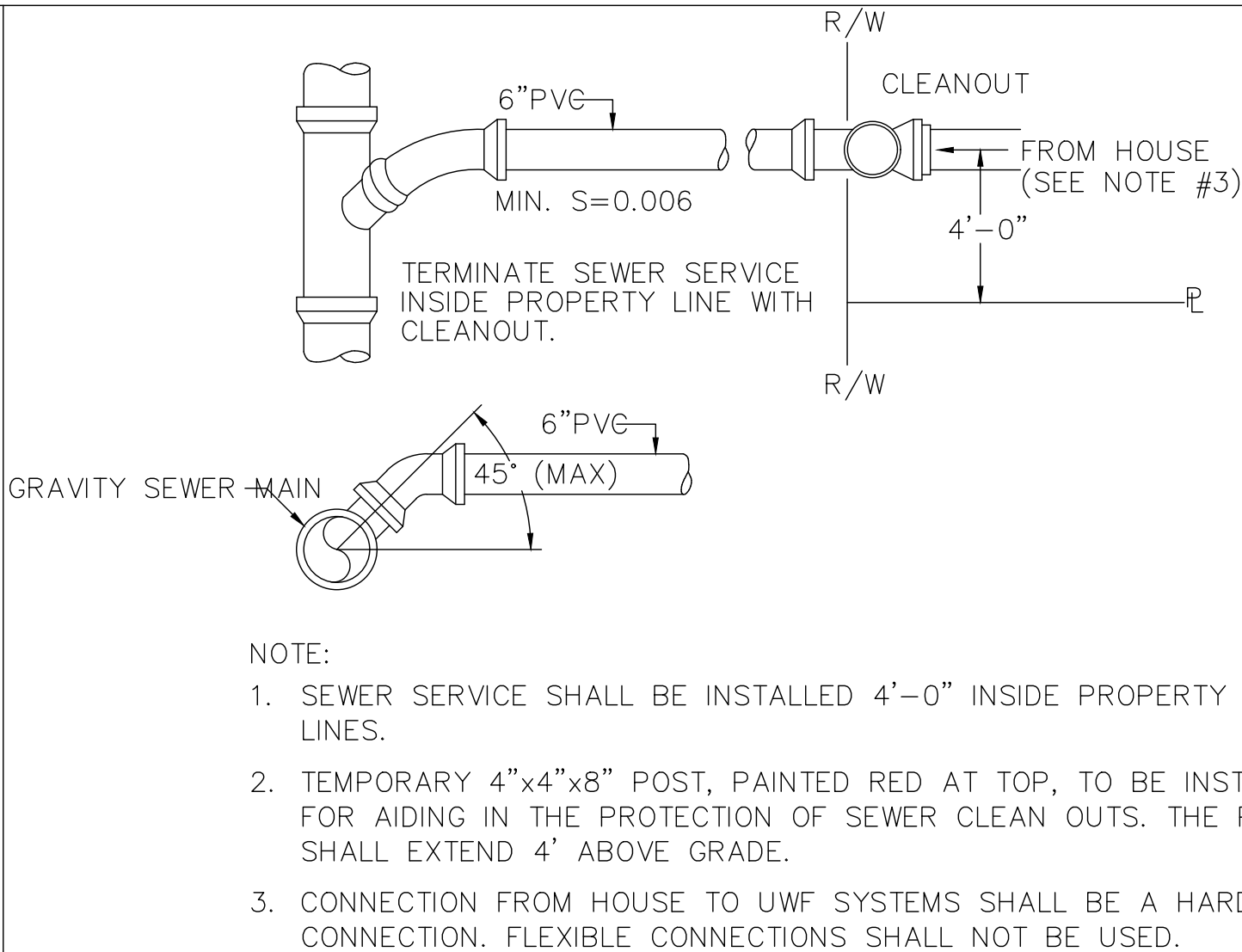
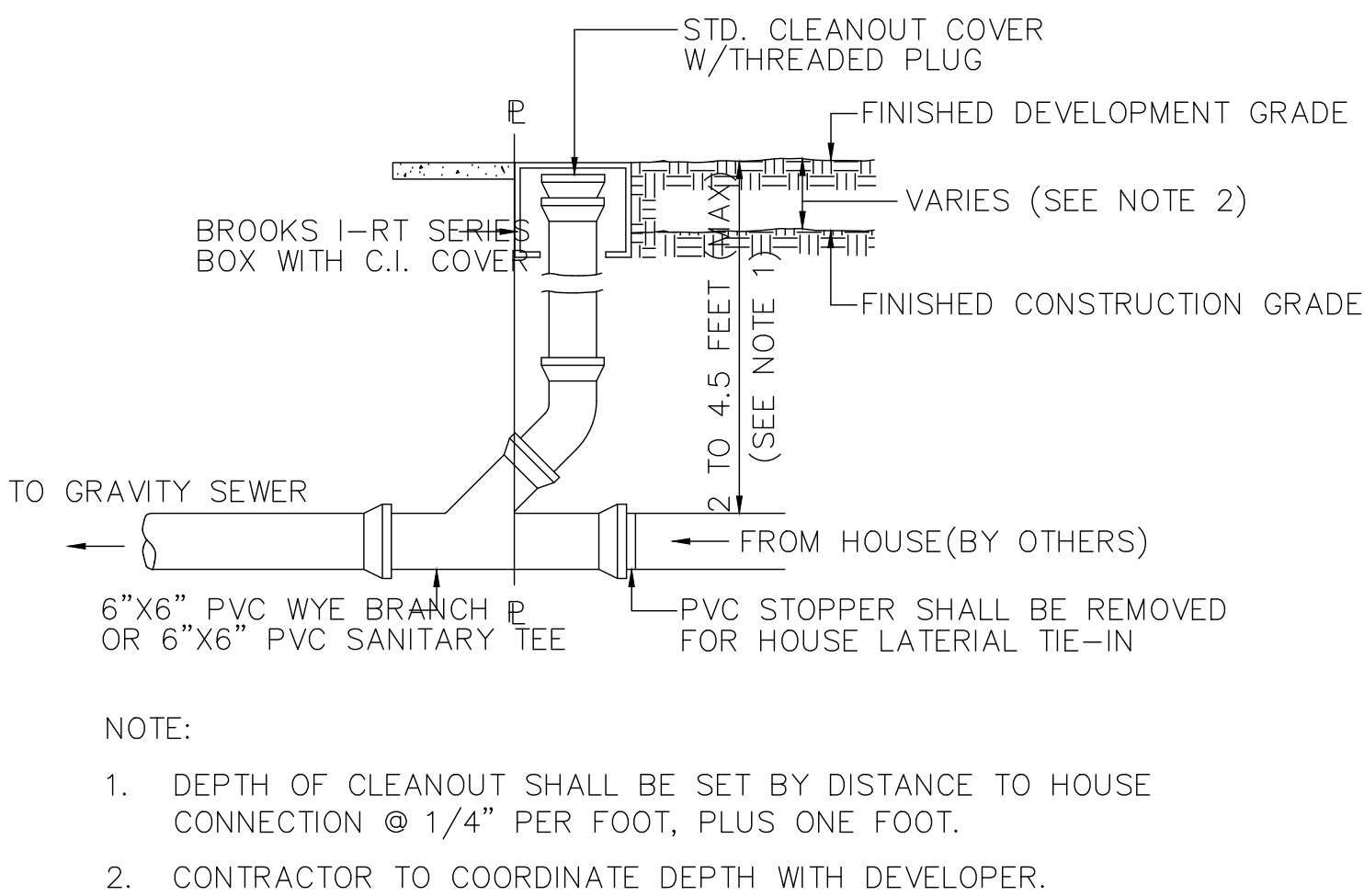
K				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	LANDSCAPE PLAN	Registered Professional	Sheet No. LS-2
J				Project Mgr: AG							Certificate of Authorization No. 9332
I				Designed by: AG/JC							Issue Date DECEMBER 5, 2019
H				Drawn by: EC	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Project No. 19-XX-XX
G				QA/QC: NG							
F											
E											
D											
C	EC	12/05/19	REVISED PER TRC COMMENTS								
B	EC	11/27/19	DRAINAGE REVISIONS								
A	EC	10/31/19	TRC SUBMITTAL #1								
No	By	Date	Revision								



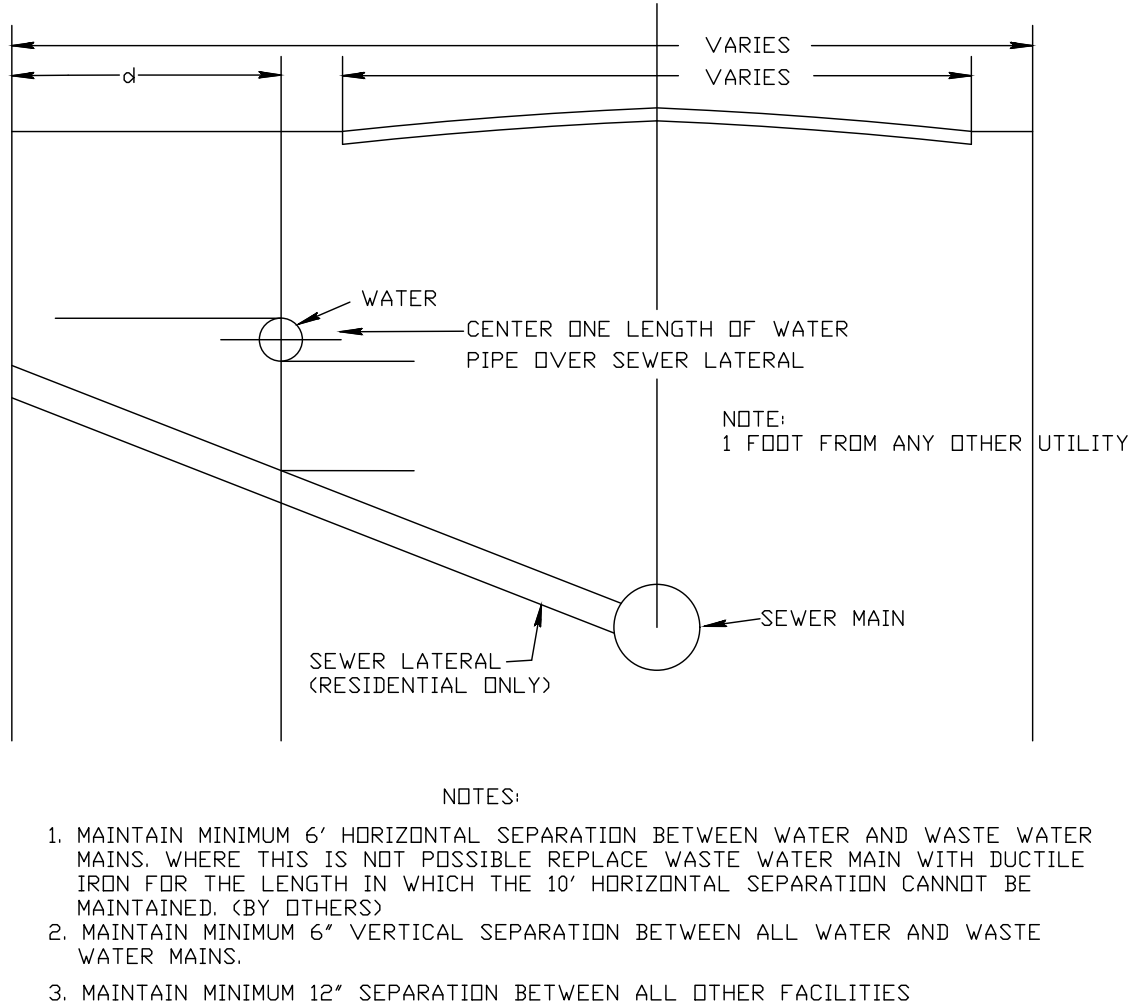
K				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	SITE DETAILS	Registered Professional	Sheet No. DT-1
J				Project Mgr: AG							Certificate of Authorization No. 9332
I				Designed by: AG/JC	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Issue Date DECEMBER 5, 2019
H				Drawn by: EC							Project No. 19–XX–XX
G				QA/QC: NG							
F											
E											
D											
C	EC	12/05/19	REVISED PER TRC COMMENTS								
B	EC	11/27/19	DRAINAGE REVISIONS								
A	EC	10/31/19	TRC SUBMITTAL #1								
No	By	Date	Revision								



GRAVITY SEWER NOTES



CLEANOUT



HORIZONTAL AND VERTICAL CLEARANCES

POTABLE WATER NOTES

J				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	WATER & SEWER DETAILS	Registered Professional	Sheet No. DT-2
H				Project Mgr: AG							Certificate of Authorization No. 9332
F				Designed by: AG/JC	DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						Issue Date DECEMBER 5, 2019
E				Drawn by: EC							Project No. 19–XX–XX
D	EC	12/05/19	REVISED PER TRC COMMENTS	QA/QC: NG							
C	EC	11/27/19	DRAINAGE REVISIONS								
B	EC	10/31/19	TRC SUBMITTAL #1								
A	No	By	Date	Revision							



Certificate Number: SPR2019-08

Date Issued: 12/20/19

Expiration Date: 12/20/21

CITY OF FERNANDINA BEACH
CERTIFICATE OF SCHOOL CONCURRENCY

Applicant: Gillette & Associates, Inc.

Owner/Agent: John Cotner

Project Name: Habitat for Humanity Townhomes

Project Location: Vernon Street and 425 S. 13th Street

Parcel ID Number: 00-00-31-1800-0231-09B0 and 00-00-31-1800-0231-08A0

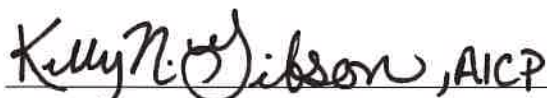
TRC Case Number: SPR 2019-08

Reservation Letter Received on December 20, 2019

Number of Dwelling Units: 3 NEW units/ 3 VESTED units (project totals 6 dwelling units)

This certificate of school concurrency is issued pursuant to the Amended Interlocal Agreement for Public School Facility Planning adopted by The City of Fernandina Beach on May 21, 2019. Section 9.9 of the Amended Interlocal Agreement requires issuance of a Certificate of Concurrency by the City of Fernandina Beach upon receipt of school capacity confirmation from the Nassau County School Board via a School Concurrency Reservation Letter.

This certificate guarantees a finding of school capacity for the above-referenced project for two (2) years following the issuance of this certificate. If the applicant obtains construction plan approval or a building permit for horizontal or vertical construction during the two (2) year period, the certificate shall remain in effect until the expiration of the construction plan or building permit to which it applies. Expiration, extension or modification of a Certificate of Concurrency shall require a new review for adequate school capacity to be performed by the School Board.

 Kelly N. Gibson, AICP

Planning & Conservation Department

Kelly N. Gibson, AICP, Director

12/20/19

Date



The Nassau County School District

1201 Atlantic Avenue
Fernandina Beach, Florida 32034

Kathy K. Burns, Ed.D.
Superintendent of Schools

(904) 491-9900
Fax (904) 277-9042
info@nassau.k12.fl.us

December 20, 2019

Ms. Kelly N. Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

SUBJECT: RESERVATION NOTIFICATION

Dear Ms Gibson:

Pursuant to Section 9 of the Amended Interlocal Agreement for Public School Facility Planning, any developer submitting a development permit application with a residential component that is not exempt under Section 9.13 of the same agreement, is subject to school concurrency and must prepare and submit a School Impact Analysis to the local government, as applicable, for review by the School Board. The local government shall initiate the review by determining that the application is sufficient for processing. Upon determination of application sufficiency, the local government shall transmit the School Impact Analysis to the School Board representative for review.

Subsequent to the School Board review and notification to applicant, such concurrency reservation remains valid for a period of two years or until such time as the permitting documents remain valid. During this two year period, the applicant may obtain construction plan approval or a building permit, as applicable, for horizontal or vertical construction. Expiration, extension or modification of a residential development shall require a new review for adequate school capacity to be performed by the School Board.

In accordance with Section 9.9 of the Amended Interlocal Agreement for Public School Facility Planning, Reservation is hereby granted to:

Project Name: Nassau Habitat for Humanity

DRC Site Plan Number: _____

PIN: 00-00-31-1800-0008-0080 and 00-00-31-1800-0008-0050

Number of Dwelling Units in Development: 6

Our mission is to develop each student as an inspired life-long learner and problem-solver with the strength of character to serve as a productive member of society.

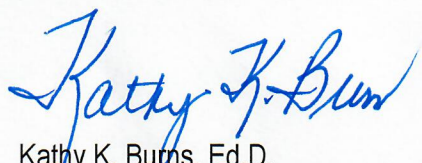
The Nassau County School District does not discriminate on the basis of race, color, national origin, gender, age, disability or marital status in its educational programs, services or activities, or in its hiring or employment practices.

Effective date of permitting documents: 12/12/2019

Expiration date of permitting documents: 12/12/2021

Reservation approval tracking number: _____

Sincerely,



Kathy K. Burns, Ed.D.
Superintendent of Schools

Our mission is to develop each student as an inspired life-long learner and problem-solver with the strength of character to serve as a productive member of society.

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**STAFF REPORT
PAB 2019-19
Planning Advisory Board Hearing
January 8, 2020**

**APPLICATION FOR FINAL PLAT
REPLATTING SUBLOT A & D OF LOT 8 AND SUBLOT B OF LOT 9 IN BLOCK 231**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	John M. Cotner				
AGENT:	Teresa Prince with Tomassetti & Prince				
REQUESTED ACTION:	Replatting Sublot A & D of Lot 8 and Sublot B of Lot 9 in Block 231 to create six townhome lots for Nassau Habitat for Humanity.				
LOCATION:	Elm Street between Vernon and South 13 th Street				
CURRENT ZONING:	R-2				
CURRENT LAND USE:	Medium Density Residential				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.456 Acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Residential	1970	R-2	MDR
	South	Elm Street Park	1955	REC	Recreation
	East	Residential	2001	R-2	MDR
	West	Residential	1952	R-2	MDR

*** 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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant has requested a final plat (replat) to create six townhome units (attached single family dwellings) for Nassau Habitat for Humanity. The two existing parcels contain three lots of record; Sublot A and D of Lot 8, and Sublot B of Lot 9 in Block 231, which date back to the original City plat of 1857

The three existing lots of record each support two dwelling units based on the City's definition of "Net Density." The proposed replat simply allows for each of those dwelling units to be sold fee simple, in keeping with the Nassau Habitat for Humanity model to provide home ownership. The Board of Adjustment granted approval of variance request 2019-11, which maintains the current building envelope for the proposed townhomes.

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. Compliance with these levels of services have been reviewed and confirmed by the City's Technical Review Committee.

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



**STAFF REPORT
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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: described below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development which maximizes the use of existing public facilities. The proposed townhome units comply with the City's definition of "Net Density" and are a permissible housing type in the Land Development Code.

Objective 3.03 Affordable Housing

The City shall ensure that adequate sites for affordable housing, including workforce housing, are available now and in the future. The City shall implement policies that ensure that the supply of affordable housing is consistent with the demand for affordable housing.

Policy 3.03.07. The City shall ensure the provision of adequate infrastructure in order to support the provision of safe, sanitary, and affordable housing to extremely low, very low, low, and moderate income households.

AND

Policy 3.03.09. The City is committed to fair and affordable housing and shall approve sites for affordable workforce housing and extremely low, very low, low, and moderate income housing units which are consistent with the Fernandina Beach Comprehensive Plan. The City shall ensure that affordable housing development proposals meet the following criteria:

- a. Sites are able to meet adopted level of service standards;
- b. Sites are located on a paved street; and
- c. Sites have adequate access to public parks, recreation areas, open space systems, and schools.

Nassau Habitat for Humanity's plan to build three, two-unit townhomes furthers the City's Objective for affordable housing. The proposed replat is centrally located within the City, on existing paved streets, with adequate access to the City facilities.

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 Facilities	See Policy 4.02.01
Potable Water Facilities	Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)



**STAFF REPORT
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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.

All public facilities and services are currently available to the development and each of those services can be maintained.

Policy 10.08.05. The City Shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school; or**
- b. Adequate school facilities are available in a contiguous CSA as listed in Table 10-2, or under actual construction within three (3) years and the impacts of development can be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or**
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan, as provided in the policies under Objective 10.09.**

The Nassau County School District provided a reservation notification on December 20th, 2019. Following the School District's findings, the City issued a Certificate of School Concurrency for the 3 additional lots that will be created as part of this replat.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

4.02.06 Specific Standards for Townhouse Development

- A. Townhouse development shall comply with the density of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.**
- B. Side yard setback requirements do not apply to interior lot lines.**
- C. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.**
- D. There shall be at least two (2) but not more than six (6) units in one (1) building.**
- E. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.**
- F. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.**
- G. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.**

11.01.05 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.**



**STAFF REPORT
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- 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.**
 - 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 unplatted, 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 proposal is consistent the townhouse and subdivision requirements of the Land Development Code. The preliminary plat (site plan/engineering) was combined with the final plat application because the proposed development fronts existing streets, with access to existing water and sewer lines. The Final Plat have been reviewed for technical compliance and will receive final sign off from the Technical Review Committee on January 9th, 2019.

CONCLUSION:

The requested Final Plat (replat) is consistent with the City's Comprehensive Plan and Land Development Code; therefore, staff recommends approval.

Following the recommendation of the Planning Advisory Board (PAB), the final plat will move forward to the City Commission for consideration. Upon approval, the final plat is recorded with the Nassau County Clerk of Court at which time vertical construction can commence.

MOTION(S) TO CONSIDER: I move to recommend (**approval or denial**) of PAB case number 2019-19 to the City Commission, requesting that the "6 On Elm" Final Plat be (**approved or Denied**), and that PAB case 2019-19, as presented, (**is or is not**) sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:  Jacob M. Platt, City Planner

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 31, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

4.05.14 TREE PROTECTION REQUIREMENTS**A. Intent:**

The intent of this section is to provide standards and regulations to ensure a minimum number of trees on any lot or parcel, protect and preserve native tree species, protect and preserve the natural landscape, foster and encourage maintenance of natural vegetation, and minimize loss of trees to development. It is the intent of the City that:

1. There shall be no net loss of canopy within the City;
1. Preservation of the City's existing canopy is achieved by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory;
2. The diversity of tree species indigenous to Amelia Island shall be maintained;
3. Existing mature growth native trees important to the City's tree canopy are protected and maintained to the fullest extent possible;
4. Structures and all impervious surfaces will be placed in such a way as to protect the survivability and substantial growth of the healthiest shade trees on the property;
5. The natural environment is preserved, enhanced, and restored through the protection and establishment of native trees and existing natural systems for the enjoyment of present and future populations;
6. Achieving greater energy conservation by maximizing the shading and cooling effects of existing native, healthy trees and native replacement trees;
7. The health and well-being of Fernandina Beach residents and visitors is protected by providing shade and otherwise moderating potential dangerous summer temperatures; and
8. The unique aesthetic character of the City is preserved, enhanced, or restored.

B. Permitting Requirements:

Protected Trees are any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II). Tree removal permits are required for the removal of any protected tree, except as set forth below. There shall be three categories of exemptions or partial exemptions, as follows:

1. Exemption from permit, permit fee and replacement requirements:

- a. Trees and landscaping specifically grown as landscape material for resale by duly approved and licensed plant nurseries and botanical gardens.
- b. Damaged or hazardous trees during and for a one (1) month period following a declared disaster.
- c. Minor maintenance activities such as removal of sucker growth, water sprouts, and overhanging branches on mature trees. All work shall be performed in compliance with the current ISA Arborist standards and best practices.

2. Exemption from fee and replacement requirements.

A permit shall be required for removal of the following trees, however, removal of these shall be exempt from the permit fee and replacement and replacement plan requirements of this article as follows unless the removal of such tree results in the property not achieving the City's minimum landscape standards as specified in LDC Sections 4.05.05:

- a. Any tree other than a protected or heritage tree;
- b. Trees damaged by disease, fire, windstorm, lightning, insect infestation or other acts of nature, which pose an imminent danger to life, property or other protected trees; The administrative official may require a written certification of the need to remove

- such a tree or trees, at the property owner's expense, from an ISA certified Arborist prior to authorizing such a removal.
- c. Removal of trees (thinning) within a forested area in order to reduce overcrowding and competition and to promote the health, growth, and resistance to stress may be permitted only when accompanied by written certification of the need to remove such tree(s) at the property owner's expense, from an ISA certified Arborist prior to authorizing such removal.
 - d. Major and minor maintenance of trees located adjacent to utility lines; and
 - e. Removal of trees by the City on City rights of way.
 - f. The tree prevents access to a lot and no feasible alternative access points exist.
3. *Partial Exemptions from replacement requirements for site development.*
A permit and permit fee shall be required for removal of protected trees for purposes of site development provided that mitigation requirements have been met through either on-site retention of existing healthy native trees or through the planting of replacement trees required as follows:
- a. For one- and two-family residential properties:
~~Eighty percent (80%)~~ Sixty percent (60%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of ~~twenty percent (20%)~~ forty percent (40%) of the total DBH of the protected trees located within the area of the building footprint, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.
 - b. For affordable housing units, the City Manager or designee is authorized to issue an administrative waiver pursuant to the procedures set forth in Chapter 10.
 - c. For non-residential and mixed use or multi-family residential properties:
~~Seventy-five percent (75%)~~ Sixty percent (60%) of the total DBH of the protected trees shall be exempt from replacement. Replacement of ~~twenty-five percent (25%)~~ forty percent (40%) of the total DBH of protected trees located within the area of the impervious improvements, or within five (5) feet thereof, to be constructed on the property, when such improvements have been authorized by a duly approved and issued building permit shall be required.
- C. Tree Survey or Inventory:
All protected trees shall be shown on a tree survey or a tree inventory prepared by a certified arborist, submitted with an application for a tree removal permit or with an application for development approval as set forth in Chapter 11.
- D. Replacement trees Requirements:
1. When authorization has been granted to remove protected trees, replacement trees shall be planted. The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal subject to any preservation credits available from the retention of protected trees on the site. Preservation credits are set forth in Section 4.05.14 (E)(5).
 2. Replacement trees shall meet the standards set forth in Section 4.05.03, and shall be balled and burlapped or container-grown.
 3. Protected trees authorized for removal may be relocated to locations compliant with the specifications set forth in Section 4.05.03 and approved by the City Manager or designee.
 4. An applicant shall be permitted to pay a fee to the City Tree Replacement Fund for up to fifty (50) percent of the cumulative DBH of protected trees removed, less the credits accumulated from preservation of trees on the site. The fee will be set by resolution of the

City Commission and will be based on the average cost for the City to replace the tree with the same species, excluding invasive species, the fiscal year in which the permit is issued.

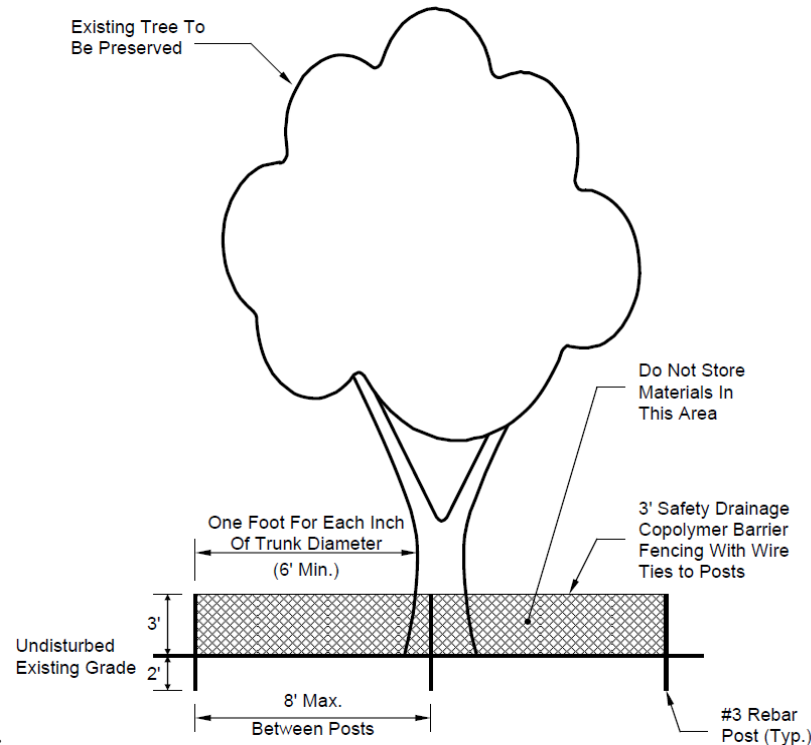
E. Preservation Credits:

1. On-site retention of native, healthy trees shall receive benefit of tree preservation credits to reduce the overall tree replacement requirements and minimum landscape requirements as follows:
 - a. ~~Trees equaling 8"–13" shall receive a 1.5x credit~~
 - b. ~~Trees equaling 14"–20" shall receive a 2x credit~~
 - c. Trees equaling 20"–24" or greater shall receive a 3x–2x credit
2. In order to qualify for on-site tree preservation credits, each tree proposed for retention must be evaluated by a certified arborist to ensure that the tree is healthy and compatible with the proposed development of the site.
3. These credits shall only be applied towards tree replacement requirements created by the removal of protected trees as set forth in 4.05.14(B) (3). These credits may be transferred only on unified multiple lot developments.
4. Preservation credits for the total DBH of protected trees retained on the site will be applied during the review of the replacement plan.

F. Protection of Trees During Development Activities:

1. Protective measures are required during site development in order to assure the health and survival of protected trees. Storage of construction materials or fill dirt is expressly prohibited within the tree protection area.
Protective measures are required to avoid:
 - a. Mechanical injuries to roots, trunk, and branches;
 - b. Injuries by chemical poisoning;
 - c. Injuries by grade changes;
 - d. Injuries by excavations; and
 - e. Injuries by paving.
2. A tree protection zone shall be established around each protected tree(s) as follows:
 - a. If the drip line is less than six (6) feet from the trunk of the tree, the zone shall be that area within a radius of six (6) feet around the tree.
 - b. If the drip line is more than six (6) feet from the trunk of the tree, but less than twenty (20) feet, the zone shall be that area within a radius of the full drip line around the tree.
 - c. If the drip line is twenty (20) feet or more from the trunk of the tree, the zone shall be that area within a radius of twenty (20) feet around the tree.
 - d. Prior to commencement of construction, the tree protection area shall be enclosed and installed as required in the detail provided and described herein. An approved inspection of the tree protection area by a Certified Arborist must be completed prior to all site clearing activity. For all subdivision projects and non-residential projects, a third-party Certified Arborist is required to be present for all clearing activities and must provide an affidavit attesting to compliance of tree removal permits and installation of protective fencing once clearing activities are complete. The tree protection barricade shall be at least three (3) feet tall. The barrier shall consist of either a wood fence with 2x4 posts placed at a maximum of eight (8) feet apart, with a 2x4 minimum top rail, or a temporary wire mesh fence, chain link or other similar barrier which limits access to the protected area. The fence must remain in place through the duration of construction activities. Beyond the dripline of the canopy, a 3" mulch bed shall be established to avoid compaction from heavy machinery. Trenching close to a preserved tree on-site must be done by hand or air spading only. Preserved trees that

- may have root impacts resulting from the surrounding development shall be handled through hand cut root pruning practices only. Root ripping equipment is not permitted.
- e. An exception shall be granted if the required protection zone prohibits access to the site. Consultation with a certified arborist is required to determine a proper access plan and provide measures to ensure protection of the tree during construction activities.



Example:

3. All development activities, except those specifically permitted by Section 4.05.14(F)(4), shall be prohibited within the tree protection zone, including any construction of buildings, structures, paving surfaces, stormwater retention or detention ponds, and temporary construction activities, including all digging, storage of construction material, and parking of construction vehicles.
 4. Permitted activities within the tree protection zone:
 - a. Excavating or trenching by utilities service providers for installation of underground utilities. Underground utilities shall be no closer to the tree than ten (10) feet.
 - b. Placement of sod or other ground covers, and the preparation of the ground surface for such covers.
 5. The root systems of protected trees shall be preserved when installing fences and walls. Postholes and trenches located close to trees shall be dug and adjusted as necessary to avoid damage to major roots. Continuous footers for masonry walls shall be ended at the point larger roots are encountered and the roots bridged.
 6. In order to control air and water pollution from dust from traveling across the landscape, a detailed and site specific plan for dust control measures is required. Control measures may include, but are not limited to: sprinkling or irrigation, vegetative cover, mulch, wind breaks, or soil treatments.
- G. Abused Trees:
- Abused trees shall not be counted toward fulfilling tree replacement or preservation requirements. The City may require the abused trees to be replaced and are subject to penalties provided for in LDC section 11.08.04. A tree shall be considered abused if one (1) or more the following actions have taken place:

1. Significant damage has been inflicted upon any part of a tree, including the root system by machinery, storage of materials, soil compaction, excavation, vehicle accidents, chemical application, or change to the natural grade;
2. Damage inflicted to or cutting upon a tree which causes infection or pest infestation;
3. Pruning any tree to permanently reduce the function of the tree or cause it to go into shock;
4. Pruning a tree to destroy its natural shape;
5. Hatracking;
6. Removal of bark which is detrimental to the tree;
7. Tears and splitting of limb ends or peeling and stripping of bark;
8. Use of climbing spikes, or cutting into the tree for the purposes of climbing on any species of tree for any purpose other than total removal, except as the same may be required to comply with federal, state or local laws and regulations, including, but not limited to, the Occupational Safety and Health Act; and
9. Girdling a tree with the use of wires (e.g., use of weed eater, mower damage, or improper cabling around branches).

11.08.04 Specific Penalties for Violation of Tree Permit Requirements

- A. When unauthorized removal of trees has occurred, the owner shall submit a restoration plan within thirty (30) days after being cited for the violation. At a minimum, the owner or developer will be fined a penalty of \$2,500 per violation and shall replace, "one for one" (one (1) inch for every inch of DBH), any and all trees that are removed without authorization. No preservation credits shall be applicable for the unauthorized removal of trees. Failure to submit a restoration plan within thirty (30) days shall result in a double fine. In the event that an insufficient trunk of the removed tree exists to determine replacement requirements, including the size and number of required replacement trees, these facts shall be determined by the City Manager based upon any available information, including photographs or a survey of trees of the same species existing within the City. In making such determinations, the opinion of the City Manager shall control. If the City Manager cannot determine with reasonable certainty the number of protected trees removed, the violation shall be corrected by paying a civil fine of up to one dollar (\$1.00) per square foot of land cleared. All amounts received by the City pursuant to this section shall be deposited in the Tree Replacement Fund.
- B. In evaluating a proposed restoration plan, the City shall consider the following:
10. The cross-sectional area of trunk(s) removed;
 11. The specific aesthetic character of the tree removed;
 12. Any special function the tree carried out as a screen or buffer;
 13. Amount of other trees preserved on the site, and the opportunities for planting additional trees;
 14. Any short-term or long-term negative environmental impacts from the unauthorized tree removal, including, but not limited to, erosion, siltation, impacts on listed plant and/or animal species, water circulation patterns, water quality standards, and floodplain capacity or conveyance (including, but not limited to, swales or overland sheet flow, where pertinent).
- C. The City Manager shall review the proposed restoration plan. The City Manager may require any bonding or other guarantees deemed necessary to insure the performance and completion of the restoration plan, and/or the maintenance and survival of the implemented restoration plan. If a bond is required, the bond amount shall be one dollar (\$1.00) for every square foot of land cleared in violation of this section, or \$12,500 if a heritage tree has been removed.
- D. The City Manager shall, within 30 days of submission of a restoration plan, either:
1. Approve the restoration plan after rendering a finding that implementation of the restoration plan, will ensure restoration of the quality and screening functions previously provided on site, according to the criteria set forth herein by the removed or otherwise destroyed trees; or
 2. Deny the restoration plan and levy appropriate fines based on a finding that said restoration plan, upon implementation, cannot restore the quality and screening functions previously provided by the removed or otherwise destroyed trees; or
 3. Deny said plan and inform the owner or developer of what the City requires in order to approve said restoration plan. Such plans shall be resubmitted within thirty (30) days of the denial. Failure to resubmit or appeal within this time period shall subject the property owner to a fine of \$100.00 per day.
- E. If the City Manager determines that implementation of a restoration plan cannot replace the quality and screening functions of the trees removed or otherwise destroyed then the City Manager may assess the following fines for the unauthorized

removal of trees in addition to any other fines required pursuant to other City ordinances or by state or federal rules and laws:

1. \$125.00 per inch DBH for each tree removed that was not located in a designated wetland, coastal upland protection zone, approved upland landscaped buffer areas or conservation easement, tract or similarly designated area; and
 2. \$250.00 per inch DBH for each tree removed that was located within a designated wetlands, coastal upland protection zone, approved landscape buffer areas or conservation easement, tract or similarly designated area. This shall include landscape buffer areas previously required as part of an approved landscape plan or other development plan or order, upland buffers around wetlands and habitat or riparian protection zones; and
 3. \$12,500.00 for each heritage tree removed.
- F. No further City permits for the subject property or project shall be issued or inspections provided until all violations of this article are corrected or a restoration plan has been accepted by the City Manager. No certificate of occupancy shall be granted unless and until the restoration plan is implemented or a performance bond satisfactory to the City and its attorney is submitted and approved by the City.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 31, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



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PLANNING ADVISORY BOARD
BYLAWS

ARTICLE I - AUTHORITY

The jurisdiction and authority of the Planning Advisory Board (PAB) originates in Florida Statute 163.3174 and operates as a quasi-legislative body to issue recommendations to the City Commission in accordance with LDC Section 9.02.00.

ARTICLE II – OFFICERS

The PAB shall establish officers and committees in accordance with LDC Section 9.01.03 and in accordance with the following procedures.

- A. The Chairperson shall be elected during the first regular meeting following the City’s reorganization meeting, for a one-year term. Officers shall not serve for more than two (2) consecutive terms.

The Chairperson shall:

1. Preside at all regular and special meetings. Conduct meetings in an efficient manner, focusing on the issues relevant to the functions and mission. A short civility statement shall be read at the opening of each meeting as is necessary.
2. Regulate and facilitate discussion among board members to ensure that all viewpoints are represented. Give each member the opportunity to express ideas and/or concerns on issues that are being considered by the board or commission. The Chairperson shall give due consideration to all board members.
3. Assist in orienting new board members about the function, role and mission of the PAB at noticed meetings.
4. Assist in mediating conflicts or disputes between board/commission members.
5. Represent the PAB in appearing before the City Commission as designated by the Board.
6. With their consent, appoint Members to serve on committees.
7. Foster compliance with the “Florida Sunshine Law.”
8. Sign all appropriate documents.

- B. The Vice-Chairperson shall be elected annually during the first regular meeting following the City’s reorganization meeting for a one-year term. He/she shall be eligible for re-election for no more than two (2) consecutive terms. The Vice-Chairperson shall, in the absence of the Chairperson, assume all duties of the Chairperson.

- C. A City staff member will serve as the PAB secretary. The secretary will record the PAB meetings and provide summary meeting minutes for approval, generally at the next regular PAB meeting. Meeting minutes are not a verbatim record of the meeting; they are only a summary of the recommendations and actions taken at each meeting. Minutes are available ~~through~~ by request to the Community Development Department. All PAB case files will be retained in the Community Development Department for a period of two (2) years, at which time they are transferred to City archives. Please refer to the City Clerk’s Office for information on record retention procedures. Recordings may be requested ~~through~~ via the City Clerk’s Office.

ARTICLE III - REMOVAL AND VACANCIES

PAB members’ appointment, term of office, and general membership requirements shall be in accordance with LDC Section 9.01.01.

ARTICLE IV - MEETING AND HEARINGS

A. REGULAR MEETINGS

PLANNING ADVISORY BOARD
BYLAWS

Regular Meetings of the PAB shall be held monthly as necessary, usually on the second Wednesday of each month. These meetings shall be open to public attendance. An agenda for all meetings shall be prepared in advance and in all regular posting locations within one week (7 days) prior to the scheduled meeting date. All agenda items shall be accompanied by written staff reports and recommendations. The PAB may deliberate and take action at such meetings.

Scheduled meetings of the PAB shall be cancelled only with approval of the Chairperson of the PAB after discussion with Staff.

Agenda items that require a public hearing or other items where citizens are in attendance, may, -at the discretion of the Chairperson be moved forward to accommodate citizens in attendance.

B. ADDITIONAL MEETINGS

Additional meetings may be held when the items for deliberation at a regular meeting are too numerous to complete. The time and place of these meetings shall be publicly announced and posted. The PAB may deliberate and take action at such meetings.

C. ANNUAL MEETING

The PAB shall meet annually in ~~May~~ February at a regular or special meeting to review the year's work and the progress that has been made on implementation of the Comprehensive Plan.

1. The PAB shall submit to the City Commission an annual report outlining the major work accomplishments of the prior year, a description of major planning and development issues facing the City, the major work goals of the coming year, and a description of the resources necessary to accomplish work goals. The annual report shall be approved by the PAB and transmitted to the Commission and City Manager by letter from the Chairperson.
2. The Board shall prepare a quarterly report to provide progress updates on identified goals.

D. SUBCOMMITTEES/ SPECIAL PROJECTS

The PAB may form subcommittees or request staff to work on special projects for purposes of conducting research, plan making, or to obtain public input:

1. To monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Commission such changes in the comprehensive plan as may from time to time be required, including the periodic evaluation and appraisal of the comprehensive plan required by s. 163.3191;
2. To review proposed land development regulations, land development codes, or amendments thereto, and make recommendations to the governing body as to the consistency of the proposal with the adopted comprehensive plan or element or portion thereof;
3. To perform any other functions, duties, and responsibilities assigned to it by the City Commission or by general or special law.

E. REQUESTS FROM THE AUDIENCE TO BE HEARD ON ITEMS NOT ON THE AGENDA

The Chair will invite members of the public to address the PAB on matters of concern not on the agenda. The Chair may limit each speaker to three (3) minutes. The PAB is not required to respond, but speakers may be referred to City staff for assistance or to be put on a future agenda.

F. BOARD BUSINESS

The Chair will report and take reports from PAB members, hold discussion among PAB members and staff on administrative or procedural matters, and conduct elections.

G. BOARD REPORTS

Each member of the PAB may report on items of interest to the entire Board.

PLANNING ADVISORY BOARD
BYLAWS

H. STAFF REPORT

For information purposes only, City staff will report on new and emerging issues and developments relating to planning. City staff will advise the PAB where assistance may be required. City staff will advise the PAB on any administrative or housekeeping matters requiring attention.

ARTICLE V - QUORUM

- A. A majority of the voting members of the PAB shall constitute a quorum.
- B. The Chairperson is eligible to vote on all motions.

ARTICLE VI - CONFLICT OF INTEREST AND COMMUNICATION (See Sec. 286.012, Fla. Stats.)

A member shall abstain from voting on a particular issue if any of the following circumstances apply:

- 1. The member has a direct financial interest in the outcome of the matter at issue;
- 2. The matter at issue involves the member's own official conduct;
- 3. Participation in the matter violates the member's code of professional responsibility;
- 4. The member has such close personal ties to a person involved with the issue that the member cannot reasonably be expected to exercise sound judgment in the public interest; or
- 5. Other applicable law.

- A. If a member owns a property within the area entitled to receive mailed notice of the hearing, that board member may voluntarily abstain from voting if the board member believes that the proximity of the project will interfere with his or her ability to be a decision maker in the case.

- 1. An abstaining member of the board shall not be counted for purposes of forming a quorum.

- B. A PAB member may conduct investigations and site visits and may receive expert opinions regarding the pending action before them.

ARTICLE VII - BOARD RULES AND POLICIES

- A. Appearances before the City Commission. The Chair or his/her designee is the PAB spokesperson in all presentations or official appearances before the City Commission.
- B. Media relations. PAB members may respond to press inquiries with individual opinions only and not represent the opinion of the PAB as a body. Only the Chair or his/her designee may articulate a position for the entire PAB, assuming that the PAB has taken such a position as a body.

ARTICLE VIII - PARLIAMENTARY AUTHORITY

All meetings shall be conducted in accordance with parliamentary procedure as set forth and explained in the latest revised edition of Robert's Rules of Order, which shall serve as the official rules of procedure. The Chairperson shall consult with the City Attorney if questions arise about interpretation of Roberts Rules of Order.

ARTICLE IX - AMENDMENTS

These By-Laws shall be adopted by an affirmative vote of the majority of voting members of the PAB after at least 10 days of written notice to all members of the PAB.

PLANNING ADVISORY BOARD
BYLAWS

PROPOSED

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 31, 2019

Submitted By: Kelly Gibson, AICP, Planning Director

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

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