



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
SEPTEMBER 21, 2021
4:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION**
 - 3.1 CITY HALL** - This item is placed on the agenda at the request of Commissioner Ross.
 - 3.2 REMOTE/VIRTUAL MEETING PARTICIPATION** - *This item is placed on the agenda at the request of Mayor Lednovich.*
- 4. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE. AT THE DISCRETION OF THE MAYOR, A RECESS MAY BE SCHEDULED EVERY NINETY MINUTES.

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

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion - City Hall

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: This item is placed on the agenda at the request of Commissioner Ross. Discuss City Hall renovation and/or, rehabilitation and/or, relocation.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Dale Martin, City Manager 9/10/2021

Monica G. Benischeck

Date: August 24, 2021

Submitted By: Monica Benischeck, Administrative Services Manager

COMMISSION ACTION:



As instructed by the City Manager at the request of the City Commissioners, I performed a further review of the Silling Architects' report concerning their recommendations for rehabilitation work on the existing City Hall Building. The purpose of this review is to focus on the approximate opinion of probable construction costs for the individual areas of concern within the building to allow further discussions on options moving forward with future plans for City Hall.

It is my understanding the Commission is weighing options relating to the construction of a new 18,000 sf city hall Structure and upon its completion, the renovation/rehabilitation of the existing building for use for other City departments. With the current condition of the existing building, significant work is needed on the building, not only for more efficient functioning but most importantly, repairing deteriorating elements and upgrading Life Safety issues to current codes and standards. The options being considered are:

- A. Build new City Hall Structure with renovation of the existing building
- B. Build new city Hall Structure with demolition of existing and construct new building for City services
- C. Do not build new City Hall structure and renovate existing building for its continued use.

While in my opinion, the Silling report is comprehensive, it needs to be understood there may be additional underlying issues that have not been analyzed due to inaccessibility including main frame structural components and/or foundation deterioration.

The following is an itemization of the repairs that have been identified in the report as non-compliant with Codes or in need of maintenance involving either repair or replacement:

DEMOLITION

- Removal of 2-story addition along 2nd St and 2nd floor addition over commission chambers
- Removal of 1 story addition on east and south edges of building

LIFE SAFETY

- Installation of new fire sprinkler system per Code requirements for occupancy
- Installation of 2hr fire walls between occupancy areas
- Revise 2nd floor egress locations

INTERIOR RENOVATIONS

- Revise stairs due to insufficient headroom, tread and riser dimensions, railings, and enclosures
- Revise 1st floor corridor width
- Revise interior door widths for accessibility
- Revise restroom facilities for additional fixtures and ADA issues
- Replace elevator
- Repair/replace damaged wood framing members due to infestation
- Revise HVAC/Mech room walls for fire separation requirements



- Upgrade HVAC system for proposed renovations and code compliance
- Separate the building's electrical room from other uses
- Revising the electrical services to accommodate the removal of portions of the bldg. and proposed renovations
- Replace existing light fixtures
- Miscellaneous telecommunication renovations

EXTERIOR REPAIRS

- Repair to exterior stucco
- Existing canopy repairs
- Roofing repairs
- Window repairs
- Renovate miscellaneous interior finishes (flooring, painting, trim work)

The following Engineering Opinion of Probable Costs is based on the limited information available at this time and should be considered for only purposes of budgetary discussions and not a guarantee of actual costs that may be incurred. Development of the actual costs will require the completion of the Renovation Project engineering and design activities.

1. Structural demolition of existing bldg. additions	Lump Sum	\$400,000
2. New Fire Sprinkler System, complete	6,240 sf @ \$75.00/sf	\$468,000
3. Installation of Code required firewalls	Lump Sum	\$ 80,000
4. Revise 2 nd story egress	Lump Sum	\$ 40,000
5. Revise stairs	2 @ \$15,000 each	\$ 30,000
6. Revise interior walls & doors	Lump Sum	\$ 50,000
7. Renovate restrooms	Lump Sum	\$ 35,000
8. Replace Elevator	Lump Sum	\$ 75,000
9. Repair/replace damage timber framing	Lump Sum	\$200,000
10. Revise HVAC system and service room	6,240 sf @ \$25.00/sf	\$156,000
11. Revise/replace Electrical services	6,240 sf @ \$50.00/sf	\$325,000
12. Telecommunications renovations	6,240 sf @ \$4.00/sf	\$ 25,000
13. Exterior stucco repairs	Lump Sum	\$ 120,000
14. Existing canopy repairs	Lump Sum	\$ 35,000
15. Existing roof repairs	Lump Sum	\$ 80,000
16. Window repairs/replacement	Lump Sum	\$ 60,000
17. Renovations of miscellaneous interior finishes	6,240 sf @\$20.00/sf	\$ 125,000

SUB-TOTAL ESTIMATED CONSTRUCTION COST	\$2,299,000
20% CONTINGENCY	\$ 460,000
TOTAL CONSTRUCTION COST	\$2,759,000



These costs represent building renovation costs only and are estimated at 2023 dollars for inflation and do not include site work, engineering, and design fees.

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cc: Dale Martin

Fernandina Beach City Hall

Phase One Pre-Design Report

March 25, 2021



Studio Locations

Charleston, West Virginia
Orlando, Florida

SILLING
ARCHITECTS

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Executive Summary

The City of Fernandina Beach, Florida has an opportunity to reconsolidate the service and administrative functions of city government in the historic core of the downtown. Relocation of departments to a singular, more dense campus will increase operational efficiency and promote collaboration while allowing for greater sharing of material, personnel, and spatial resources. Perhaps more importantly, city government operations as an economic engine can greatly benefit the commercial, retail, and residential development performance within the central business district, providing increased presence of both city employees and public users as residents, proprietors, contributors, and consumers. Reestablishment of a more comprehensive municipal government center in the historic district will have a meaningful impact to the vibrancy and sustainability of the city and will strengthen the legacy identity of the city center as the foundation for civic engagement.

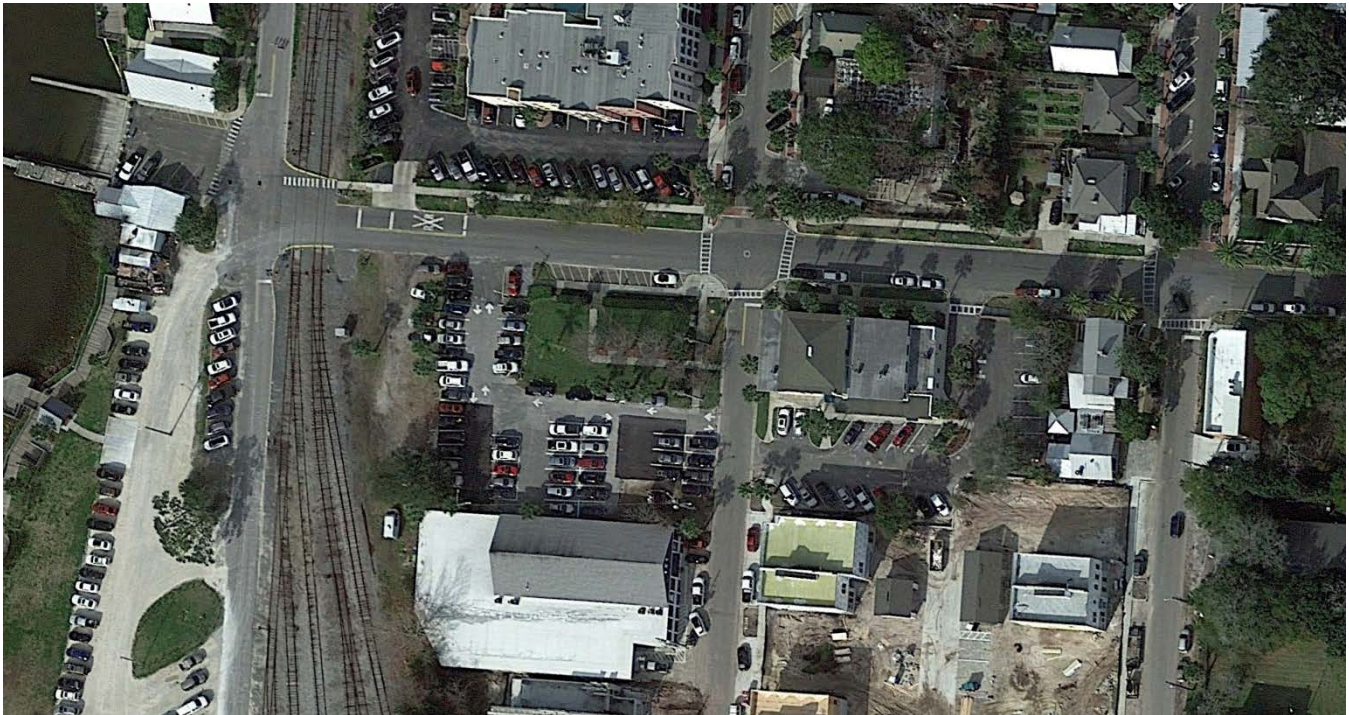
Space Program:

In identifying the spatial needs of various departments targeted by the City Administration for location within a more consolidated downtown campus, the Space Program was developed through observation and documentation of existing operations and spaces, reinforced through personal interviews with key departmental leaders. Space standards for the various position hierarchies have been established to ensure equity and efficiency across the different work groups. Space allocations are responsive to current and future needs both in terms of personnel and processes, and questions have been posed to each department as to the changing nature of the delivery of services and the administration of municipal rules. Based both on long-range population growth predictions and in response to probable paperless / on-line processes and potential telecommuting workforce, general increases for added staff, file storage, and support spaces are moderately projected. With that said, several city departments are currently operating in available space that is either less than required or poorly arranged to meet their operational needs.



Site and Building Assessment:

An assessment of the condition of the existing City Hall building located at the corners of S. 2nd and Ash Streets, as well as the city-owned parcel consisting of a greenspace and surface parking area across S. 2nd Street to the west was performed with a focus on determining their appropriateness to serve the future spatial needs of the Space Program. As outlined in the Historic Significance portion of this document, it is suggested that one and two-story additions to the historic structure be removed, taking the facility back to its historic footprint and massing. The various additions over time were not designed or constructed to honor or be compatible with the historic building composition, and because they were poorly constructed and did not employ materials and systems of the robustness and permanence appropriate for a civic structure, they have deteriorated. Additionally, a comprehensive renovation of the existing facility should include a scope of work of a severity that will require the completed renovation to comply with the Florida Building Code Standards for new construction. The condition and type of construction of the additions contribute to the impracticality of their comprehensive upgrade. If not for the cultural value of the historic City Hall structure encased within the current form, it could be argued that the entire facility would be replaced. Removal of the previous additions will better allow for the appropriate and justified preservation of the original construction, and can address much needed termite damage remediation.



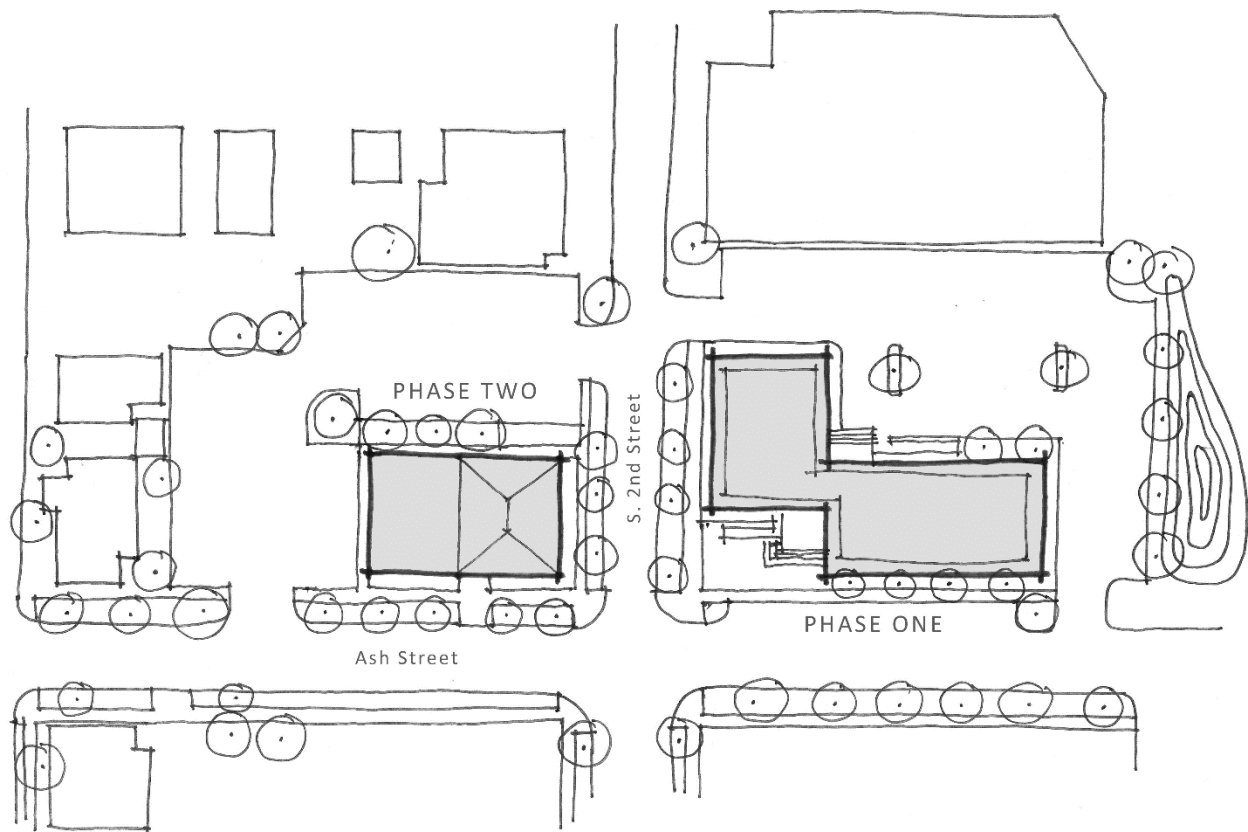
As illustrated in the two versions of the Summary Space Program on pages 16 and 17, the total proposed gross square footage of a facility housing all targeted departments is tabulated, as is a reduced spatial need which eliminates the Planning and Building Departments. In this reduced model, it is recommended that the Planning and Building Departments may continue to be located within the renovated historic City Hall structure with the aforementioned additions removed. These symbiotic departments can work collaboratively while not requiring direct adjacency with the departments positioned within a remote facility. Public customers of the Planning and Building Departments can have independent and direct access to these entities, and separation of public visitors can alleviate congestion and foot traffic within an otherwise consolidated facility. With a focus on preservation within the entire Fernandina Beach Historic District, these two departments seem fitting stewards to be housed in the restored City Hall.

The Site Assessment portion of this document identifies the constraints on new development proposed at the city-owned greenspace and parking area to the west of City Hall. Primary restrictors of development include the flood plain requirements of the site as well as on-site parking requirements for public and staff. Considering all flood elevation requirements of FEMA, Nassau County, and the City of Fernandina Beach, the minimum finish floor elevation of new occupiable space must be 11.4 feet. The approximate grade of the existing conditions is approximately 7 feet, meaning nearly 4.5 feet of fill within the building footprint at grade will be required.

The City of Fernandina Beach zoning ordinance references a standard that one space be provided for every 300 square feet of office buildings, with an allowance that up to 10% of the required parking can be provided on the street. While the city zoning ordinance does not require that this standard be applied to office development within the CRA, it continues to be a reasonable planning metric for a municipal government facility. Under the assumption that the Planning and Building Departments may be housed in the reduced historic City Hall structure of approximately 6,000 square feet, and a new 18,000 square foot City Hall annex be construction on the adjacent parcel, the total on-site parking standard would be 72 spaces, with eight spaces permissible on the street. It is the Assessment Team's recommendation that the combined surface parking spaces of both sites be considered in aggregate to meet the total parking capacity goal. With as many as 30 spaces attainable in the lots to the east and south of the existing building, the adjacent parcel is capable of providing 42 spaces in addition to the new 18,000 square foot annex while affording appropriate space for outdoor civic entry, landscaping, and stormwater management features. Again, while not required, maintaining an adequate number of on-site parking as a part of the development also supports the parking needs of area retail and waterfront users during evening hours and weekends, and can be publicized and signed accordingly.

Approaching the parking requirement in this way allows for the construction of a new two-story annex building constructed at grade (elevated 4.5 feet), and would not require the building be constructed with parking spaces below – which would be the case if 60 parking spaces were required on the same site with the 18,000 square foot facility. Elevating the building above parking will create addition construction cost expense, introduce Building Code and potential security requirements of the construction, and increase the required thermal envelope of the building and its energy consumption. Because an entry vestibule with vertical circulation up to the elevated building floors would also be required to be raised 4.5 feet above grade, it is possible that the elevated two-story building above parking could exceed the 45-foot height restriction in the downtown historic district. At a minimum, gabled or pitched roofs and subtle vertical gestures in the building massing would be prohibited. Constructing the new facility at grade, while meeting the flood plain requirements, is significantly more cost effective and provides greater flexibility in the architectural design.

The capacity and characteristics of the existing building and site are well suited for renovation and new construction that can serve the City of Fernandina Beach long-term City Hall needs. The development of a new facility and parking on the adjacent parcel as a Phase One project with historic City Hall renovations to commence after its completion can allow the campus development to be sequenced over time, alleviating interim swing-space issues and spreading the total project costs across multiple funding cycles.



Conceptual Site Diagram

Phase One – 18,000 SF New City Hall Administrative Annex, 42 parking spaces, and stormwater management systems

Phase Two – 6,000 SF Renovated Historic City Hall and reconfiguration of 30 parking spaces

Space Program

Department: CITY COMMISSION			
No.		Existing	Proposed
CM-01	City Commission Chambers	1260 SF	1500 SF
			100 capacity
CM-02	Chair/Table Storage	0 SF	150 SF
CM-03	Pre-Function Gathering	0 SF	400 SF
CM-04	Commissioner Workspace	0 SF	150 SF Workstations
	City Commission Department Total		
	Net Square Footage		2200 SF
	Departmental Circulation Factor	12.0%	264 SF
	Interior Wall Construction	5.0%	110 SF
	Departmental GROSS Square Footage		2574 SF

Department: CITY MANAGER					
No.		Existing		Proposed	
CM-01	City Manager	236 SF	Office	192 SF	Office
CM-02	Administrative Coordinator	204 SF	Office	168 SF	Office
CM-03	Special Projects Coordinator	120 SF	Office	168 SF	Office
CM-04	Grants Administrator	100 SF	Office	168 SF	Office
CM-05	Conference Room	224 SF		280 SF	
CM-06	Waiting Area	0 SF		140 SF	
CM-07	Shared Break Room	162 SF		280 SF	
City Manager Department Total					
Net Square Footage				1396 SF	
Departmental Circulation Factor				20%	
Interior Wall Construction				5.0%	
Departmental GROSS Square Footage				1745 SF	

Department: CITY CLERK				
No.		Existing		Proposed
CK-01	City Clerk	216 SF	Office	192 SF Office
CK-02	Deputy Clerk	64 SF	Workstation	64 SF Workstation
CK-03	Documents Clerk	64 SF	Workstation	64 SF Workstation
CK-04	Administrative Clerk	64 SF	Workstation	64 SF Workstation
CK-04	Administrative Clerk <i>Future</i>	0 SF	Workstation	64 SF Workstation
CK-05	Vault	84 SF	Secure	100 SF Secure
CK-06	File Storage Space	0 SF		100 SF
CK-07	Customer Service Counters	96 SF		200 SF
CK-08	Workroom / Copy / Supplies	0 SF		100 SF
	City Clerk Department Total			
	Net Square Footage			948 SF
	Departmental Circulation Factor		20%	190 SF
	Interior Wall Construction		5.0%	47 SF
	Departmental GROSS Square Footage			1185 SF

Department: LEGAL				
No.		Existing		Proposed
L-01	City Attorney	228 SF	Office	192 SF Office
L-02	Legal Assistant	118 SF	Open Office	120 SF Open Office
L-03	Assistant City Attorney <i>Future</i>	0 SF		144 SF Office
L-04	Assistant Attorney / Paralegal <i>Future</i>	0 SF		120 SF Workstation
L-05	Departmental Waiting Area	204 SF		150 SF
L-06	Conference Room	154 SF		196 SF
L-07	File & Misc. Legal Storage	80 SF	estimated	80 SF
L-08	Workroom / Copy / Kitchenette	92 SF		120 SF
Legal Department Total				
Net Square Footage				1122 SF
Departmental Circulation Factor		20%		224 SF
Interior Wall Construction		5.0%		56 SF
Departmental GROSS Square Footage				1403 SF

Department: FINANCE					
No.		Existing		Proposed	
F-01	Finance Director	194 SF	Office	192 SF	Office
F-02	Accounting Supervisor	130 SF	Office	168 SF	Office
F-03	Payroll Accountant	354 SF	Office	168 SF	Office
F-04	Jr. Accountant	104 SF	Office	120 SF	Office
F-05	Accounting Clerk	78 SF	Office	120 SF	Office
F-06	Accounting Clerk <i>Future</i>	78 SF	Office	120 SF	Office
F-07	Purchasing Agent	88 SF	Office	120 SF	Office
F-08	Pension Accountant <i>Future</i>	0 SF	Office	120 SF	Office
F-09	Budget Specialist <i>Future</i>	0 SF	Office	120 SF	Office
F-10	Open Space <i>Future</i>	78		120 SF	
F-11	Open Space <i>Future</i>	78 SF		120 SF	
F-12	Conference Room	160 SF		180 SF	
F-13	Workroom	0 SF		160 SF	
F-14	File Storage (current)	72 SF		100 SF	
F-15	File Storage (archive)	200 SF	estimated	200 SF	
F-16	Kitchenette	50 SF		60 SF	
Finance Department Total					
Net Square Footage				2188 SF	
Departmental Circulation Factor				20%	438 SF
Interior Wall Construction				5.0%	109 SF
Departmental GROSS Square Footage					2735 SF

Department: UTILITY BILLING				
No.		Existing		Proposed
UB-01	Utility Billing Supervisor	246 SF	Office	192 SF Office
UB-02	Utility Billing Specialist	80 SF	Office	120 SF Office
UB-03	Customer Service Specialist	80 SF	Workstation	64 SF Workstation
UB-04	Customer Service Specialist	80 SF	Workstation	64 SF Workstation
UB-05	Staff Assistant	100 SF	Office	64 SF Workstation
UB-06	Enterprise Fund Accountant <i>Future</i>	0 SF		120 SF Office
UB-07	Wookroom/Mailing/Copy/Supplies	112 SF		120 SF
UB-08	Safe / Vault	0 SF		80 SF Secure
UB-09	Public Waiting / Queuing	140 SF		200 SF
Utility Billing Department Total				
Net Square Footage				1024 SF
Deptartmental Circulation Factor				20%
Interior Wall Construction				5.0%
Departmental GROSS Square Footage				1280 SF

Department: HUMAN RESOURCES				
No.				
		Existing		Proposed
HR-01	Human Resources Director	195 SF	Office	192 SF Office
HR-02	Senior H.R. Specialist	204 SF	Office	120 SF Open Office
HR-03	Junior H.R. Specialist	146 SF	Office	144 SF Office
HR-04	Admin / Sp. Project Coord. Future	110 SF	Office	120 SF Workstation
HR-05	Departmental Waiting Area	0 SF		80 SF Workstation
HR-06	H.R. Secure File Storage	0 SF		150 SF Secure
	Human Resources Department Total			
	Net Square Footage			806 SF
	Deptartmental Circulation Factor	20%	162 SF	
	Interior Wall Construction	5.0%	40 SF	
	Departmental GROSS Square Footage			1009 SF

Department: INFORMATION TECHNOLOGY				
No.		Existing		Proposed
IT-01	I.T. Director	194 SF	Workstation	192 SF Office
IT-02	Systems Administrator	130 SF	Workstation	168 SF Workstation
IT-03	Systems Administrator <i>Future</i>	0 SF	Workstation	168 SF Workstation
IT-04	Help Desk Specialist	104 SF	Workstation	120 SF Workstation
IT-05	Help Desk Specialist	78 SF	Workstation	100 SF Workstation
IT-06	Help Desk Specialist <i>Future</i>	0 SF	Workstation	100 SF Workstation
IT-07	Help Desk Specialist <i>Future</i>	0 SF	Workstation	100 SF Workstation
IT-08	Digital Comm Specialist	78 SF	Workstation	100 SF Workstation
IT-09	Digital Comm Specialist <i>Future</i>	0 SF		100 SF Workstation
IT-10	Systems Administrator <i>@ Police Department</i>	0 SF		0 SF
IT-11	Digital Comm Specialist <i>@ Police Department</i>	0 SF		0 SF
IT-12	I.T. Storage Room	160 SF		160 SF Secure
IT-13	Work Bench Space	100 SF	Open	200 SF Open
IT-14	Retired Equipment Storage	100 SF		200 SF
IT-15	I.T. Media Room	100 SF	estimated	150 SF
IT-16	Training Room	0 SF		120 SF
IT-17	Kitchenette	40 SF		40 SF
IT-18	Data Center <i>Offsite</i>	0 SF		0 SF
Information Technology Department Total				
Net Square Footage				2018 SF
Departmental Circulation Factor 20%				404 SF
Interior Wall Construction 5.0%				101 SF
Departmental GROSS Square Footage				2523 SF

Department: CODE ENFORCEMENT				
No.		Existing		Proposed
CE-01	Code Enforcement Director	246 SF	Workstation	192 SF Office
CE-02	Code Enforcement Officer	80 SF	Workstation	120 SF Workstation
CE-03	Administrative Coordinator	48 SF	Workstation	64 SF Workstation
CE-04	Code Enforcement Officer <i>Future</i>	0 SF		120 SF Workstation
CE-05	Administrative Coordinator <i>Future</i>	0 SF		64 SF Workstation
CE-06	WorkRoom	0 SF		150 SF
CE-07	Code Enforcement Supply Storage	0 SF		120 SF
	Code Enforcement Department Total			
	Net Square Footage			830 SF
	Departmental Circulation Factor	20%		166 SF
	Interior Wall Construction	5.0%		42 SF
	Departmental GROSS Square Footage			1038 SF

Department: PLANNING					
No.		Existing		Proposed	
P-01	Planning Director	144 SF	Office	192 SF	Office
P-02	Senior Planner	130 SF	Office	168 SF	Office
P-03	Planner 1	72 SF	Office	120 SF	Office
P-04	Historic Preservation Planner	72 SF	Office	168 SF	Office
P-05	Planning Technician	80 SF	Workstation	100 SF	Workstation
P-06	Arborist	50 SF	Shared Office	64 SF	Workstation
P-07	Administrative Staff	50 SF	Shared Office	64 SF	Workstation
P-08	File and Misc. Storage	80 SF		120 SF	
P-09	Public Lobby	105 SF		120 SF	
P-10	Shared Conference Room	0 SF		224 SF	
P-11	Workroom / Copy / Scanner	0 SF		80 SF	
P-12	Shared Breakroom	0 SF		180 SF	
P-13	Planner 1 / Planner 2 <i>future</i>	0 SF		120 SF	
P-14	Intern <i>currently unstaffed</i>	0 SF		64 SF	
P-15	Comm. Development Director	0 SF		192 SF	
Planning Department Total					
Net Square Footage				1976 SF	
Departmental Circulation Factor				20%	395 SF
Interior Wall Construction				5.0%	99 SF
Departmental GROSS Square Footage					2470 SF

Department: BUILDING					
No.		Existing		Proposed	
B-01	Building Official	165 SF	Office	192 SF	Office
B-02	Deputy Building Official	165 SF	Office	168 SF	Office
B-03	Plans Examiner	132 SF	Office	120 SF	Office
B-04	Plans Examiner <i>future</i>	0 SF	Office	120 SF	Office
B-05	Building Inspector	42 SF	Shared Office	64 SF	Workstation
B-06	Building Inspector	42 SF	Shared Office	64 SF	Workstation
B-07	Building Inspector <i>open position</i>	42 SF	Shared Office	64 SF	Workstation
B-08	Building Inspector <i>open position</i>	42 SF	Shared Office	64 SF	Workstation
B-09	I.T. Staff <i>open position</i>	42 SF	Office	64 SF	Workstation
B-10	Administrative Assistant	42	Workstation	64 SF	Workstation
B-11	Staff Assistant	42 SF	Workstation	64 SF	Workstation
B-12	Staff Assistant	42 SF	Workstation	64 SF	Workstation
B-13	Permit / Tax Clerk	42 SF	Workstation	64 SF	Workstation
B-14	Permit / Tax Clerk	42 SF	Workstation	64 SF	Workstation
B-15	Public Transaction County <i>2 Stations</i>	42 SF	Open Counter	42 SF	Open Counter
B-16	Public Lobby	80 SF		200 SF	
B-17	Self-Serve Building Dept. Stations	SF		70 SF	Workstation
			included in lobby		
B-18	Workroom / Copy	0 SF		50 SF	
B-19	Misc. Storage, Supplies	120 SF		160 SF	
B-20	Shared Conference Room	0 SF		0 SF	
B-21	kitchenette/gathering	0 SF		80 SF	
	Building Department Total				
	Net Square Footage			1842 SF	
	Departmental Circulation Factor	20%	TBD	368 SF	
	Interior Wall Construction	5.0%		92 SF	
	Departmental GROSS Square Footage			2303 SF	

Departmental Summary			
No.		Net Usable	Dept. Gross
CH-01	City Commission Department	2200 SF	2574 SF
CH-02	City Manager Department	1396 SF	1745 SF
CH-03	City Clerk Department	948 SF	1185 SF
CH-04	Legal Department	1122 SF	1403 SF
CH-05	Finance Department	2188 SF	2735 SF
CH-06	Utility Billing Department	1024 SF	1280 SF
CH-07	Human Resources Department	806 SF	1009 SF
CH-08	I.T. Department	2018 SF	2523 SF
CH-09	Code Enforcement Department	830 SF	1038 SF
CH-10	Planning Department	1976 SF	2470 SF
CH-11	Building Department	1842 SF	2303 SF
City Hall Facilities Total			
Useable Square Footage			16350 SF
Total Dept. Square Footage			19227 SF
Building Support Factor		10%	1923 SF
Building Circulation Factor		10%	1923 SF
Exterior/Interior Wall Construction		5.0%	962 SF
Building GROSS Square Footage			24035 SF

Departmental Summary		Excluding Planning and Building Departments	
No.		Net Usable	Dept. Gross
CH-01	City Commission Department	2200 SF	2574 SF
CH-02	City Manager Department	1396 SF	1745 SF
CH-03	City Clerk Department	948 SF	1185 SF
CH-04	Legal Department	1122 SF	1403 SF
CH-05	Finance Department	2188 SF	2735 SF
CH-06	Utility Billing Department	1024 SF	1280 SF
CH-07	Human Resources Department	806 SF	1009 SF
CH-08	I.T. Department	2018 SF	2523 SF
CH-09	Code Enforcement Department	830 SF	1038 SF
CH-10	Planning Department <i>Assumed in Renovated Existing CH</i>	0 SF	0 SF
CH-11	Building Department <i>Assumed in Renovated Existing CH</i>	0 SF	0 SF
City Hall Facilities Total			
Useable Square Footage			12532 SF
Total Dept. Square Footage			14454 SF
Building Support Factor		10%	1446 SF
Building Circulation Factor		10%	1446 SF
Exterior/Interior Wall Construction		5.0%	723 SF
Building GROSS Square Footage			18069 SF

Assessment of Existing Building and Site Conditions



General

The assessment of the existing conditions of the building and site have not been exhaustive in nature and meant to generally identify their abilities and limitations to meet the spatial needs of Fernandina Beach City Government relative to the Space Program. The analysis has been limited to review of existing drawings made available by the City of Fernandina Beach, readily observable conditions, and reasonable assumptions of conditions. No destructive testing and laboratory testing of materials or systems have been performed.

The architectural portions of the existing conditions assessment pertain to the entirety of the existing building. As the Executive Summary and Historic Significant narratives suggest that previous one and two-story additions should be removed, the various engineering narratives note infrastructure, systems, and components affected by this approach to selective demolition of the additions.

During the assessment team's field visit, it was learned that termites have previously been observed within the building. It is our understanding that multiple spot treatment for termite infestations have been performed over the years. Currently, termites have been observed in several areas of the interiors and suggest that ongoing damage is taking place. The scope of this report does not cover deeper investigation necessary to identify previous or likely ongoing damage. It is recommended that a specialist in this field be consulted. Likewise, prior to a planned renovation of the facility, a detailed hazardous material survey should be commissioned to identify the presence of asbestos, lead-based paint, PCBs, mold, or other hazardous material or environmental conditions.

Historic Significance

Since 1904, the core functions of municipal government have been served through the existing City Hall structure located at the corner of Ash and S. 2nd Streets in Fernandina Beach. This facility's original design and construction contributed significantly to a cohesive urban fabric that has been the impetus for the designation of the downtown's historic district. The initial development of the historic facility consisted of a two-story brick structure with a hipped tile roof and a combination of tall, slender arched and flat punched openings. A monumental tower element marked the dominant urban corner of the site while ornate raised parapets with rounded lines and finials spoke to secondary corners and building entry. Connected to the City Hall massing was a one-story, low-slope roofed area with two large arched openings to serve the city's early fire department. The overall design language of the original facility had a strong verticality both in broad form and fine detailing customary for a prominent civic building.



Through the 1950's, several phases of renovation began to significantly alter the architectural character of the City Hall. A second story was added above the fire department bays and the brick veneer of the modified east wing was covered in stucco. Later, the main two-story element was severely altered, removing the towers and vertical parapets and chimney stacks and replacing the historic tile roofing. Over time, a two-story addition was added to the west façade along S. 2nd Street and the remainder of the historic brick was covered in stucco. During the alterations of the main volume of the building, window heads were lowered substantially, taking away from the vertical proportion of the original openings.



Additionally, one-story additions were constructed along the east and south façade of the original fire station portion of the building. As noted in this Assessment sections of this document, the design and construction methods of the various additions to the historic building lacked the robustness and permanence of the original construction and generally were not in keeping with the materials and systems befitting a civic building. Throughout the alterations, the **iconographic image of the original City Hall and the community's collective memory of place has been compromised.**

Due to both their building performance failures as well as the opportunity to restore the original building footprint, the Assessment Team's recommendation is that the two-story addition along S. 2nd Street, the second-floor addition above the fire station bay, and one-story additions along the east and south edges should be removed. This strategy seems more appropriate than the significant investment required to upgrade the poorly constructed additions, and will restore a semblance of the building's original massing and its relationship to the street.



Just as previous renovation efforts have honored certain historic components of the structure, including preservation of the geodetic survey benchmark, interior arched masonry openings, and character-defining interior woodwork, a design goal of the proposed renovation should continue to draw inspiration from the

original design concept. While it may be infeasible to remove applied stucco finishes to restore the historic brick exterior, window proportions may be restored to their prominent verticality and new materials may be introduced to reference historic detailing. Without pastiche recreation, historic towers, parapets, and chimneys can inspire an abstract architectural vocabulary that restores the elegance and richness of the historic composition. The building's historic cornerstone might be carefully exposed and restored. Modern versions of the original material palette can be used literally or in reference to speak to the intimate human scale of the historic building's detailing and ornament.

The restoration and rehabilitation of the existing City Hall can serve as a very worthy example of sensitive preservation for an important legacy structure in the downtown historic district. Through continued historic research and engagement with civic and community stakeholders, the existing City Hall building can regain its status as a compatible and compelling contributor to the urban fabric of Fernandina Beach. For a more comprehensive understanding of the evolution of the City Hall facility and its historic significance, reference the "Fernandina Beach City Hall: History in Photos" document prepared by the City of Fernandina Beach Department of Planning & Conservation.

Life Safety

For the purposes of this assessment, it is assumed that the level of renovations of the existing City Hall facility will be significant and will require that the building be brought into compliance with the appropriate building Codes for new construction. The Life Safety Code Compliance issues noted in this report are not intended to define all issues, but rather are focused on the conditions most impactful to the building's renovation requirements and intended use.

Applicable Standards: 2020 Florida Building Code, 7th Edition

Building Occupancy Classification(s):

Assembly Group A-3

Business Group B

Construction Type:

Type V, non-sprinklered. The historic building structure and subsequent additions include floor and roof framing of traditional dimensional lumber (combustible), not protected with application of gypsum board or fireproofing. The building is not equipped with an automatic sprinkler system.

No fire separations are present between occupancy classifications, meaning the stringent most requirements of the Assembly Occupancy A-3 will apply.

Table 504.4: Assembly occupancy A-3 for Type V, non-protected and non-sprinklered construction is limited to a one-story above grade building configuration. Installation of an approved automatic sprinkler system will increase the allowable building height to two-stories above grade.

Table 506.2: Assembly occupancy A-3 for Type V, non-protected and non-sprinklered construction is limited to a total building area of 6,000 square feet. Installation of an approved automatic sprinkler system will increase the allowable building area to 18,000 square feet.

506.3: Based on the existing building frontage on a public way exceeding 20 feet, and per the calculation prescribed in 506.3.3, the allowable building area defined in Table 506.2 may be increased by 6.6%.

If approved by the Authority Having Jurisdiction, the Assembly Occupancy of the existing City Commission Chambers may be considered an accessory occupancy to the primary occupancy classification of the building as Business Group B. Accessory occupancies are not required to be separated from the primary occupancy with fire rated assemblies.

Table 508.4: If an Assembly Occupancy Group A-3 remains within the building as a part of the project renovations and is not deemed an accessory occupancy, a 2-hour fire rated separation is required between the Assembly Occupancy and the Business Occupancy portions of the building. In this instance, allowable height and area limitations for each occupancy of the mixed-occupancy building shall comply with the requirements of Table 506.2.

Table 803.11: Interior finish of exits and corridors both Assembly Group A-3 and Business Group B require Class A interior wall and ceiling finish for interior exit stairs, corridors, and exit access, and Class B interior wall and ceiling finish for all other rooms and spaces. While the flame spread/smoke developed index for is not known, it

is probable that the historic pine board materials, particularly in connection with the central stair and exit corridors, are noncompliant.

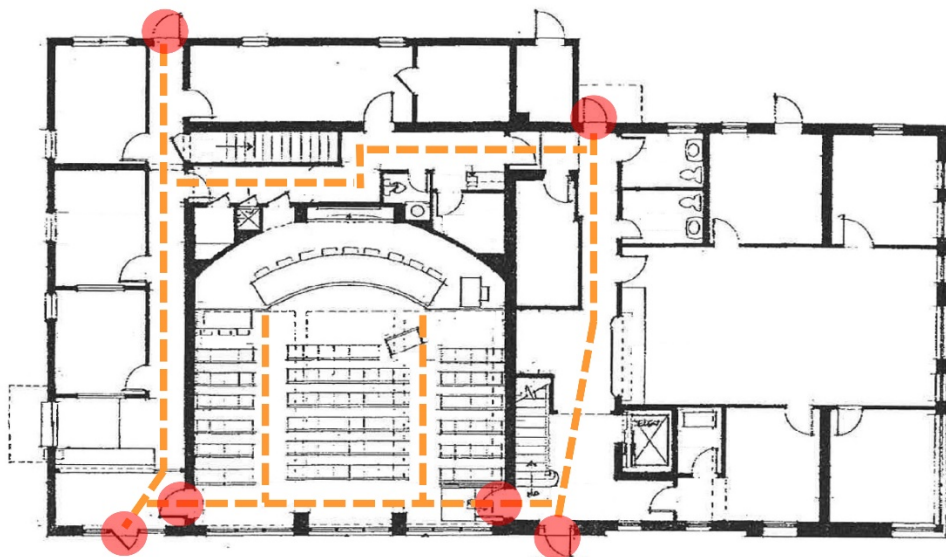
803.13.1.1: Furring intervening spaces behind historic pine board wall finish is likely not filled with compliant materials or fire blocked at maximum 8 feet in every direction as required.

Section 804: Interior floor finish Code compliance is undetermined, and is likely noncompliant with the requirements for Class I and/or Class II finishes in some or all of the exits and exit access spaces and generally throughout the rooms and spaces of the building. Where required Class I wall finishes are required, interior floor-wall base classifications must align with the requirements of the Code.

903.2.1.3: If an Assembly Occupancy remains as a use in the renovated building, and if the Assembly Occupancy is not deemed an accessory occupancy by the Authority Having Jurisdiction, and if no fire rated separation is provided between the Assembly Group A-3 and the Business Group B, the requirements for Assembly Group A-3 shall apply to both the first and second floors of the building. Per this section of the Code, an automatic sprinkler system is required for the fire area of the second floor which is not on the level of exit discharge.

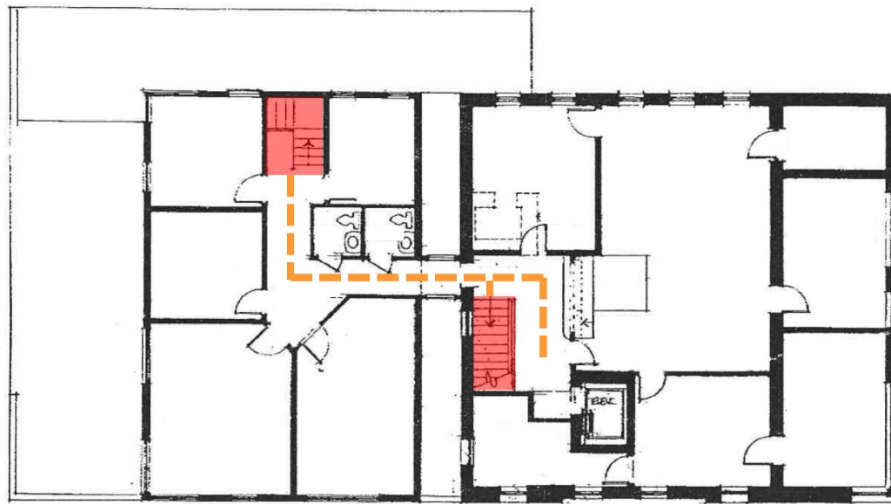
1006.2: Number of Means of Egress

General configuration and number of exits from the first floor are adequate.



Existing City Hall – First Floor Egress and Exit Diagram

Table 1006.3.2: With a total occupant load of less than 500, each story of the building must be equipped with two exits. If the Assembly Occupancy use is not interpreted as an accessory occupancy, two exits are required from the second floor regardless of occupancy count for Assembly uses. If the Assembly Occupancy use is deemed an accessory use and the Business Occupancy Group B is considered in evaluation of the second floor, a single exit or access to one exit may be permitted if the occupant load is less than 29. Per the occupant load factors of Table 1004.5 and based on the estimated gross area of the second floor, the existing second floor occupant load is 26 using a load factor of one occupant per 150 gross square feet.

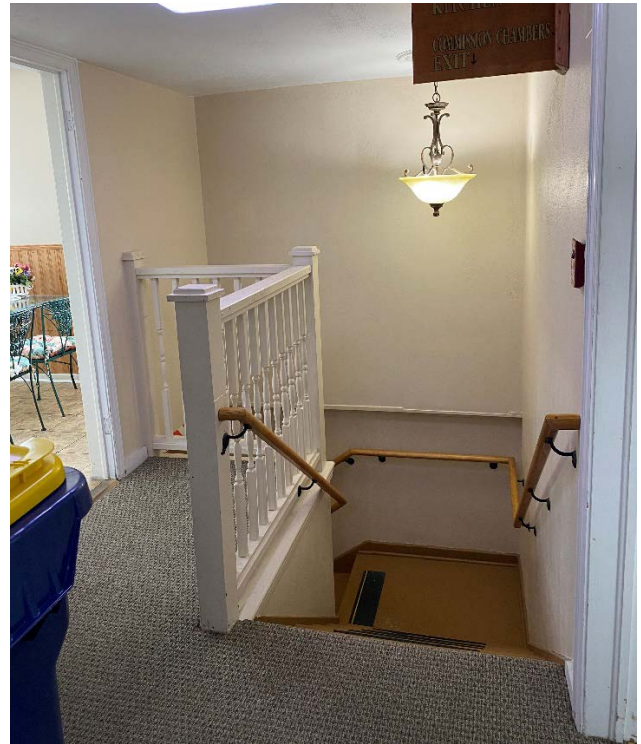


Existing City Hall – Second Floor Egress Diagram

1007.1.1: In the interpretation of the Authority Having Jurisdiction that two exits are required from the second floor, the existing stairs do not meet the remoteness requirement and are closer together than the required one-half length of the maximum overall diagonal dimension of the building.

Interior Stair Compliance Issues





1011.3: The existing interior stairway near the southeast corner of the building has a headroom clearance of 72 inches and is less than required by the Code.

1011.5: Both set of interior stairs fail to meet numerous dimensional requirements of the Code, including required tread depth and riser heights of 1011.5.2, dimensional uniformity requirements of 1011.5.4, and nosing profile and project requirements of 1011.5.5.

1014.6: Both set of interior stairs have handrails that do not meet the requirements for extension beyond the top and bottom riser.

Table 1020.1: Corridors in both Assembly and Business Occupancy Groups require a fire resistance rating of one-hour when no automatic sprinkler system is present. Existing corridor construction and door/window openings into adjacent spaces fail to meet the requirements of the Code in terms of fire rating.

Table 1020.2: Corridor width on the first floor at the entrance to the Building Department measures less than 40 inches, and fails below the required corridor width requirement of 44 inches.

1023.2: Most notably, interior exit stairs must have an enclosure of not less than one-hour fire resistive construction when connecting fewer than four stories. Neither existing interior stair is enclosed as required.

In a few instances, door openings for interior mechanical/electrical rooms were found to be constructed of non-rated wood doors and frames and fail to meet the requirements of the Code for rated separation of such spaces. Likewise, mechanical spaces for indoor HVAC equipment have been constructed above ceilings in attic spaces constructed of combustible framing and lack fire rate separation from adjoining occupied areas.

Architectural Exterior Systems

A cement-based stucco finish has been applied to the entire building. Cracking is present throughout the building envelope, with more significant cracking present at the more recent additions to the historic building. Stepped cracking of the masonry back-up is broadcasting through the stucco at the east façade, and may be evidence of differential settlement of the building foundations. The one-story addition at the south façade has a failing stucco finish indicating a severe problem in the wall construction.



As a part of previous renovations, a cast-in-place concrete canopy with angled steel pipe column supports were added along the main façade on Ash Street and turning one bay along S 2nd Street. Rusting of the steel column bases at grade and column caps at the connection to the concrete canopy must be addressed.



A second applied concrete projection was added above the second-floor window at the corner of S. 2nd and Ash Streets. The top surface of the concrete has not been protected with the same painted finish as the vertical face and underside and is subject to deterioration through weathering and freeze-thaw conditions.



Soffits and fascia at the projected eave of the original City Hall two-story volume and the second-floor addition over the City Council chambers are constructed of cement board and/or wood panels. Painted finishes have weathered away and some members have been replaced and left unpainted. There is visible evidence of wood rot at butt joints and fascia corners.



Areas of the lower roof projected eaves are vented and protective screens have failed and been replaced with surface fastened sections. Control joints are not installed in the cement board or wood soffit materials, and the thermal expansion or deflection the panels exhibit some cracking.



Various material transitions from fascia and roof terminations to the stucco walls are poorly flashed and lack appropriate sealants. Plywood rake trim, wooden louver frames, and applied wooden window trims have rot damage.



Based on the condition of the architectural exterior systems, it is assumed that they would undergo significant repair and/or replacement depending on the architectural character and exterior expression of the renovated project. Further investigation is needed in study of the stucco systems, both in terms of their technical performance as well as the visual opportunities of the project as a historic preservation of City Hall.

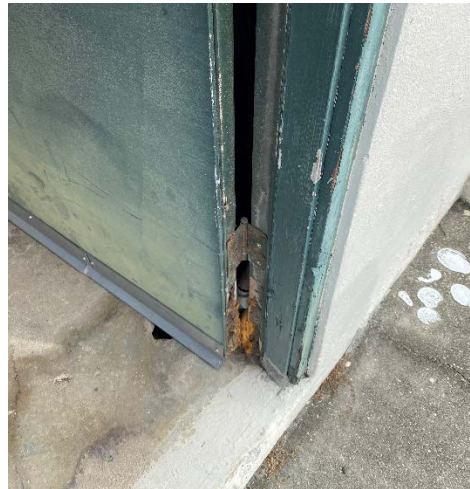
Exterior wood trims and sealants around window openings and roof edges are currently being addressed through repair and/or replacement. Given the likely phasing of the renovations of the historic City Hall, it is prudent to continue modest repairs to protect the integrity of the structure and its contents.

Architectural Doors and Windows

Exterior doors vary and include aluminum storefront entrance systems at the public entries on Ash Street and the rear parking lot as well as the public entrance to the Planning Department. The systems are of the narrow-style variety and are generally lighter duty than would be specified for a high-traffic, public civic facility.



A newer aluminum storefront entrance for staff access has been added. The immediate step at the door threshold down to the adjacent walk does not comply with egress or accessibility requirements. An exposed wood header is subject to continued deterioration. The overhead closure installed on the exterior of the opening is rusting. A painted hollow metal door is installed in a painted wood frame at the primary electric service room.



Window systems throughout the building envelop also vary widely. With the exception of one unit at the second floor, all the original historic wood windows have been replaced. Aluminum storefront framing and glazing with some ballistic rating are installed at the large openings in the City Commission Chambers along Ash Street. Double hung aluminum frame windows have been installed throughout the two-story volume of the

historic City Hall portion of the facility and the one-story additions on the east and south. Window framing is light-gauge and would be judged as performing poorly from a thermal perspective. The anodized aluminum finish is pitted and discolored. Windows in the second-floor addition have a factory or field painted green finish and applied wood trim surrounds. Projected sills are applied to the stucco wall finish in the historic portion of the building, while other conditions include recessed windows with sloped sill tops and no projections, or flush window frames with flat wood trim.



Generally, both the exterior door systems and window systems of the building lack visual cohesion due to the various phases of renovations and additions. They are of antiquated building technology and of a quality that lacks both the character and durability typical for a civic facility.



Care should be taken to preserve and protect the last remaining historic double-hung wood window located at the top of the monumental stair. An aluminum storm window has been applied to the exterior to improve thermal performance. The perimeter wood frame is exposed at the exterior and its painted coatings are failing.



Based on the condition of the architectural doors and frame, it is assumed that they would be wholistically replaced, but for the single historic window noted above. Thoughtful design and selection of new doors and windows can address performance issues as well as bring visual cohesion to the building envelope.

Architectural Roofing

The building roofing systems include a hipped roof over the footprint of the two-story historic City Hall mass, low slope or “flat” roofs most of the one and two-story additions, and a sloping shed-style roof over the one-story addition on the south side of the facility.

The hipped roof and shed roof are covered in an asphalt shingle system which appear to be in fair condition. Sloped roofs terminate at the eave with an aluminum trim over the wood fascia and do not shed runoff into a gutter and downspout system, but rather sheet-flow continuously at the perimeter.



The shingled shed roof over the one-story south addition was observed to have improperly sized or spaced roof framing, or structural capacity may be affected by water damage to the sheathing or deck. The shed roof plane visibly deflects under the weight of a person.

Low slope roof areas are covered in an asphalt roll roofing system with similar materials used to flash up against parapet walls and adjacent vertical wall surfaces. Low slope roofing terminates similarly with aluminum trims and lack gutters and downspouts to direct runoff.



The asphalt roll roofing is in very poor condition and requires replacement. There are numerous pieces of mechanical equipment serving the building located on the roof, are supported on treated lumber. Penetrations in the roof and vertical walls for conduit and piping serving equipment is poorly sealed.



The low slope roofs of the one-story connection between the two two-story portions of the building also have serve as locations for mechanical equipment. These areas show signs of poor drainage to their perimeter edge or internal roof drains. Terminations of the asphalt roll roofing system are poorly detailed. Horizontal termination bars at the top of the vertical roll roof flashing have no counterflashing from the wall assembly and are mechanically fastened, primarily relying on sealants to keep water from getting below the roof covering. Where window sills are located at or just above the termination bar, sill flashing is needed.



Based on the condition of the architectural roofing systems, it is assumed that they would be replaced. Selection of new and modern roofing membranes for low slope areas and more permanent and robust coverings for the hipped and shed roof areas can greatly improve the performance and maintenance needs of the facility while also contributing to the renewed or preserved architectural character of the building. Fluid-applied reroofing systems are currently being planned to address urgent building envelope maintenance issues. The planned fluid-applied repairs are not adequate to provide a lasting roof covering necessary for the long-term protection of a significant civic structure. Given the likely phasing of the renovations of the historic City Hall, it is prudent to continue modest repairs to protect the integrity of the structure and its contents.

Architectural Interior Systems

The interior of the two-story historic City Hall and fire station spaces have been altered significantly through multiple renovations, and the interior of subsequent building additions have likewise been modified over time. Very few if any original interior finishes remain. Original exposed brick in the new City Commission Chambers is of value, as is historic wood detailing associated with the central monumental staircase as well as hardwood flooring at the second-floor public area.



The first-floor public entry and corridor is finished with a porcelain tile floor, stained wood base and chair rail, painted gypsum board wall finish, and suspended acoustic tile ceilings. The remainder of the office spaces generally consist of carpet flooring with rubber or vinyl base, painted gypsum board, and suspended acoustic tile ceilings.



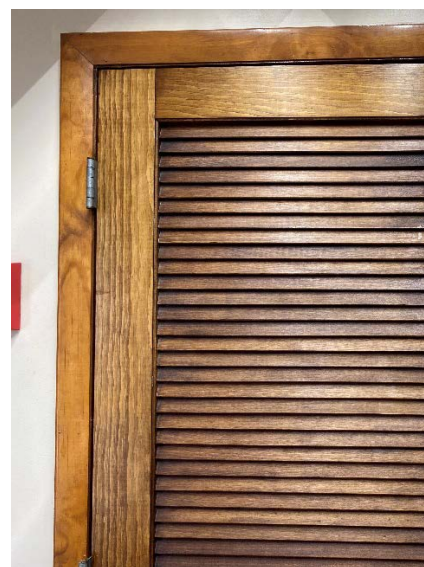
The second-floor contains a shared and publicly accessible conference room with significant painted wood trim and moldings with interior glazing into the public lobby. The remaining office spaces are generally finished with carpet flooring, painted gypsum board, and combinations of suspended acoustic tile or painted/textured gypsum or plaster ceilings. In some cases, previously installed 12 inch square glued or suspended acoustic tile ceilings were found above the newer suspended ceiling systems.



In areas of the second-floor addition above the historic fire state bay, interior ceiling heights of approximately 7'-0" above finish floor fall below the required interior ceiling height requirements of the Code.

Window sill vary throughout, consisting primarily of painted or stained wood sills and trim.

Interior door and frame systems vary widely throughout the facility. Door leaf widths and heights are not consistent, nor are the door panel configurations or painted / stained finishes. Likewise, door hardware consists of cylindrical locksets in a variety of lever styles and finishes.



While generally neutral in its palette, the interior design is aged and inconsistent throughout. Based on the condition, and primarily due to the likely need to significantly reconfigure the interior net usable space while also addressing Code issues of construction and compartmentation and required building support and infrastructure components, it is assumed that the vast majority of interior finishes will be removed and replaced if the existing City Hall is to undergo any meaningful renovation. Careful consideration should be given to historic conditions of the building and modern finish selections should work in compatibility with the building's design legacy.

Accessibility

While the renovation of structures of historic significance or located within a designated historic district may be afforded certain leniencies relative to the Accessibility Code, a renovation of the City Hall facility should strive to meet the requirements for an inclusive civic facility accessible to all the people it serves. Previous renovations and improvements to the building have addressed some of the significant accessibility issues, such as vertical circulation and public toilet facilities.

Building Entry

While not required by the accessibility Code, remote door operators are installed at the public entry from the rear parking lot.



Vertical Circulation and Interior Signage

The building is equipped with a passenger elevator. Further investigation will be required during the detailed design phase of a proposed renovation project to determine if the elevator system requires a modernization to address deficiencies in life expectancy, operation, controls, or current technical requirements related to the hoist way, cab, and infrastructure. Interior signage addressing major public spaces is generally provided for, including placement, visibility, and provisions for visually impaired users. A detailed analysis of the interior signage components during a proposed renovation project will fully address current accessibility signage needs.



In certain instances throughout the existing facility, the location of adjoining interior partitions, door openings, or other obstacles prohibit the ability for accessible signage to be properly placed relative to the latch side of the signed space.

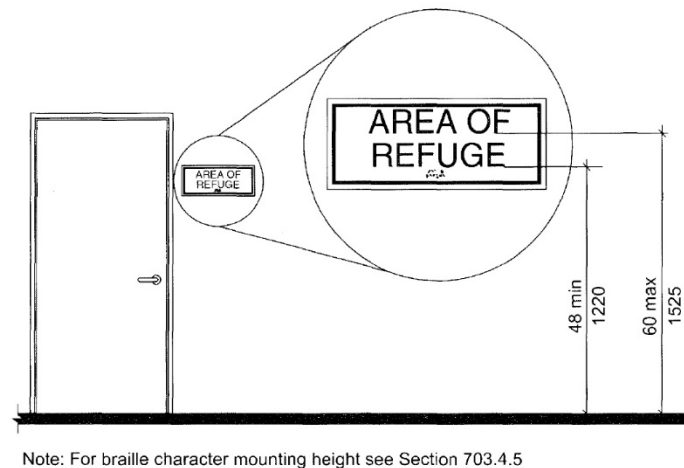


FIG. 703.3.10
HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

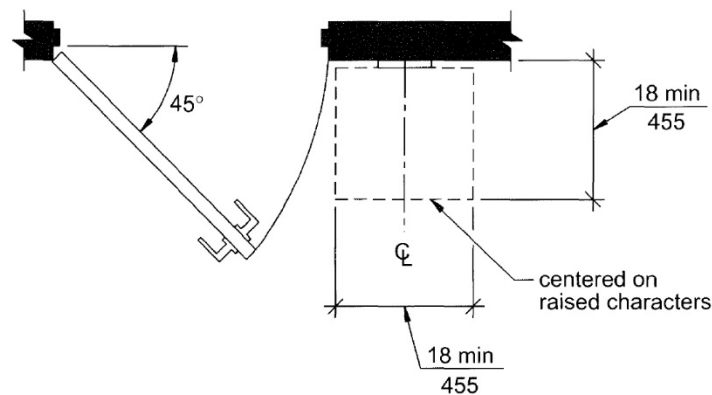


FIG. 703.3.11
LOCATION OF SIGNS AT DOORS

General Accessibility of Interior Spaces

In many instances throughout the existing facility, the location of adjoining interior partitions and the configuration of public and staff circulation prohibit the ability to accommodate the clear floor space requirements for accessible operation of interior doors. This significantly impacts the accessible circulation throughout the building by all users. In many cases, sever modification of space and potential loss of net usable program square footage will be required to accommodate the floor clearance dimensions.

Additionally, some doors were measured in the existing spaces to be less than the required accessible of thirty-two inches between the latch-side of the frame and the opened door leaf. Again, interior modifications would be required to make all openings into public and staff spaces accessible as should be provided for in a modern civic facility.

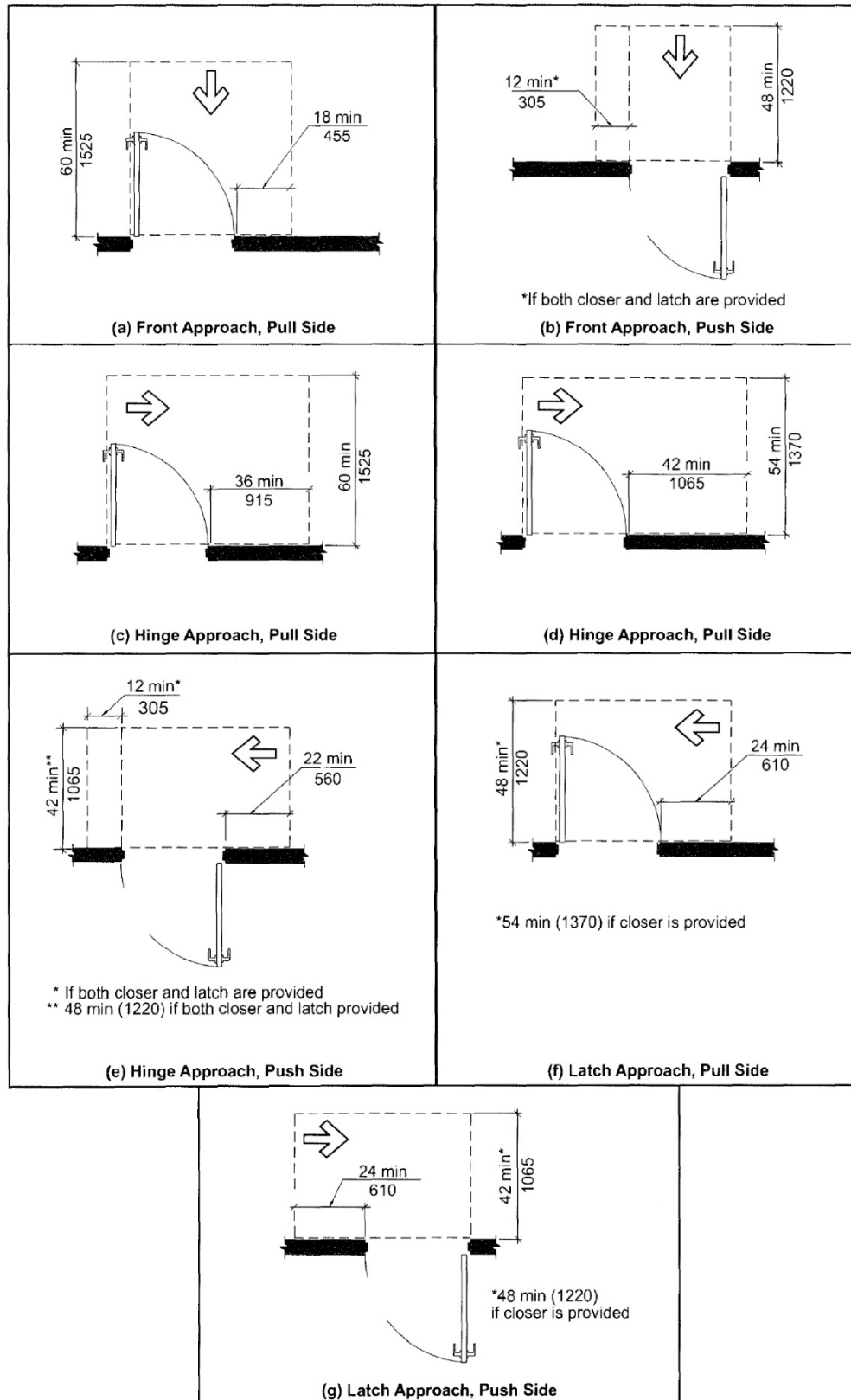
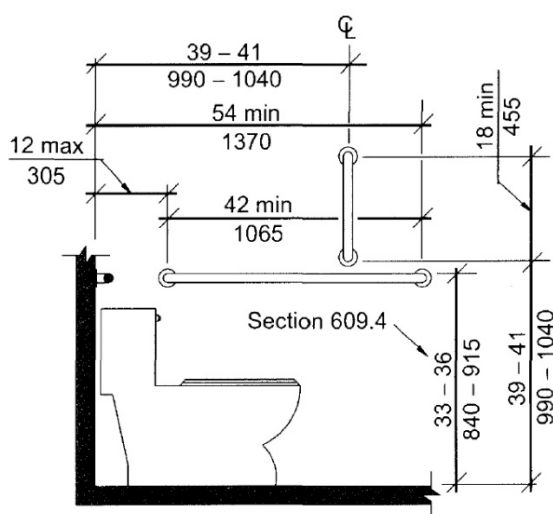


FIG. 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

Toilet Facilities

A single-fixture (one water closet, one lavatory) accessible restroom for each gender is provided at the first floor of the building located off of the primary public corridor. A third, non-accessible single-fixture uni-sex restroom is provided in the rear corridor behind the City Commission Chambers. Per a cursory review of the probably occupant load of the building, assuming the Chambers are considered Assembly Occupancy Group A-3 and the remainder of the first floor is considered Business Group B, the total occupant load of the first floor is approximately 132 persons. While a single accessible restroom for each gender is sufficient, it appears the total number of plumbing fixtures is inadequate for the occupant load of the building.

Regarding the existing accessible restrooms, the room widths of 6'-2" is minimally adequate to accommodate the horizontal layout of fixtures, clear floor areas, and grab bars. However, the grab bar configurations do not provide the 18-inch vertical bar required by current accessibility standards as illustrated below.



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET

The second floor of the facility is equipped with a single-fixture, non-accessible uni-sex restroom. With a total occupant load calculated for Business Occupancy Group B of 32 persons, the total plumbing fixture count is inadequate. While the accessibility standards note that accessible plumbing fixtures may be located within one floor above or below the spaces being served, and an elevator is provided in the building, a more accommodating and inclusive approach would include additions of new plumbing fixtures to meet the minimum required quantities, and would include one accessible restroom serving each gender of the second floor public and staff users.

Structural Systems

Exterior stucco finish was observed to have signs of distress throughout all building elevations. See Pictures below of the exterior that reflect locations of the structure reflecting signs of distress in the exterior finish. Based on the observations it is recommended that an exterior envelope consultant review the existing conditions and make recommendations for remediation of the exterior envelope. While Stewart Scott was on-site, building personal did not mention if there was any water intrusion into the building, this may have been discussed with the architect.

The structure is in an area that is designated as historic property in a historic district. Renovations to the structure to bring the structure back to the original building footprint and finishes would need to comply with the 2020 Florida Building code, Existing Building, 7th Edition. Chapter 12 – Historic Buildings can be followed per 1201.2 Scope definition that states “The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.”

At the time of the original construction there was no municipal or state building code in effect. Renovations to the structure would need to be performed in a manner that brings the building into compliance with current building code criteria. Staged demolition of the building elements added to the structure after 1902 would need to be performed, as it is unknown how the existing structure was affected by the renovations. While measurements of existing wood framing can be taken for where framing is currently exposed, such as in the roof, framing in other areas is covered with finishes. As finishes are removed for the restoration of the structure the structural elements can be measured for determining if they have adequate capacity for current required building code floor loads and wind loads.

As noted on other areas of this document, previous spot treatments for termite infestations have been performed. At the time of this report, termites were actively observed in various areas of the building interior. Definitive steps should be taken to investigate possible damage to both structural and architectural systems. It is likely that structural wood framing members of the preserved historic City Hall building will need to be replaced in order to ensure the preservation of this architectural asset.

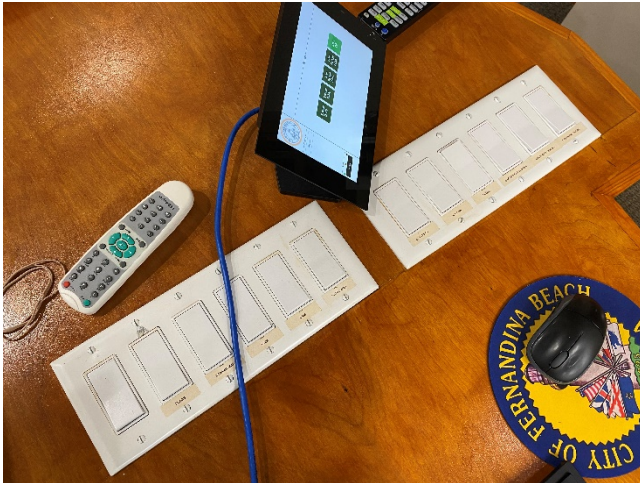






Electrical Systems

The electrical systems in the building include a great variety of fairly old systems augmented, upgraded and retrofitted in many ways to extend the life, save energy and modernize the spaces. conventional light switching banks working in conjunction with touchscreen audiovisual controls have allowed for effective use of the City Council chambers.

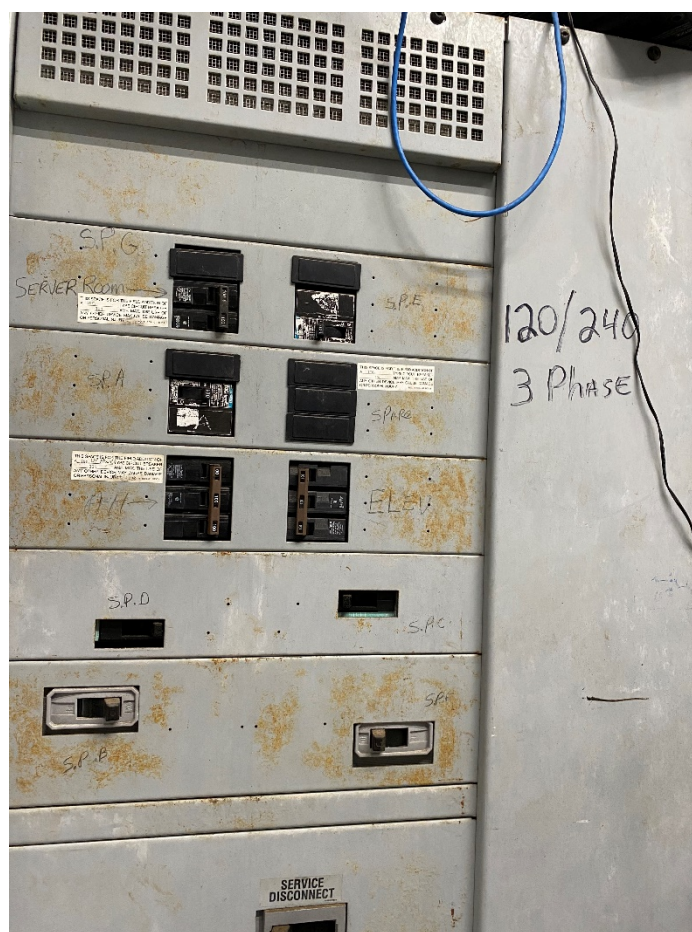
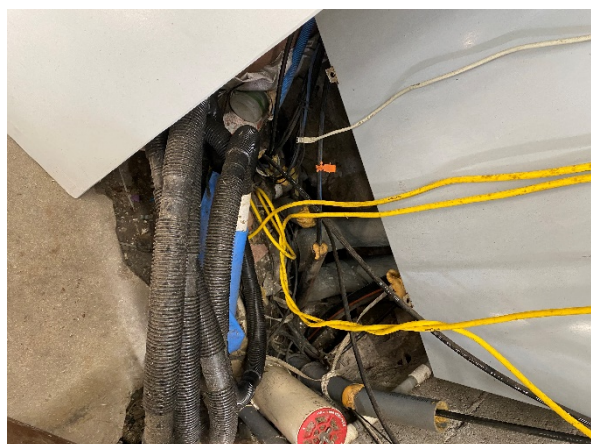


Most, if not all of the light fixtures that were originally fluorescent or incandescent fixtures have been retrofitted to use LED retrofit light bulbs. Although this can be an effective way to reduce energy and maintenance costs, the aesthetics and photometric performance often suffer. In the examples above and below, the center row of parabolic cells and acrylic fixtures are dark, giving an inconsistent appearance to the fixture. The “can” type fixtures have more effective retrofitted LED bulbs that work effectively, providing good lighting and a more appropriate look.



The electrical service comes from a transformer bank, on a riser pole across the street to the southeast of the property. The 3-phase, 120/240-volt service goes underground at the riser pole and stubs up into the service entrance room on the south side of the building. The service entrance room for the electrical service is also shared with the communications service and water service. The room is inappropriately used as a storage room as well.

The main distribution panel is beginning to show its age and should be replaced with any renovation stemming from this project. Spare parts may be difficult to find if breakers begin to fail. Or if it is attempted to reuse this panel in the renovations. Operating the breakers many times for disconnecting and reconnecting can cause permanent failures in equipment this old and showing this much corrosion.



The electrical service room is among the spaces that are to be demolished to bring the building back to its historic conditions. Demolishing this room will require the entire electrical service to be re-routed and the equipment to be replaced.

The building's life-safety systems appear to be operating effectively. These include the fire alarm system and the emergency lighting fixtures. The fire alarm system appears to have been replaced within the last 5-10 years and is a Silent Knight SK-5208 system which is still available on the market and serviceable.



System components appear to be provided and located to meet the requirements of the NFPA. This system should be able to be reconfigured to work for the new building configuration.

The building emergency lighting is provided by EXIT signs with built-in emergency lights and other battery backed up light fixtures in the paths of egress. Surface mounted conduit and light fixtures have been added over time to provide lighting at the building exits. It was unclear whether these fixtures were served from an emergency backup source as the current codes would require and will be required in the new building arrangements.



Other miscellaneous electrical issues noted with the current conditions of the building are a lack of convenience receptacles on the roof to maintain mechanical equipment and loose cabling on the roof from abandoned communications antennas. The code requires that there be a receptacle within 25 feet of each piece of mechanical equipment on the roof. The loose conduit/cabling should be removed.

Summary

Code items that need to be addressed if nothing else were done to the building and their rough order of magnitude costs are:

- Receptacles added to roof for maintenance - \$1,000
- Confirm exterior egress lighting has battery back-up – If needed - \$1,200
- Clean stored materials out of Utility Room in front of electrical storage - \$0

Major cost items if demolition and renovation performed:

- New electrical service - \$15,000
- New LED lighting - \$6 per square foot minimum.

Communication & Technology

Service Provider Connections

Existing service provider cables are fed from the utility pole SW across 2nd St. via underground conduit into the “Utility” room on the south side of building. This Utility Room serves as the building entrance for fiber optic cabling, copper voice cabling and coaxial CATV cabling, which enters the room from the underground conduits, run up to accessible ceiling level then over into the interior of the building. These cables then proceed into “Existing Phone Equip.” Room. The service provider lightning protection, fiber splice boxes, and active electronics are located within this room. Service providers appear to be Comcast (fiber and CATV) and AT&T (fiber and copper voice).

There are some active network electronics and lightning protection modules in the Utility Room which appear to serve (2) copper category cables that come from the exterior of the building. This implies exterior-mounted network devices, however at the time of observation there were no network devices identified on the exterior of the building. It is possible that these devices are abandoned or were removed previously.

There are some CATV cables spliced into the incoming coax line from the service provider. It is unknown where these lines run to or if they are currently active.

If the Utility Room is demolished as proposed, the incoming service provider cables will require re-routing to a different building entrance via a new underground pathway. This new pathway would intercept the existing underground pathway and re-route cabling into the building at a new location. This work will require the service provider to remove their existing cables and re-install via the new pathway. A complete telephone and network outage for building would last for the duration of this work. The existing exterior network connections, if still in use, would also need to be moved to a location within the existing building not demolished. The Existing Phone Equip. room would be the most logical choice to move this equipment to. If any of the existing CATV lines terminating in this room are determined to be still in use, they would need to be re-directed, or new cables pulled, to the Existing Phone Equip. Room in order to restore service to the end devices which they serve.

Structured Network Cabling

The existing structured network cabling system appears to be relatively new and in excellent condition. The cabling terminates to a network equipment rack in a room on the second floor. This room is not currently shown on available floor plans. For this assessment, we will call this the “Telecommunications Room (TR)”.

There are approximately 162 network cables terminated at this equipment rack, along with associated network electronics and servers. A service provider (Comcast) fiber cable and active electronics also reside in this rack, this fiber optic cable originates from the Comcast fiber enclosure in the existing Phone Equip. Room on the first floor.

If this existing TR room is demolished as proposed, the entire existing structured network cabling system would be rendered useless. A new TR would need to be established somewhere in the remaining space of the building, large enough to house the network equipment rack and associated hardware.

Audio/Visual

The Council Chambers contains an extensive network and audio/video equipment and infrastructure that appears to adequately serve the current space. Some of this audio/video equipment is controlled from a control station located in the existing TR on the second floor.

If the Council Chambers were to be renovated with new layout, casework or other significant improvements, the existing network and audio/visual infrastructure would most likely need to be re-configured and/or upgraded. Additionally, if the existing TR is demolished as proposed, a new Audio/Video control room would also need to be located somewhere in the remaining space of the building. This room would need to be large enough to house the associated audio/video equipment and control workstation.

Wireless Network

The existing wireless network system seems to have wireless access points scattered about in ad-hoc locations, using various mounting methods (wall and ceiling mounted). There may be gaps in coverage as a result. An engineered design is recommended for the most efficient use and coverage of the wireless network system.

Video Surveillance

There are a small number of security cameras placed throughout the building, mostly covering public corridors and customer service windows. There are gaps in coverage in some of the public spaces and corridors. There were no cameras on the exterior of the building covering the entrances or parking lots. It is recommended that additional cameras be installed to view any gaps in coverage noted above.

Intercom System

There is an old telephone intercom call panel at the front entrance that is no longer in use. It is recommended that this panel and any related equipment be demolished if exterior renovations were to occur.

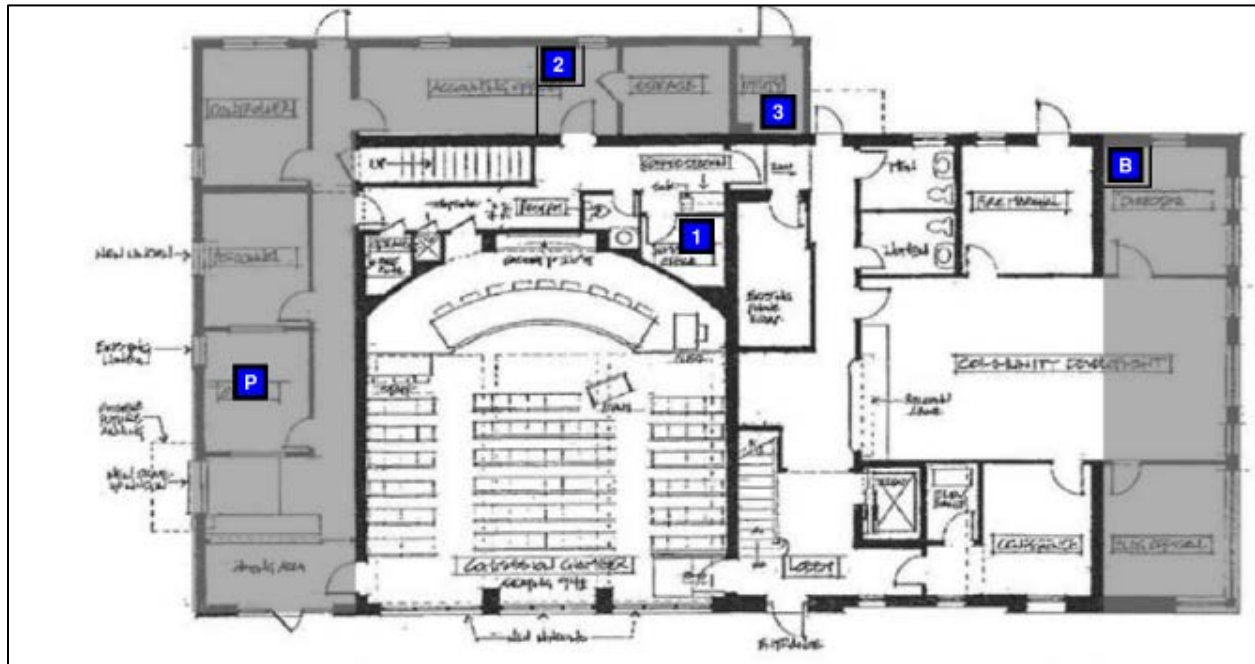
Mechanical Systems – HVAC, Plumbing, and Fire Protection

Overall, some problems that were observed generally seemed to be results of the many changes and additions to the building over the years. There are a few issues that will be addressed by discipline below that should be addressed in the planned future renovations. The most significant concern is the plan to remove the room on the south side of the building that houses most, if not all, of the incoming services to the building. Removal of this room in the future renovations will require a new space or spaces to be added to accommodate the incoming services. It is possible, however, that new service entrances would be desired in the renovations anyway.

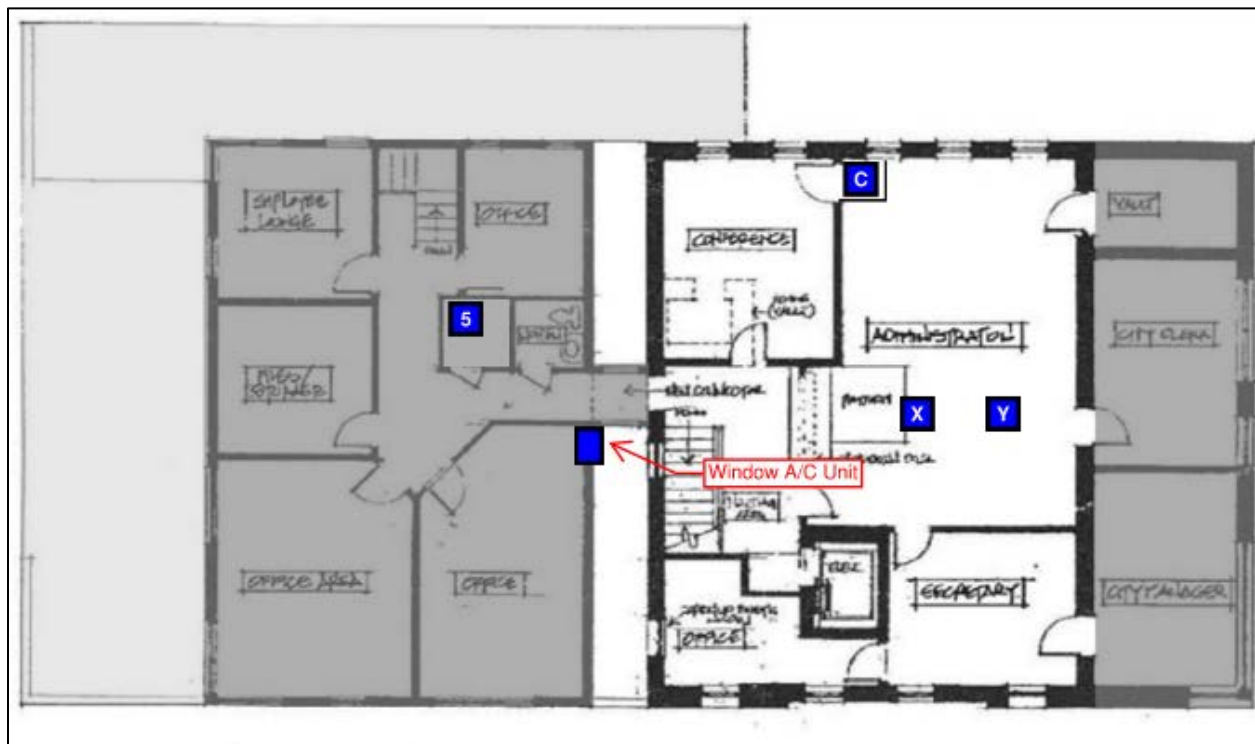
Mechanical / HVAC Systems

Building air conditioning is provided by 9 DX split system units and 1 window air conditioner. Refer to the table below for descriptions of the units. As part of the suggested demolition, several of these units will no longer be used (indicated by “Demolished” in the Status column). The remaining units may be reused following the demolition, pending confirmation of the details of the demolition requirements and contingent upon the assessment of their condition during the formal design phase of the renovation project. It is likely that much of the existing equipment can be reused, but replacement with newer, more energy efficient and lasting systems will make greater sense within a significant renovation project meant to serve the city for decades.

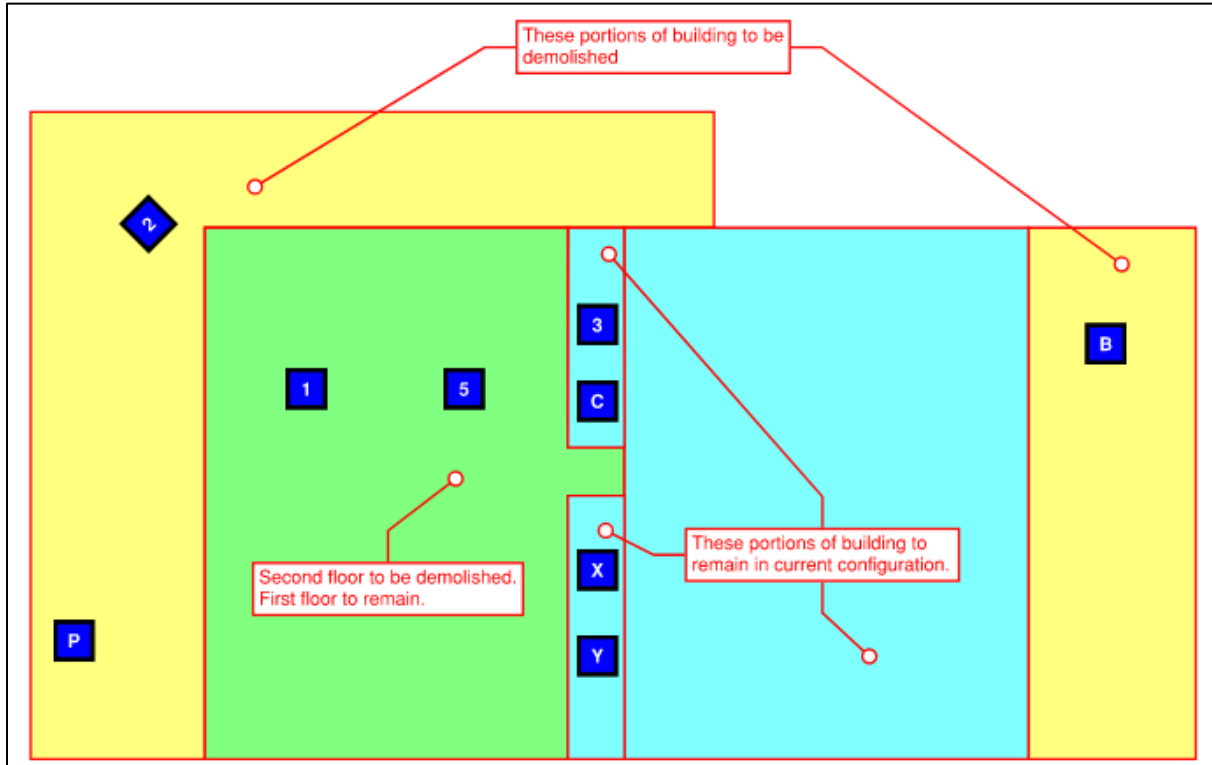
Tag	Serves	Status After Demolition
1	1 st Fl - Chamber	Remains (CU relocated from 2 nd fl roof)
2	1 st Fl – Area South of Chamber	Demolished
3	1 st Fl – Lobby	Remains
5	2 nd Fl - Kitchen / HR	Demolished
B	1 st Fl – Building Dept.	Demolished
C	2 nd Fl – Conference Rm.	Remains
P	1 st Fl – Plumbing Dept.	Demolished
X	2 nd Fl - Administration	Remains
Y	2 nd Fl - Administration	Remains
WS	2 nd Fl – Tech Room	Demolished



First Floor Air Handling Unit Locations



Second Floor Air Handling Unit Locations



Roof Level Condensing Unit Locations

Some units lack ventilation air, which is in violation of the Florida Mechanical Code, and ASHRAE Standard 62.1. This deficiency would need to be rectified by ducting outside air to the remaining units and reconfiguring their return systems. See picture below.



The condensing units located on the roof are currently supported by 4x4 wood “sleepers”. See picture below. This does not allow the Code required clearance for re-roofing below the units and also does not provide the necessary wind load resistance. For the units to remain, new roof curbs should be installed to elevate them above the roof. Additionally, tie-downs should be installed from the condensing units to the structure below to resist wind loads.

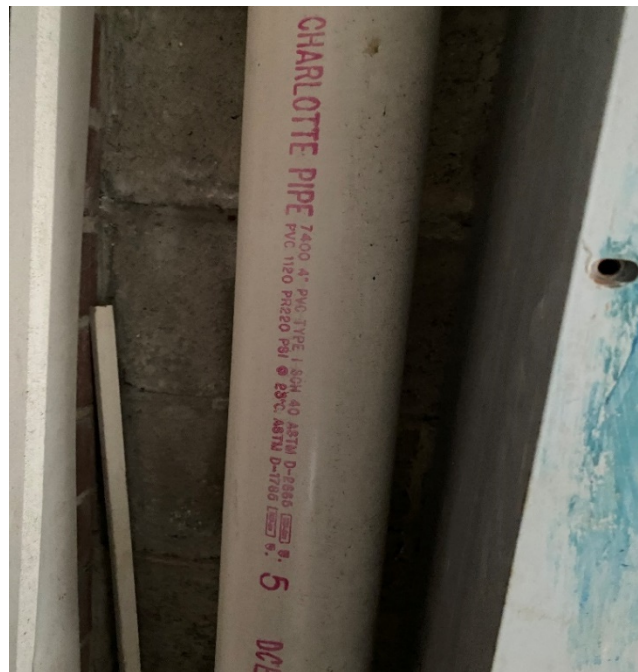


Plumbing & Fire Protection

There currently is a combined service entrance room where the electrical, communications and water services all enter the building. There are pipes installed above electrical panels that should be moved. There is a drainage pipe from the existing mechanical equipment in the same room that is currently discharging onto the ground within this room that needs to discharge outside of the room.



The existing storm drain on the lower roof is being routed vertically in the electrical room and discharging onto the parking lot surface. The pipe needs to be rerouted outside of this room.





Fire Protection

The building is not protected by a fire sprinkler system.

Site Civil Analysis

Geotechnical Report

There has been no formal Geotechnical study performed on this site.

Per the USDA web soil survey, the site is developed and considered urban land. There are no soil characteristics for urban land.

City of Fernandina Beach Development Requirements/Restrictions

Below is a summary of the development requirements/restrictions based on the property's current zoning designation and proposed development type.

- Land Use: Central Business District
- Zoning: C-3 (Central Business District)

A portion of this site falls within the Historic District while the entire site falls within the CRA Boundary. The site will need to be designed in accordance with the City of Fernandina Beach Land Development Code Chapter 8.

Minimum Lot Width: Per City of Fernandina Beach Land Development Code Section 4.02.01 the minimum is 25 feet.

Maximum Impervious Lot Coverage: Per City of Fernandina Beach Land Development Code Section 4.02.01 the maximum is 75% (Impervious Lot Coverage is allowed to be 100% in two conditions.

1. Redevelopment of a lot that is already 100% impervious.
2. Where stormwater facilities are available and have sufficient capacity to accept lot runoff.)

Maximum Floor Area Ratio: Floor are ratio is calculated by dividing the total of all floor areas (includes all floors of the building) by the total site area. Per City of Fernandina Beach Land Development Code Section 4.02.01 the maximum ratio is 200%.

Maximum Building Height: Per City of Fernandina Beach Land Development Code Section 4.02.03 the maximum height is 45 feet.

Minimum Yard Requirements: Per City of Fernandina Beach Land Development Code Section 4.02.03 there is no setback requirements.

Landscape Requirements: Per City of Fernandina Beach Land Development Code Section 4.05.00, the requirements provided below are necessary for any a non-residential/commercial redevelopment that results in increased building footprint, reconfiguration of existing parking, and parking lot expansions.

1. Landscaping must be provided for parking lots.
2. Tree survey prepared by a licensed Florida Surveyor or a tree inventory prepared by a certified arborist with an application for site plan approval.
3. Tree permit must be received before receipt of building permit
4. A landscape plan must be submitted.

5. Per City of Fernandina Beach Land Development Code Section 4.05.02 a landscape buffer is required between land uses. All three parcels border a Mixed Used Zone, so landscape buffer will be required. Per City of Fernandina Beach Land Development Code Section 4.05.12 the buffer requirement is four (4) understory trees per 100 linear feet with a minimum buffer width of 15 ft along the rear of the property.
6. Per City of Fernandina Beach Land Development Code Section 4.05.06 a minimum of 10% of total gross land area needs to be landscape.
7. Per City of Fernandina Beach Land Development Code Section 4.05.06 one (1) shade tree is required for each 1,500 square feet of gross site area.

Parking

Parking Requirements: Per City of Fernandina Beach Land Development Code section 7.01.04(A) the requirement for Offices (General, professional, or government) is one (1) space per 300 sq. ft. of gross floor area. Per City of Fernandina Beach Land Development Code section 7.01.04(B) up to 10% of parking may be on street parking.

The required number of parking for the 18,000 SF building is 60 parking spaces with 6 spaces allowed to be designated street parking. Three (3) of the total number of spaces will be ADA van accessible.

The current City Hall building has approximately 25 parking spaces. If the Historic Courthouse is reduced to the original square footage of approximately 6,000 square feet, it will require a total of 20 parking spaces with 2 spaces allowed to be designated as street parking. There may be an opportunity to add additional parking in the recovered area surrounding building. Additional parking spaces may be utilized for the new building, if necessary. The parking configuration may be addressed during site engineering design.

SJRWMD

Currently the Downtown Fernandina Beach Conceptual Permit is in with St Johns River Water Management District (SJRWMD) for permitting. The permit will allow for the portions of downtown Fernandina Beach to be redeveloped and sets standards for total amounts of pollutants and runoff flow rate. All projects within the basin will have to demonstrate a net benefit for the basin. Discharge and pollutants will be calculated using the pre-development condition.

With the site falling within this conceptual permit, some kind of stormwater filtration will mostly likely be needed for the stormwater runoff to treat for pollutants.

FEMA

The building's minimum finished floor elevation must be 11.4. The surrounding area's elevation around the city hall building on the east side of S 2nd St is 8 ft. The surrounding area's elevation around the parking lot on the west side of S 2nd St is 7 ft.

This site falls within flood zone AE with a base 100-year flood elevation of 9 feet. Per Roadway and Drainage Standards Ordinance of Nassau County, Florida section 10.8.1 finished floor elevations shall at a level one (1) foot or greater than the current 100-year flood level.

However, City of Fernandina Beach Flood Zone Map shows the site is within zone SFHA (special flood hazard area) AE with a BFE (Base flood elevation) of 9.4 and a +FRB (Free Board) 11.4. Therefore, the building's minimum finished floor elevation will be 11.4.

Currently, the existing site is at an elevation of approximately 7 feet above sea level, as per the attached Contour Map. The building(s) proposed minimum finished floor will be required to be at or above 11.4 feet.

US Fish and Wildlife Wetlands Map

From the FWS map it appears there is no wetland presence on any of the parcels. The nearest wetland is a Marine and Estuarine Deepwater located to the west of the properties.

Utilities

Sewer: Site has access to sewer through an 8" PVC sewer main running along Ash Street. There are two (2) connections already in place on the north and west side of the existing city hall building. The 8" PVC main continues along Ash Street across S 2nd St to the other two parcels but an investigation into the length of the pipe will be needed.

Water: Existing city hall building has access to water through a 2" galvanized pipe. A 6" Cast iron water main is located along S 2nd St and a 6" PVC Water main is located along Ash St above the parking lot parcel and empty lot parcel.

A letter of availability has been received from the City of Fernandina Beach Utilities Department verifying that there is sufficient capacity to serve the location.

Flow Test

A fire flow test was performed by COFB on 2/22/2021. The results from the flow test show the following pressures:

- Flow at Test: 700 gpm
- Flow at 20 psi: 2,460 gpm
- Pitot Pressure: 17 psi
- Static Pressure: 61 psi
- Residual Pressure: 57 psi

SUBCONSULTANT SERVICES

Traffic Engineering

There has been no formal Traffic Due Diligence report performed on this site.

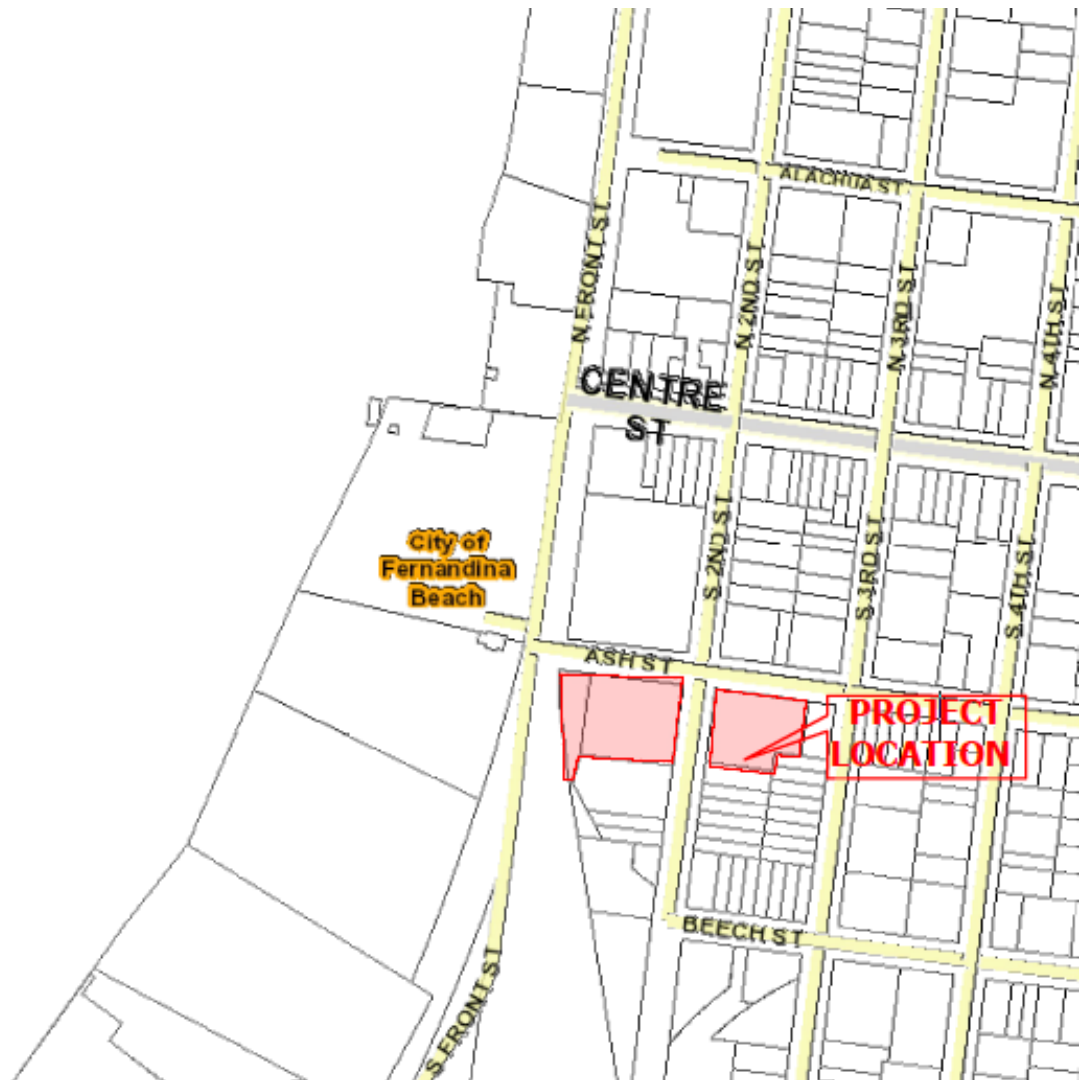
Tree Arborist

There has been no formal Tree Survey performed for this site.

ATTACHMENTS

- | | |
|--|--|
| ▪ Location Map | ▪ Utilities Map |
| ▪ Aerial Map | ▪ Contour Map |
| ▪ Land Use Map | ▪ City of Fernandina Beach Utility Department LOA |
| ▪ Zoning Map | ▪ City of Fernandina Beach Utility Department Fire Flow Test |
| ▪ CRA and Historic District Boundaries | ▪ Parking Exhibit |
| ▪ FEMA Map | ▪ Building Exhibit |
| ▪ Flood Zone Map | |
| ▪ Wetlands Map | |

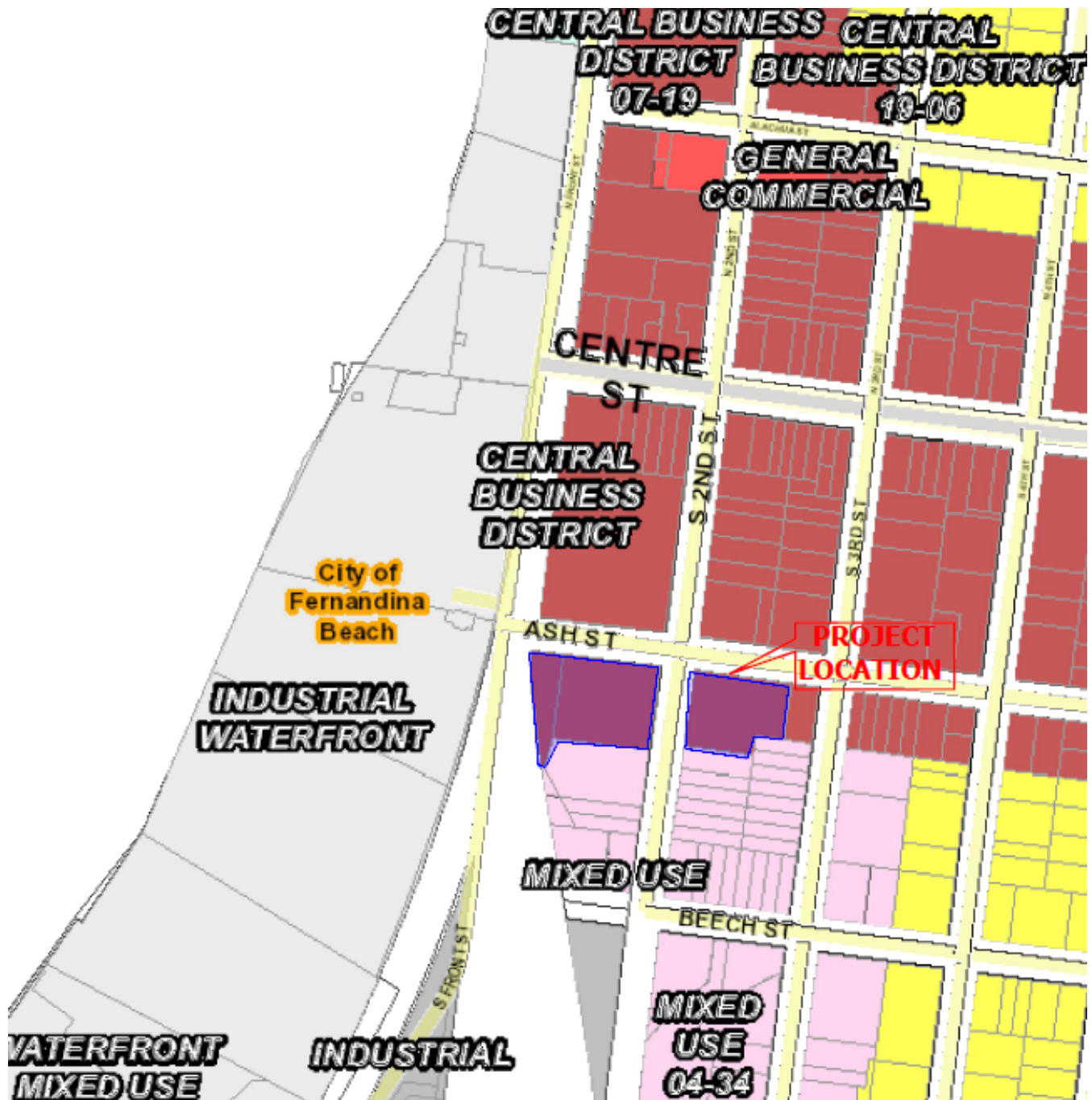
LOCATION MAP



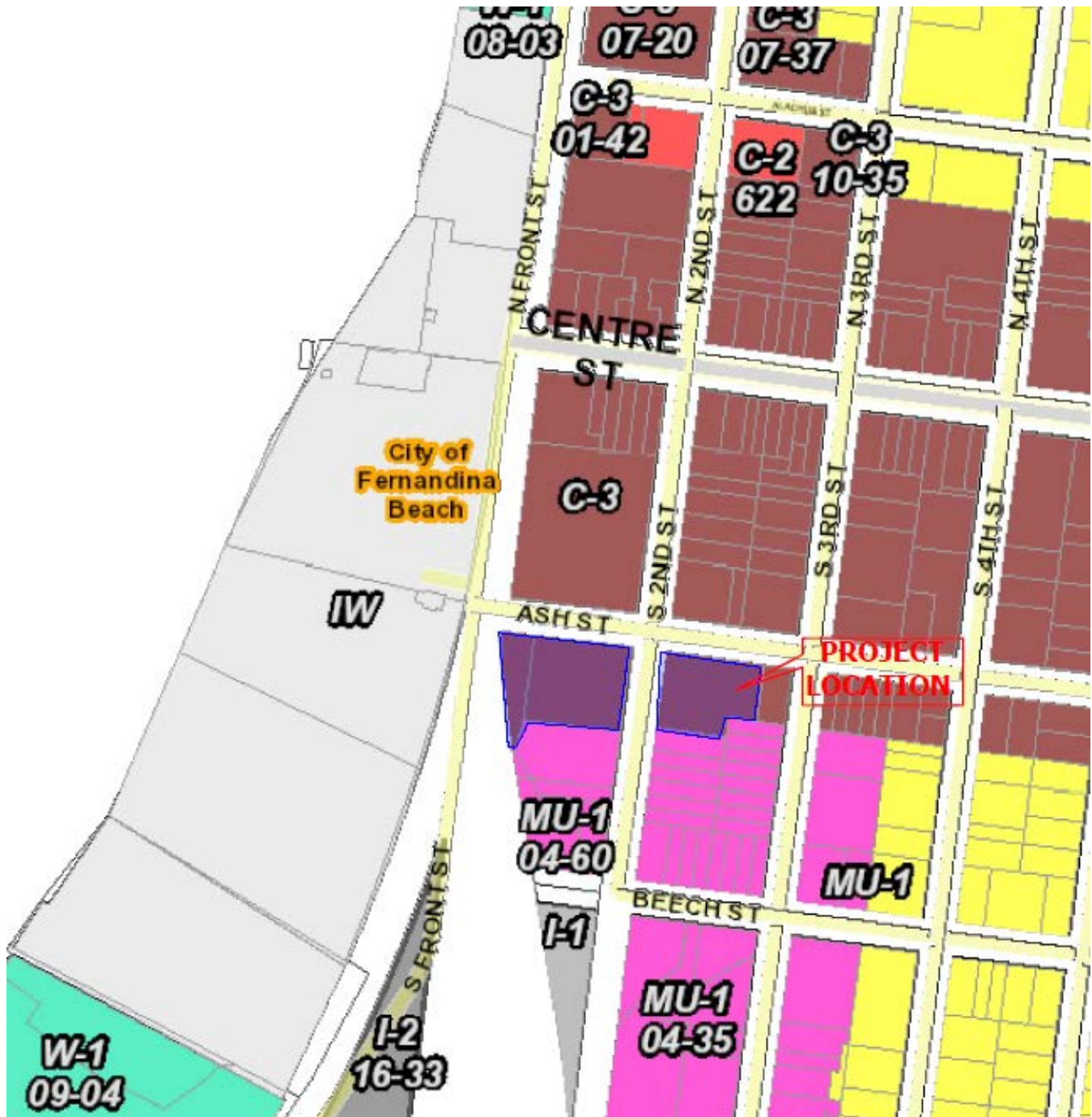
AERIAL MAP



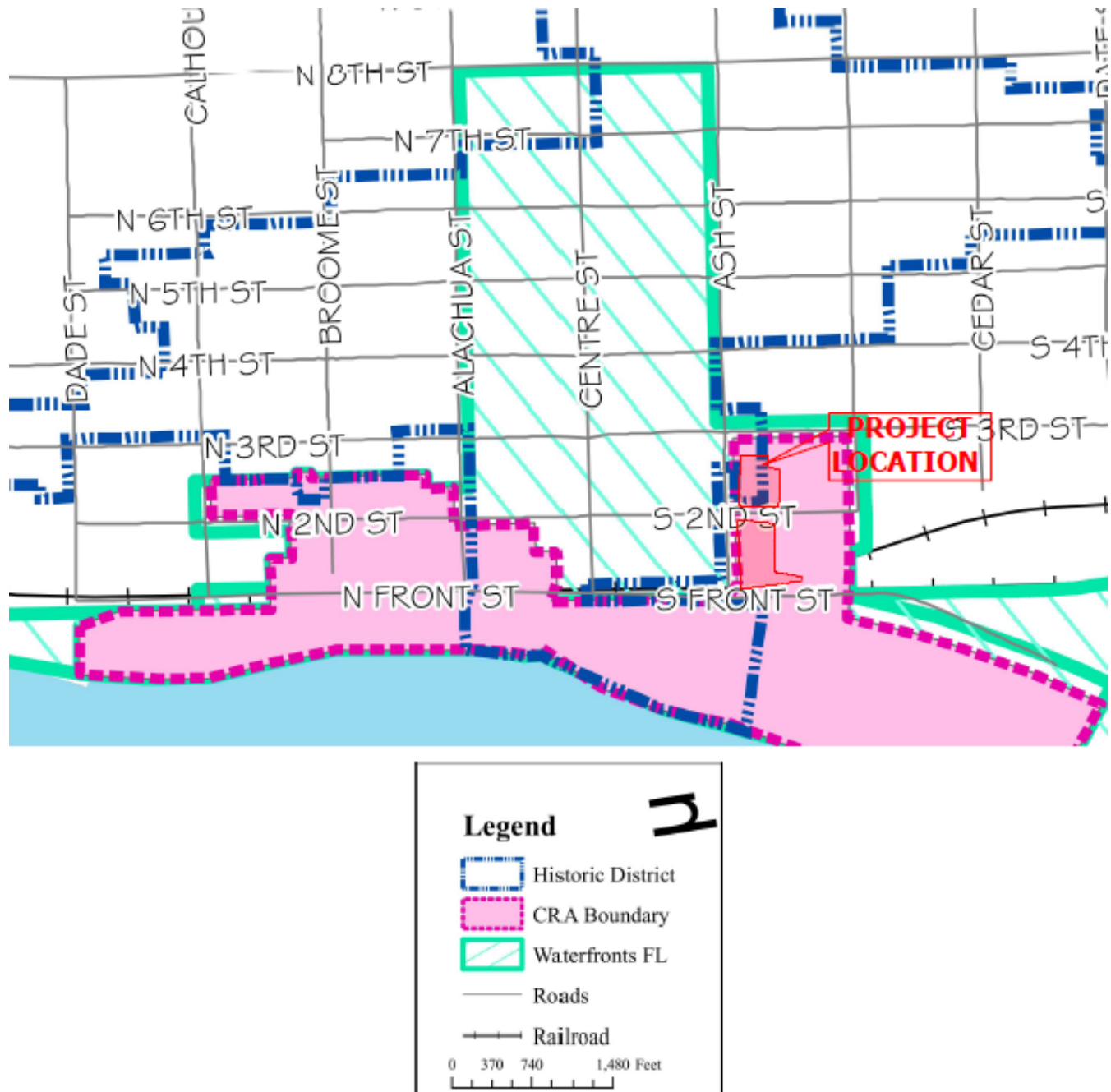
LAND USE MAP



ZONING MAP

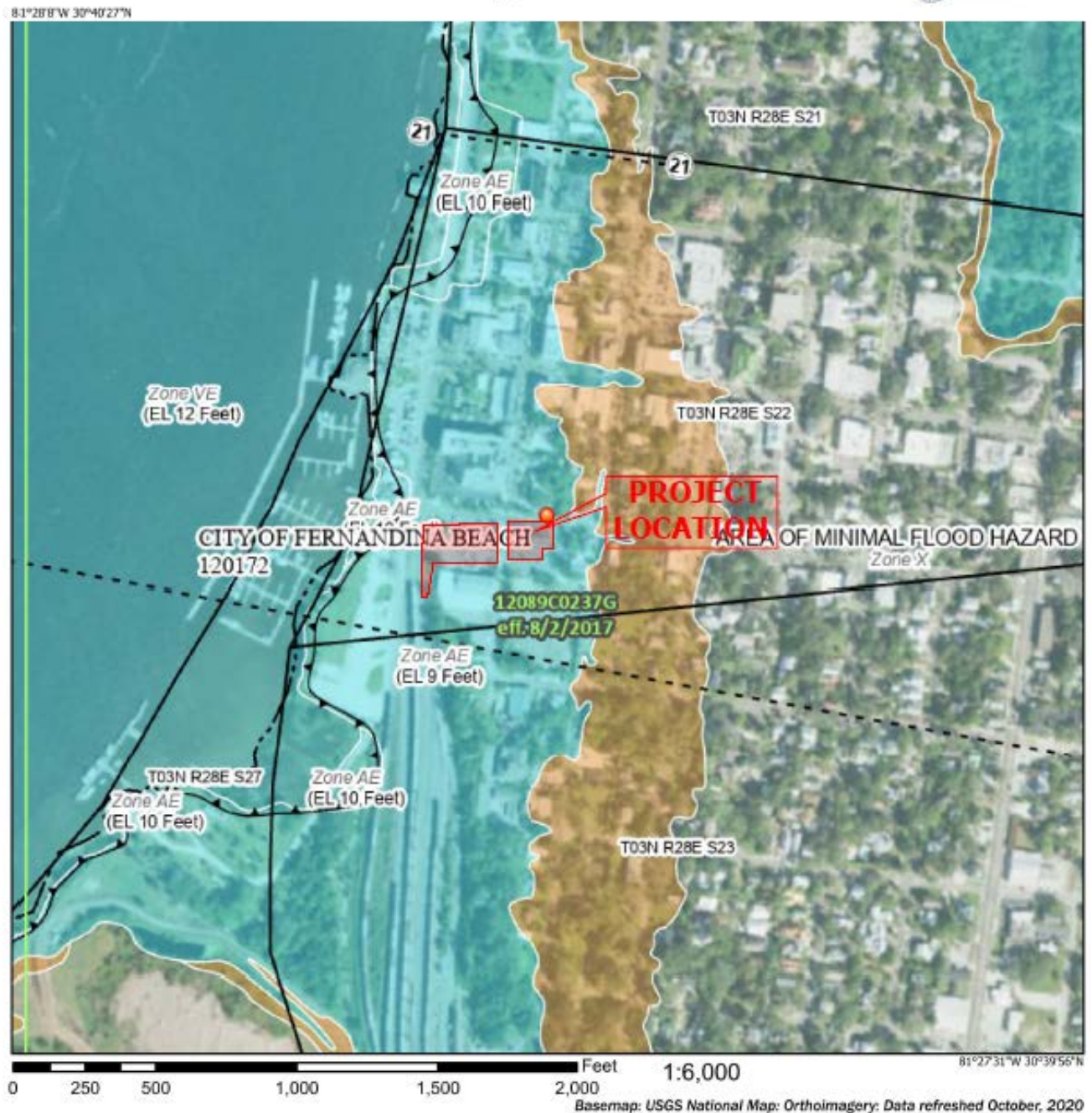


CRA AND HISTORIC DISTRICT BOUNDARIES

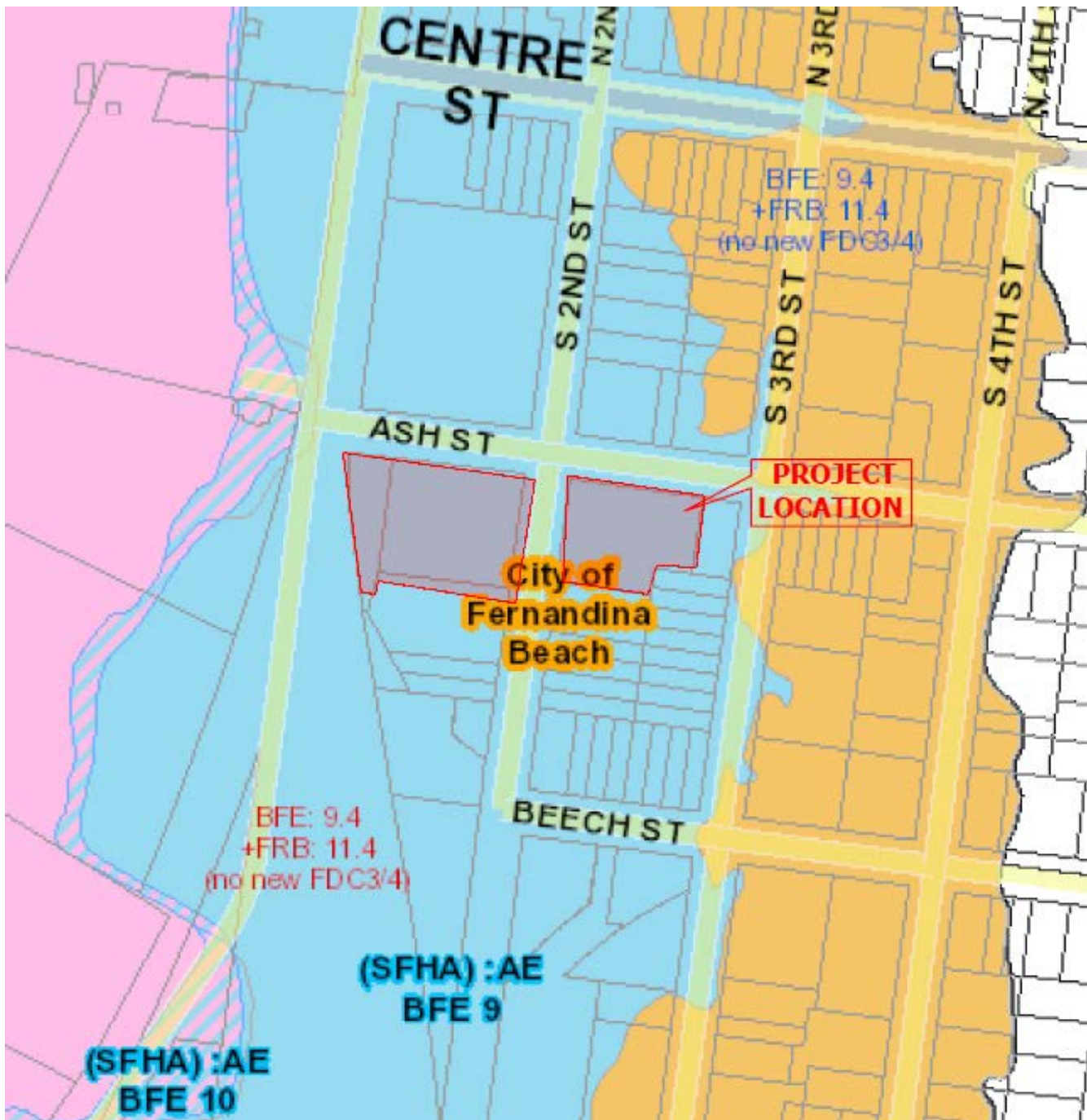


FEMA FLOOD MAP

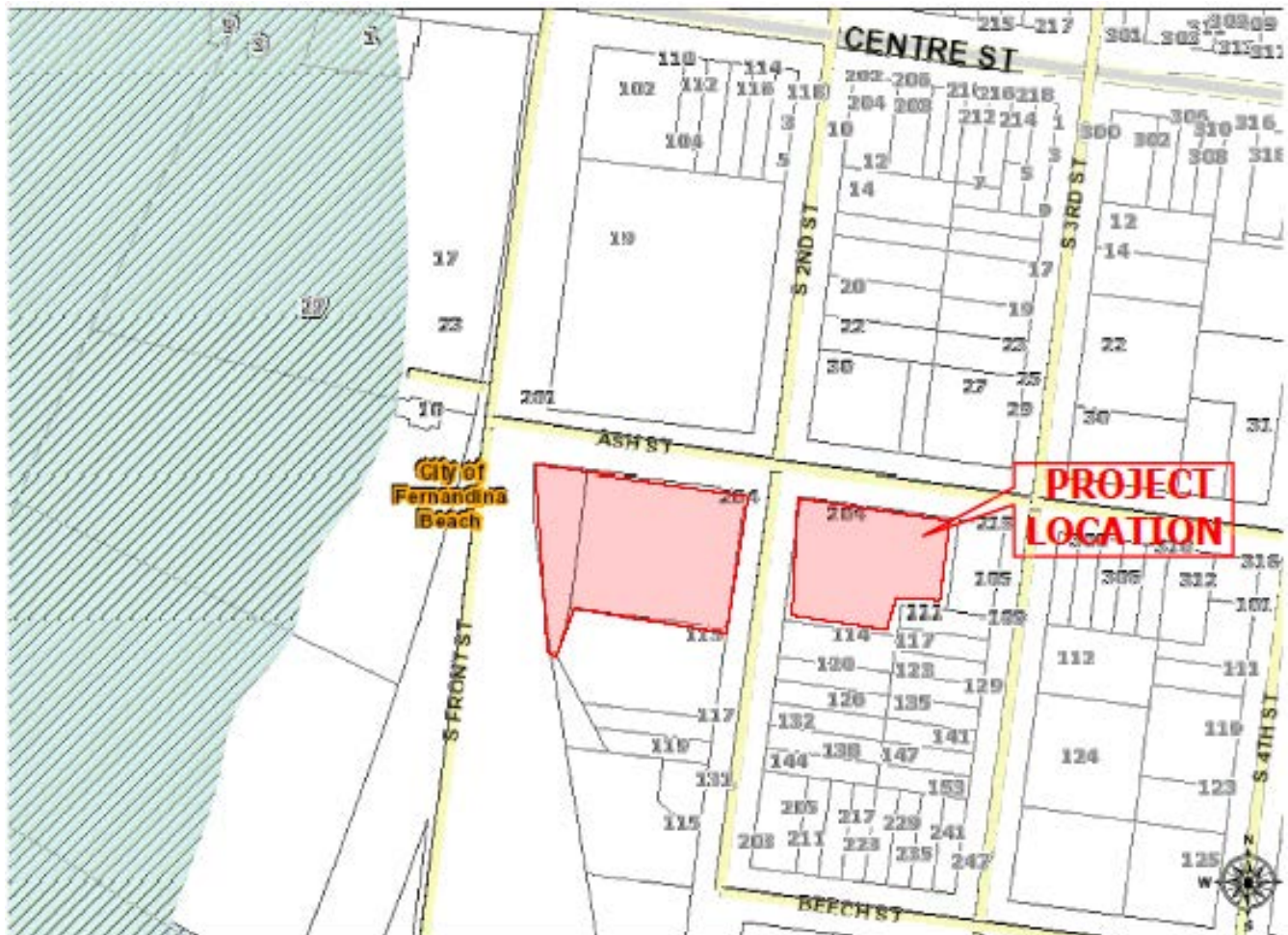
National Flood Hazard Layer FIRMette



FLOOD ZONE BFE MAP



WETLANDS MAP



UTILITIES MAP

Tax Maps 4.0

<https://maps.nassauflpa.com/NassauTaxMap/#>

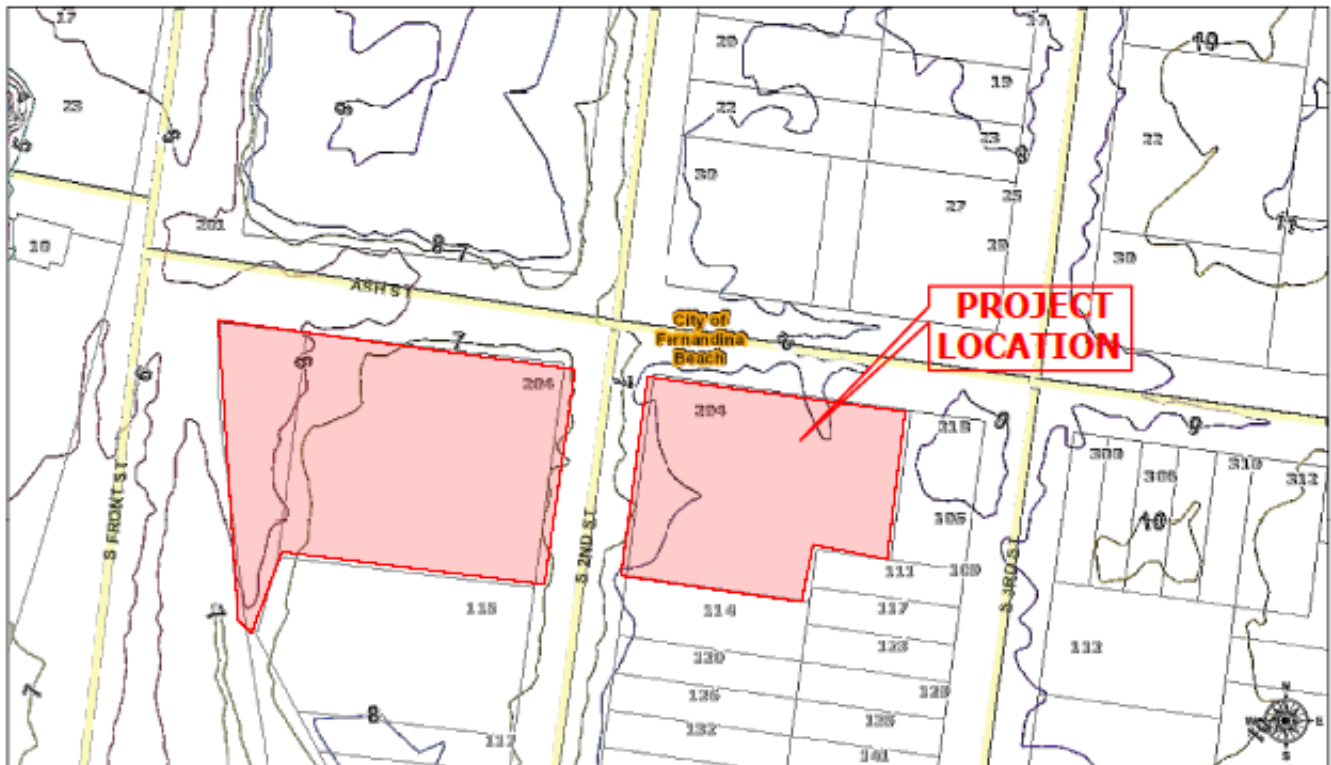


1 of 2

1/25/2021, 3:23 PM

CONTOUR MAP

Contour Map



March 3, 2021

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Swisstopo (Hong Kong), Swisstopo, Svc (Taiwan), NGSC, © OpenStreetMap contributors, and the GIS User Community

2021



CITY OF FERNANDINA BEACH

Utilities Department

Andre Desilet, PE

Utilities Director

February 3, 2021

Subject: **Water & Wastewater Availability**
204 Ash Street
Fernandina Beach, FL 32034

To Whom It May Concern:

The City of Fernandina Beach Water and Wastewater Division has sufficient capacity to serve the above-mentioned location, provided all applicable permit fees, zoning fees, impact fees or any other requirements of the City are met.

If you have any questions, please contact the undersigned at 904-310-3431.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andre Desilet".

Andre Desilet, P. E.
Utilities Director

/ab

FIRE WATER FLOW TEST DATA

City of Fernandina Beach, Florida

Available Flow GPM Calculations

Hydrant Number	73	
Upstream Hydrant Used	53	
Upstream Static Pressure		61
Upstream Residual Pressure		57
Flow Hydrant PSI Gauge (Pitot)		17
Flow GPM for test		700
Target Pressure	20	
		0.54 power
Static minus target pressure	41	7.43
Static minus residual pressure	4	2.11
Ratio target psi to the residual psi		
At the .54 power	3.51	
Flow times the ration equals the		
Available GPM at 20 psi	2459.7	
Test Date	2/22/2021	
Test By	GW/AR	

Color codes for available flow

1500 gpm or greater paint top and nozzle caps **Safety Blue**

1000 – 1499 gpm paint top and nozzle caps **Safety Green**

500 – 999 gpm paint top and nozzle caps **Safety Orange**

500 gpm or less paint top and nozzle caps **Safety Red**

Financial Analysis

Phase One - New City Hall Administrative Annex	
Project Expenses	Budget
I. Site Acquisition Costs	
A. None Required	\$0
Subtotal	\$0
II. Site Development Costs	
A. Site Improvements (parking, plazas, landscaping, stormwater management)	\$250,000
B. Site Survey	\$5,000
C. Geotechnical	\$10,000
Subtotal	\$265,000
III. Building Construction Cost	
A. Building Cost - New Construction (Estimated at \$325/SF)	\$5,850,000
Subtotal	\$5,850,000
IV. Project Development Costs	
A. A/E Planning, Design, Consultant and Construction Administration Fees	\$488,000
B. Special Inspections (allowance)	\$100,000
C. Bid Printing (allowance)	\$12,000
D. Building Commissioning (1% of III)	\$57,850
Subtotal	\$657,850
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance (7% of III)	\$427,000
B. Audio Visual Equipment	\$40,000
Subtotal	\$467,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (Assumes Spring 2023 start)	\$658,000
B. Project Contingency (15% of II, III & V)	\$987,000
C. Impact Fees	\$0
Subtotal	\$1,645,000
TOTAL PROJECT BUDGET - PHASE ONE	\$8,884,850

Financial Analysis

Phase Two - Historic City Hall Rehabilitation	
Project Expenses	Budget
I. Site Acquisition Costs	
A. None Required	\$0
Subtotal	\$0
II. Site Development Costs	
A. Site Improvements (parking, plazas, landscaping, stormwater management)	\$100,000
B. Site Survey	\$5,000
C. Geotechnical	\$2,000
Subtotal	\$107,000
III. Building Construction Cost	
A. Selective Demolition of Previous Additions	\$306,600
B. Building Cost - Renovation (Estimated at \$275/SF)	\$1,716,000
C. Façade Restorations	\$310,000
Subtotal	\$2,332,600
IV. Project Development Costs	
A. A/E Planning, Design, Consultant and Construction Administration Fees	\$240,000
B. Special Inspections (allowance)	\$25,000
C. Bid Printing (allowance)	\$10,000
D. Hazardous Material Testing (allowance)	\$10,000
E. Building Commissioning (1% of III)	\$23,320
Subtotal	\$308,320
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance (7% of III)	\$170,282
B. Audio Visual Equipment	\$20,000
Subtotal	\$190,282
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (Assumes Spring 2025 start)	\$421,000
B. Project Contingency (15% of II, III & V)	\$394,000
C. Impact Fees	\$0
Subtotal	\$815,000
TOTAL PROJECT BUDGET - PHASE TWO	\$3,753,202

Assessment Team Members

Architecture

Silling Architects

605 E. Robinson Street, Suite 630
Orlando, FL 32801

405 Capitol Street, Upper Atrium
Charleston, WV 25301



Civil Engineering / Land Planning

GAI Consultants

1301 Riverplace Blvd., Suite 900
Jacksonville, FL 32207



Structural Engineering

TLC Engineering Solutions

7370 Cabot Ct., Suite 103
Melbourne, FL 32940



Electrical Engineering
Mechanical Engineering
Plumbing Engineering
A/V Technology Engineering

TLC Engineering Solutions

1301 Riverplace Blvd., Suite 650
Jacksonville, FL 32207



APPRAISAL REPORT

**VACANT COMMERCIAL PARCEL
SW CORNER OF ASH STREET AND 2ND STREET S.
FERNANDINA BEACH, FLORIDA 32034**

FOR:

**CITY OF FERNANDINA BEACH
C/O DALE L. MARTIN
CITY MANAGER
204 ASH STREET
FERNANDINA BEACH, FLORIDA 32034**

PREPARED BY:

**DUNCAN R. ENNIS, SR., MAI, SRA
ENNIS APPRAISAL ASSOCIATES, INC.
4511 LEXINGTON AVENUE
JACKSONVILLE, FLORIDA 32207
PH. (904) 387-4467
FAX (904) 387-0177**

ENNIS APPRAISAL ASSOCIATES, INC.

Real Estate Appraisers & Consultants

Duncan R. Ennis, Sr., MAI, SRA
State-Certified General Real Estate Appraiser RZ619



May 30, 2018

Dale L. Martin, City Manager
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

RE: Appraisal Report
Vacant Commercial Parcel
SW corner of Ash Street and 2nd Street S.
Fernandina Beach, FL 32034
Ennis Appraisal File No. 2018-052.CE

Dear Mr. Martin,

At your request, this report has been prepared to convey my opinion of the "as is" market value of the fee simple interest in the property referenced above and more fully described herein. The effective date of the opinion of market value is May 26, 2018, the date of my inspection of the subject property.

In accordance with the appraiser's determination of an appropriate scope of work for this assignment, the Sales Comparison Approach is utilized to support an indication of the subject's "as is" market value. The Cost Approach and Income Approach are not useful to this assignment and are omitted. The appraisal process was developed in compliance with the Uniform Standards of Professional Appraisal Practice ("USPAP") and the results of the appraisal process are considered credible.

The results of the appraisal process are conveyed in an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report presents summary discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended uses as stated within the report. Additional data, reasoning, and analysis are maintained in my file.

4511 Lexington Avenue • Jacksonville, Florida 32210
(904) 387-4467 • Fax 387-0177
ennisappraisal.com

Dale L Martin, City Manager
City of Fernandina Beach

May 30, 2018

You are the client of this appraisal assignment and the intended user of this appraisal report. Additional intended users of this appraisal include other persons employed by the City of Fernandina Beach, the City's attorney(s), and the City's consultants, if any. Use of this appraisal report or the conclusions or opinions reported herein by anyone other than the stated client and intended users is not intended. It is my understanding the intended use of this appraisal is an aid in potentially developing or selling the subject property. Any other use of this appraisal report or the conclusions and opinions reported herein is also not intended. I will not be responsible for any unintended or unauthorized use of this report or the conclusions or opinions reported herein.

The appraisal analyses, opinions, and conclusions were developed, and this appraisal has been prepared in conformance with the requirements of the Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by The Appraisal Foundation, and with the requirements of the State of Florida for State Certified Appraisers.

The property was personally inspected, and the neighborhood trends and development patterns were analyzed. As a result of these investigations and subject to Assumptions and Limiting Conditions beginning on page 8, my opinion of the market value of the fee simple interest in the subject property is as follows:

**"As Is" Market Value,
As of May 26, 2018:**

\$1,040,000

If you desire any additional information pertaining to this appraisal report or if I may be of any further assistance to you, please call.

Yours truly,
Ennis Appraisal Associates, Inc.

A handwritten signature in blue ink, reading "Duncan R. Ennis, Sr.".

Duncan R. Ennis, Sr., MAI, SRA
State-Certified General Real Estate
Appraiser RZ619

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation (USPAP); and the requirements of the State of Florida for State-Certified General Real Estate Appraisers.
- I made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives and to the requirements of the State of Florida relating to review by the State Real Estate Appraisal Board.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

- I currently hold the State-Certified General Real Estate Appraiser license allowing the performance of real estate appraisals in connection with federally related transactions in the State of Florida in which the subject property is located.
- I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- This appraisal recognizes the following definition of market value:

Market Value: as defined in Chapter 12, Code of Federal Regulation, Part 34.42 (f) is, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."



Duncan R. Ennis, Sr., MAI, SRA
State-Certified General Real Estate
Appraiser RZ619

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Summary of Important Facts and Conclusions

Legal Description	Part of Lots 1 – 6, and all of Lots 28 – 34, Block 271, City of Fernandina Beach, Nassau County, FL.
RE #	00-00-31-1800-0271-0010
Address	2nd Street South, Fernandina Beach, FL 32034
Location	Southwest corner of 2 nd Street South and Ash Street, downtown district of Fernandina Beach, FL
Property Rights Appraised	Fee Simple Interest
Effective Date of Appraisal	May 26, 2018 (Date of Inspection)
Date of Report	May 30, 2018
Owner of Record	City of Fernandina Beach
Land Area	24,750 square feet, or .57 acre
Future Land Use Category	Central Business District
Zoning District	Central Business District (C-3)
2017 Just Value / Taxes	\$771,364 / \$0
Improvements	Surface parking lot (paving and landscaping)
Highest and Best Use,	
As Vacant	Development in a manner consistent with the CBD future land use category, the Central Business District (C-3) zoning district, and concurrency requirements. Most likely uses include restaurant, retail, office, residential, or mixed-use facility.
As Improved	Continued use as a parking lot until such time the parcel is redeveloped
"As Is" Market Value ¹	\$1,040,000

¹ The opinions of value developed herein are subject to Assumptions and Limiting Conditions beginning on pg. 8.

Assumptions and Limiting Conditions

- The subject parcel's legal description and dimensions reported herein were obtained from a survey provided to the appraiser. The survey, dated February 6, 2012 and identified as B-729, was prepared by Manzie & Drake Land Surveying. A copy of a portion of the survey is found on page 25 of this report. Based on the parcel's dimensions reported on the aforementioned survey, the appraiser calculates the size of the subject parcel to be 24,750 square feet. Note the subject parcel's land size of 30,625 square feet reported on the 2017 Nassau County Property Appraiser's records is believed to be incorrect. If the subject parcel's legal description, dimensions, or size is other than reported herein, the appraiser's opinion of market value may be other than reported herein.
- The appraiser is not responsible for the title or survey and has disregarded any liens, encumbrances and/or encroachments unless specifically set forth.
- The property is presumed to be marketable, free and clear, under responsible ownership and competent management.
- Any sketch or photo is approximate and is merely intended to assist the client in visualizing the premises.
- No obligation is assumed for the accuracy of tax data, zoning information, or similar information supplied by others.
- Disclosure of the contents of this report is governed by the Code of Ethics and Standards of Professional Practice of the Appraisal Institute. Neither all nor any part of this report shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other means of public communication, without the prior written consent and approval of the author.
- The appraiser does not agree to give testimony in court relating to this appraisal, except by previous agreement.
- This appraisal covers only the premises described herein. Neither the figures therein, nor any analysis thereof, nor any unit values thereby derived are to be construed as applicable to any other property, however similar the same may be.
- The appraiser has no present or contemplated interest in the subject property.
- This report is not contingent upon any predetermined value or finding.
- Valuation is made in conformity with the Standards of Professional Practice of the Appraisal Institute, a professional organization of which Duncan R. Ennis, Sr., MAI, SRA is a member.
- Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser,

however, is unqualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon or other potentially hazardous materials may affect the value of the property. The opinions of value developed herein are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise of engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

- It is assumed continued use of the subject property as a parking lot is legally permissible. It is also assumed redevelopment of the parcel in a manner otherwise permitted by the Central Business District future land use category and Central Business District (C-3), is legally permissible.
- This report contains 67 pages.

Extraordinary Assumptions

The 2018-2019 edition of the Uniform Standards of Professional Appraisal Practice (USPAP) defines extraordinary assumption as, “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions”.

- None

Hypothetical Conditions

The 2018-2019 edition of the Uniform Standards of Professional Appraisal Practice (USPAP) defines hypothetical condition as, “a condition related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis”.

- None

Identification of Subject Property

The subject of this appraisal is a vacant, 24,750 square foot, parcel located at the southwest corner of the intersection of Ash Street and 2nd Street South in Fernandina Beach, Florida. The subject parcel is improved with a public surface parking lot and a landscaped area with two picnic tables.

The subject parcel is within the Amelia River Waterfront Community Redevelopment Area (CRA) and is across the street from the City’s Downtown Historic District.

The Fernandina Beach City Hall and Commission Chambers are across 2nd Street S. from the subject; Hampton Inn & Suites Hotel is across Ash Street from the subject; a railroad

right-of-way is just to the west of the subject; and the Maritime Museum of Amelia Island is adjacent to the south of the subject.

Purpose of this Appraisal

The purpose of this appraisal assignment is to develop an opinion of the “as is” market value of the fee simple interest in the subject property. Market value is defined on page 5 of this report.

Property Rights Appraised

The property rights appraised herein are the fee simple interest. As of the effective date of this appraisal a leased fee interest did not exist. Fee simple and leased fee are defined below.

Fee Simple Interest is defined by The Appraisal of Real Estate, Twelfth Edition as: “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.”

Leased Fee Interest is defined by The Appraisal of Real Estate, Twelfth Edition as, “an ownership interest held by a landlord with the rights of use and occupancy conveyed by the lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease”.

Client and Intended Users

Dale L. Martin, as City Manager of the City of Fernandina Beach, is the client of this appraisal assignment and the intended user of this appraisal report. Additional intended users of this appraisal include other persons employed by the City of Fernandina Beach, the City’s attorney(s), and the City’s consultants, if any. Use of this appraisal report or the conclusions or opinions reported herein by anyone other than the stated client and intended users is not intended.

Intended Use of this Appraisal

It is my understanding the intended use of this appraisal is an aid in potentially developing or selling the subject property. Any other use of this appraisal report or the conclusions and opinions reported herein is also not intended. I will not be responsible for any unintended or unauthorized use of this report or the conclusions or opinions reported herein.

Owner of Record and Five-Year Sales History

According to the 2017 Nassau County Property Appraiser's and Tax Collector's records, the subject property is owned by the City of Fernandina Beach.

According to the 2017 Nassau County Property Appraiser's records, no sales of the subject parcel have occurred within the past three years.

The appraiser is not aware of any sales, listings for sale, offers, contracts, options, leases or other agreements pertaining to the subject property within the past five years. The appraiser, however, has not conducted a title search. Should more thorough title history be desired please consult a title insurance company or other qualified source.

Scope of Work

In consideration of the written engagement for this appraisal assignment, the purpose of this appraisal is to develop and convey an opinion of the "as is" market value of the subject parcel as of May 26, 2018. A copy of the appraisal engagement is included in the Addendum.

As defined in the Uniform Standards of Professional Appraisal Practice (USPAP), the scope of work is "the type and extent of research and analyses in an assignment." In preparing this appraisal, the appraiser:

- Inspected and photographed the subject parcel;
- Gathered regional, city, county, and neighborhood data;
- Researched the parcel's physical and legal characteristics;
- Gathered information regarding sales and listings of comparable properties, and
- Analyzed the data to develop an opinion of market value.

After analyzing the data collected, and considering the subject's legally permissible, physically possible, economically feasible and maximally productive uses, the appraiser developed an opinion of the highest and best use of the subject parcel.

In accordance with the appraiser's determination of an appropriate scope of work for this assignment, the opinion of "as is" market value of the fee simple interest in the property is developed utilizing the Sales Comparison Approach.

Because the subject property is, for the most part, vacant land, the Cost Approach is not useful to this assignment and is omitted. Although the subject parcel has the potential to generate rental income in the form of ground rent, the typical purchaser of the parcel would acquire the parcel for development, not for the rental income the parcel might generate. The Income Approach, therefore, is not useful to this assignment and is also omitted.

As per agreement between the client and the appraiser, the results of the appraisal process are communicated to the client in an Appraisal Report that is intended to comply with the

reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report presents summary discussions of the data and analyses utilized in developing the opinion of "as is" market value. The data and analyses are maintained in the appraiser's work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated within the report. The appraiser is not responsible for unauthorized use of this report. The appraisal process was developed in conformity with the requirements of the USPAP, and the results are considered credible.

Photographs and Maps of Subject Property

Photographs and maps of the subject property are found below and on following pages.



**Vacant Commercial Parcel
SW Corner of Ash Street and 2nd Street S.
Fernandina Beach, Florida 32034**



Subject parcel as seen from intersection of
Ash St. and 2nd St. S.



View westerly along Ash St.; subject parcel is
at left



View southerly along 2nd St. S.; subject parcel
is at right; City Hall is at left



Subject parcel's driveway off 2nd St. S.

**Vacant Commercial Parcel
SW Corner of Ash Street and 2nd Street S.
Fernandina Beach, Florida 32034**



Subject parcel's driveway off Ash St.



View easterly from SW corner of subject parcel; the building at right is adjacent to south of subject parcel



View northerly from SW corner of subject parcel; the grassy area at left is a vacant lot owned by the City; the building in background is the Hampton Inn & Suites



View westerly from subject parcel across the railroad tracks; Fernandina Harbor Marina is in background

**Vacant Commercial Parcel
SW Corner of Ash Street and 2nd Street S.
Fernandina Beach, Florida 32034**



Landscaped area with two picnic tables on
subject parcel



Horse trough on subject parcel



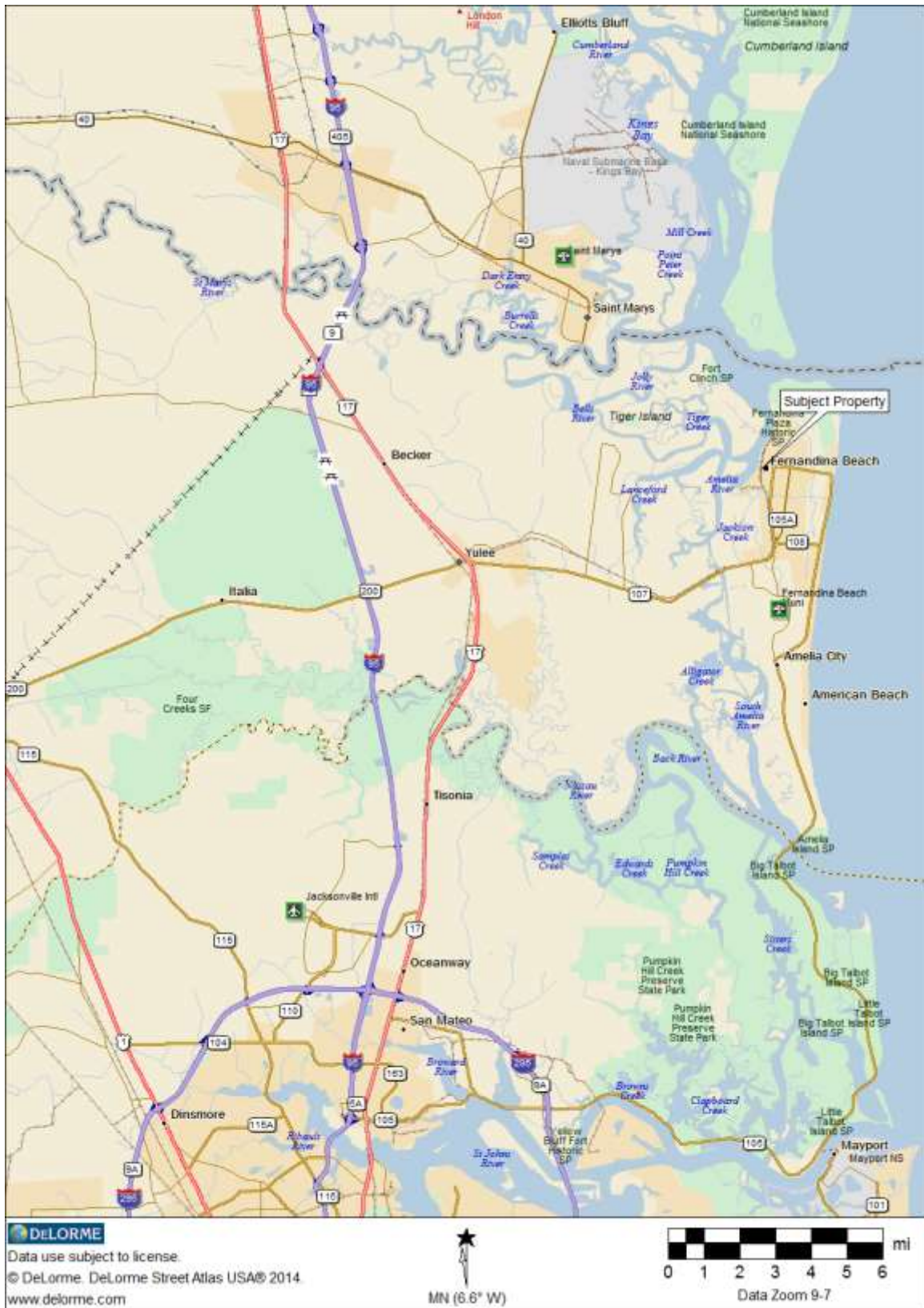
Florida Area



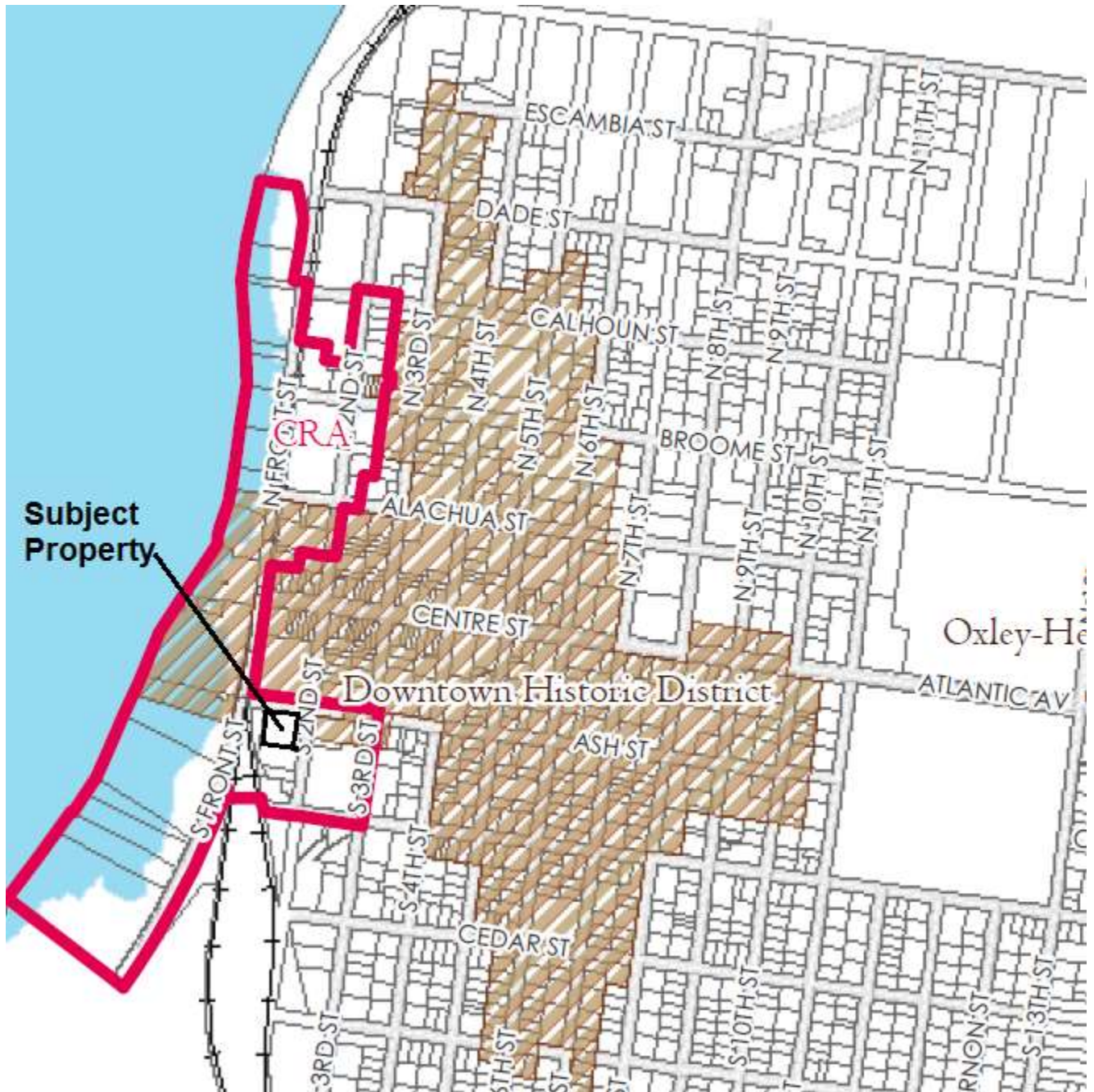
Fernandina Beach/Jacksonville Area



Amelia Island Area



Neighborhood Map



The subject parcel is not within the Downtown Historic District.

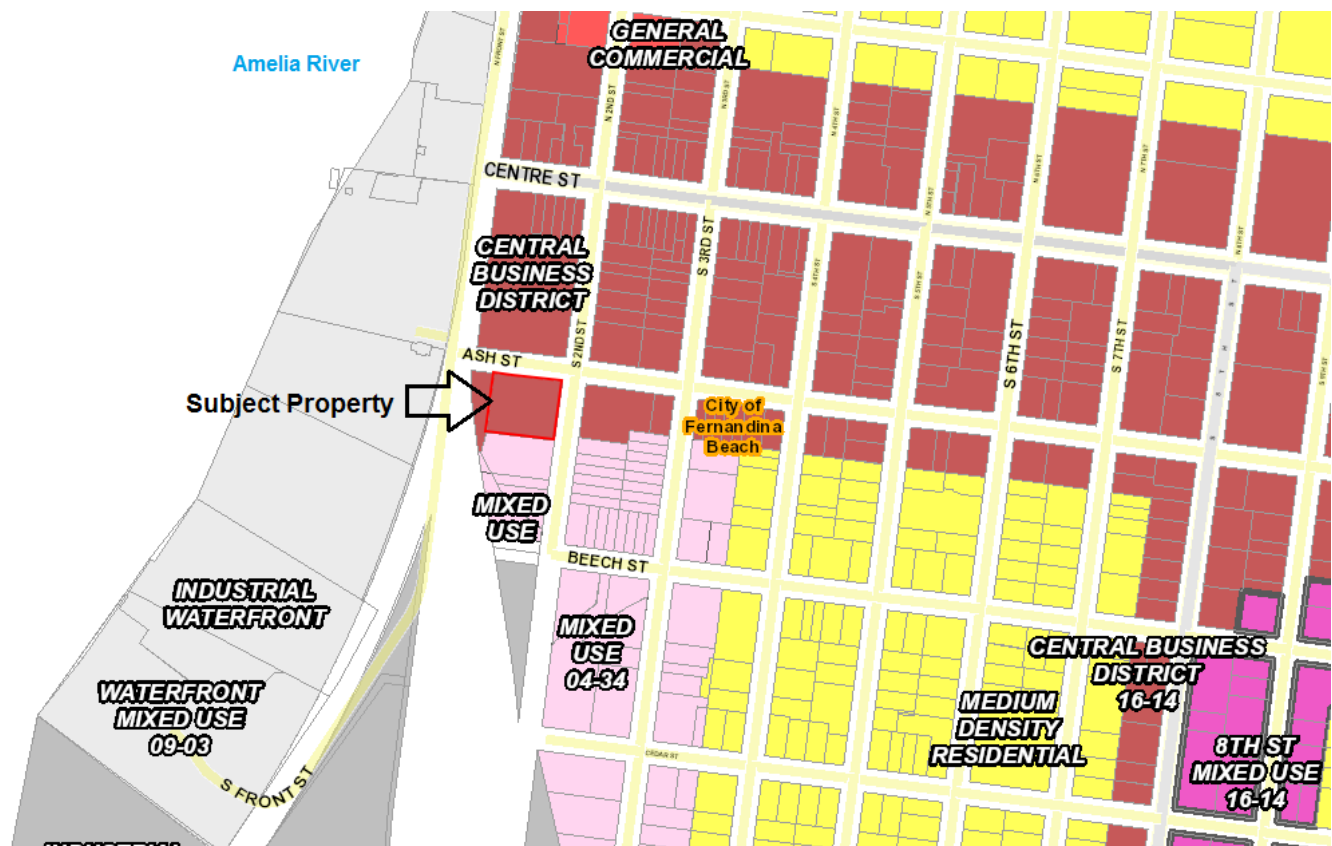
The subject property is within the Community Redevelopment Area (CRA).

Nassau County's GIS Map



The subject parcel is outlined in red.

Nassau County GIS Map with Fernandina Beach Future Land Use Category Overlay



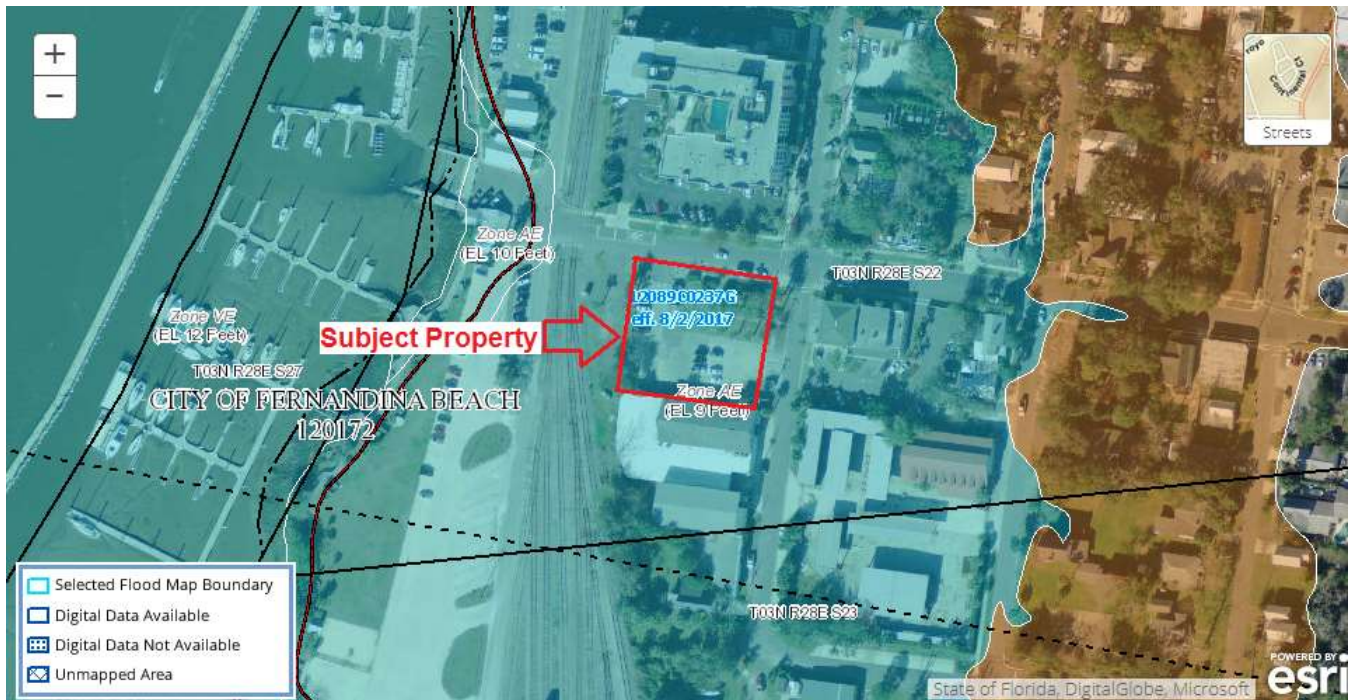
The subject's future land use category is Central Business District.

Nassau County GIS Map with Fernandina Beach Zoning District Overlay



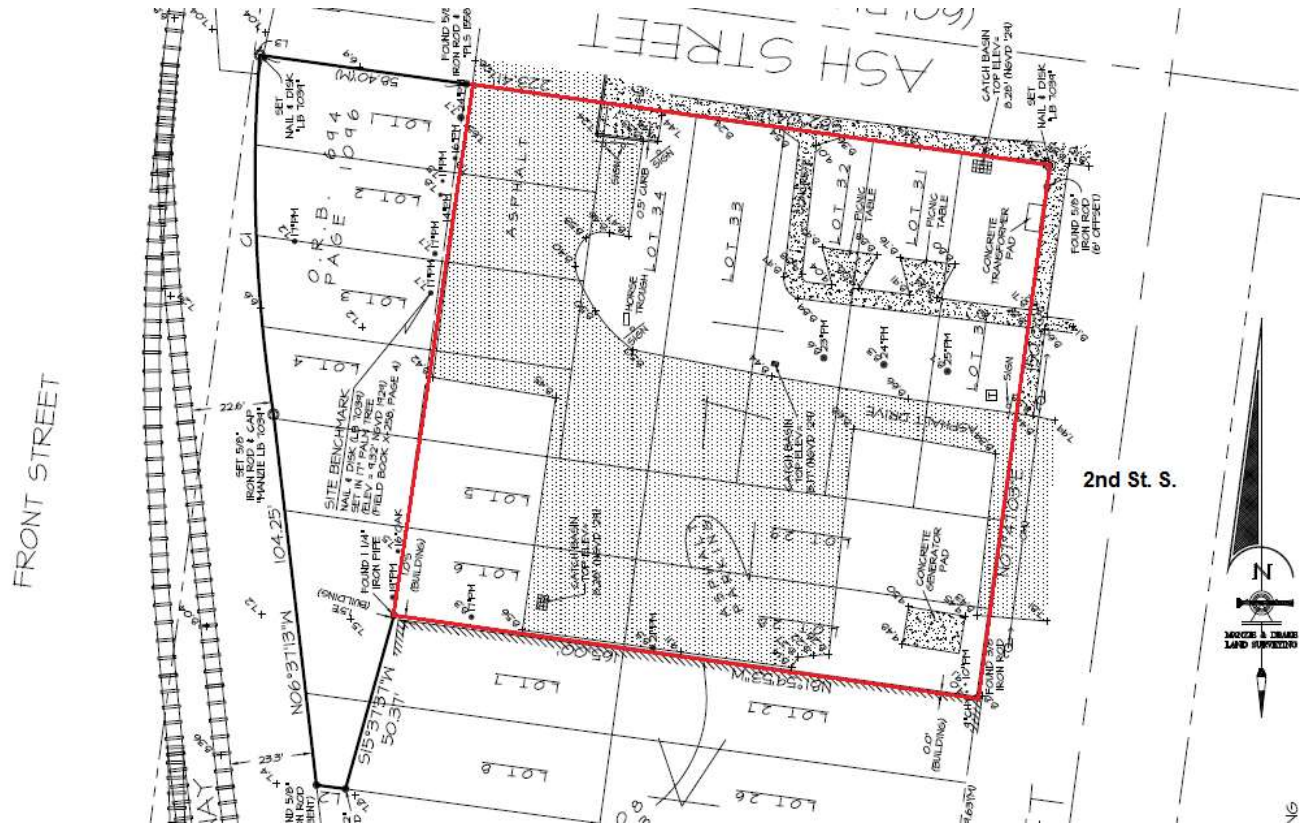
Subject's zoning district is Central Business District (C-3).

Flood Zone Map



Subject parcel appears to be in Flood Zones “AE (EL 9 Feet)”.

Survey



According to the survey, the subject parcel, which is outlined in red, extends 165' along the south side of Ash Street and 150' along the west side of 2nd St. S.

Neighborhood

The subject of this appraisal is a 24,750 square foot, parcel located at the southwest corner of the intersection of Ash Street and 2nd Street South in Fernandina Beach, Florida. Neighborhood boundaries can be defined by natural boundaries such as rivers and streams, land uses, major highways or other physical characteristics. In this instance, neighborhood boundaries generally coincide with Fernandina's downtown district.

The Fernandina Beach City Hall and Commission Chambers are across 2nd Street S. from the subject; Hampton Inn & Suites Hotel is across Ash Street from the subject; a railroad right-of-way is just to the west of the subject; and the Maritime Museum of Amelia Island is adjacent to the south of the subject.

The City of Fernandina Beach is located at the north end of Amelia Island, a coastal barrier island located in the extreme northeasterly corner of the State of Florida. Amelia Island is a tourist and retirement destination boasting a popular walkable downtown area, upscale resorts, such as the Amelia Island Plantation and the Ritz Carlton resort hotel, condominiums, golf courses and water front communities, and Fort Clinch, a large, full-facility State Park. The eastern portion of Nassau County, and particularly the Amelia Island area, experienced considerable growth and development between 2000 and the collapse of the nation's financial system in the fall of 2008. Very little growth and development in the area occurred between 2009 and 2014. The pace of growth and development began to increase around 2015. The real estate market on Amelia Island is currently very active.

Downtown Fernandina Beach is characterized by older low-rise housing, shops, restaurants, and office buildings. Many of the structures within the downtown area were originally utilized as single-family dwellings. Centre Street is the primary roadway extending through the heart of the downtown district. To the east of 8th Street, the right-of-way is known as Atlantic Avenue and continues about 1.5 miles to the Atlantic Ocean. Centre Street is a pedestrian friendly two-lane paved roadway with landscaping, benches, and a few pocket parks. Residential areas adjacent to downtown are a mix of cottages and Victorian houses within a designated Historical District, where development is tightly controlled, and preservation of the architectural styles and resort/tourist character is mandated.

Commercial development within the Historic District is comprised mostly of one and two-story retail and restaurant facilities along both sides of Centre Street between 8th Street and the end of the street at Amelia River. All of the retail and restaurant businesses are local, mom & pop, enterprises. No national retailers or restaurants are found within the Historic District. The second floors within many of the two-story buildings in the Historic District are marginally utilized for storage.

Public parking within the Historic District, which appears to be adequate, is provided by nose-to-curb and curb-side spaces within the road rights-of-way, and numerous small public parking lots within easy walking distance of Centre Street. Very few of the retail or restaurant facilities in the Historic District provide private on-site parking.

The City's marina, Fernandina Harbor Marina, is located at the westerly terminus of Centre Street, one block to the west of the subject parcel. According to the marina's website, the marina has 1,000 linear feet of side-tie dockage, concrete floating docks, a Captain's Lounge, and Brett's Waterway Café. Following hurricanes during 2016 and 2017, the only functioning components of the marina included 12 mooring balls, 5 transient slips, a dingy dock, a short term dock, boat ramp, and showers. In December 2017, repairs to the walkway around Brett's Waterway Café were completed, and fuel, water, sewerage, electrical, and communications lines were rehung. In March 2018, the north 304' of the outside dock and enhancements were completed, and repairs to Dock 4 were completed. It was reported in the May 18, 2018 issue of the *News Leader* the City may borrow \$6.6 million to make repairs and improvements and to restore full operations. In addition to the hurricane damage, the marina hasn't been dredged since 2015, which has created a silting problem that leaves boats sitting in the mud at low tide. A long-time shrimp boat operator explained to the appraiser that silting along much of the downtown water front has been a well-known problem for many years. Dredging is required every two or three years to maintain adequate water depth for the marina.

Many of the dwellings within the first blocks to the north and south Centre Street are utilized as office or retail space.

A townhome development is currently under construction on the 1.41-acre former lumber yard site located at 117 3rd Street South, which is in the block just to the east of the subject parcel. A boutique hotel development that had been proposed for a .90-acre parcel located 21 2nd Street North, in the first block to the north of Centre Street, is no longer moving forward.

For years, city officials have considered opening (extending) Alachua Street between 2nd Street North and Front Street North. In regard to this project, on October 9, 2017, Laura Regalado, with the Florida Department of Transportation, wrote the following text in a letter addressed to Dale Martin, City Manager of Fernandina Beach:

I am writing on behalf of the Florida Department of Transportation (Department) regarding the opening of the highway-railroad at-grade crossing at Alachua Street in Fernandina Beach. It is the understanding of the Department that the City of Fernandina Beach, First Coast Railroad and the Department have agreed in principle to open the rail crossing at Alachua Street in Fernandina Beach upon the satisfaction of certain conditions. These conditions include, but are not limited to, the acceptance of drawings for the planned crossing by the Department, the City of Fernandina Beach and First Coast Railroad. Upon acceptance of the drawings by all the parties, the Parties shall enter into a formal stipulation to opening the crossing at Alachua Street in Fernandina Beach. The opening of the crossing at Alachua Street will remain subject to the satisfaction of any other applicable regulatory conditions.

If this roadway improvement is constructed, Alachua Street would be extended to Front Street, crossing the railway right-of-way that extends north/south between 2nd Street North and Front Street. This roadway extension would improve traffic circulation in the

downtown district. The roadway extension and rail crossing still needs approval from the City Commissioners.

Selected demographics for the City of Fernandina Beach and Nassau County are shown in the following table.

Census Data										
	Fernandina Beach					Nassau County				
	2000	2010	%Δ	2015	%Δ	2000	2010	%Δ	2015	%Δ
Population	10,549	11,487	9%	11,990	4%	57,663	73,314	27%	75,880	4%
Total Households	4,525	5,176	14%	n/a		21,980	28,794	31%	n/a	
Per Capita Income	\$24,517	\$30,019	22%	\$33,032	10%	\$22,836	\$29,089	27%	\$28,670	-1%
Median Home Value	\$134,800	\$289,500	115%	\$267,800	-7%	\$98,000	\$213,600	118%	\$177,100	-17%

As shown in the table above, while the county as a whole experienced a population gain of 27% between 2000 and 2010 Fernandina Beach posted population gain of just 9% during the same time period. Similarly, the number of households in the county grew by 31% between 2000 and 2010 while Fernandina Beach experienced only a 14% gain of the number of households. Most of the population and household gains during this period most likely occurred prior to the market crash in 2008.

Opportunities for new development in Fernandina Beach are limited because it is an older, nearly fully built-out area. Within the Downtown Historic District, in particular, there is very little developable vacant land.

Population gains between 2010 and 2015 were 4% in both Fernandina Beach and the county as a whole.

Per capita income in Fernandina Beach was slightly greater than per capita income in the county as a whole in 2000, 2010, and 2015.

Similarly, median home value in Fernandina Beach was greater than median home value in the county as a whole in 2000, 2010, and 2015.

The Downtown Historic of Fernandina Beach is a vibrant tourist destination for persons visiting Amelia Island. Overall market conditions in the downtown submarket, as well as Amelia Island in general, appear strong. Real estate brokers consulted indicated the market for residential and commercial real estate is very active. No major change in land use trends in the subject neighborhood is anticipated.

Site Description

The following physical description is based on the survey provided, the Nassau County

Property Appraiser's records, and the appraiser's on-site inspection.

The site, which is rectangular shaped, has frontage of 165' along the southerly side of Ash Street and has frontage of 150' along the westerly side of 2nd Street South. Total land area is approximately 24,750 square feet, or .57 acre. The parcel is generally level and on sidewalk grade, approximately 6" to 12" above road grade

Ash Street is a 60-foot right-of-way currently improved with a two-lane paved roadway, concrete curbing, and concrete sidewalks. 2nd Street South is 60-foot right-of-way currently improved with a two-lane paved roadway, concrete curbing, enclosed storm water drainage system, and concrete sidewalks. The subject parcel has driveway access to each of the adjacent roadways.

The parcel includes approximately 9,358 square feet of asphalt paving and approximately 396 square feet of concrete paving. There are approximately 30 striped parking spaces. There are approximately 14 additional, unmarked, parking spaces. Other improvements include lawn, shrubs, two picnic tables, and a horse trough.

The subject parcel appears to have physical characteristics that are similar to adjacent and other nearby properties that appear to be suitable for various commercial and residential applications. No adverse easements or site conditions were noted.

Future Land Use Category / Zoning District

As shown on pages 22 and 23, according to Nassau County's GIS, the subject property's future land use category is Central Business District and the subject's zoning district is Central Business District (C-3). The subject property is within the City Limits of Fernandina Beach.

The Central Business District (C-3) zoning district is defined by the City of Fernandina Beach as follows:

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

Permitted uses within the C-3 zoning district include: book and stationary stores; business colleges and other schools; clubs, public or private, community and recreation centers; day care centers; essential public services; financial institutions, banks, and credit unions; grocery store; government and civic buildings, including library and museum; health clubs and gyms; lodging accommodations; manufacturing and/or assembly – artisan; music,

dancing, photography, or art studios; parking lots and parking garages; personal services, such as beauty / barber shops, tattoo parlor, massage or acupuncture, therapy; professional offices; religious facilities; single-family residential, two- and three-family residential, four or more residential units; restaurant, with or without drive-through window; retail stores; seasonal sales; small equipment or appliance repair shops; specialty foods stores; specialty and gift shops; stormwater treatment park/facility; theaters, movie or performing arts; utility facilities;

Additional uses permissible subject to supplemental standards include: bed & breakfast inns; business services, such as copying, mailing, or printing; craft distillery, small-scale brewery or winery; dog dining – outdoors only; drug store or pharmacy; group homes; liquor store, lounge, and bar (without drive-through window); picnic areas, trails, and nature facilities; recreation, outdoor amusements, such as miniature golf or fishing piers, excluding amusement parks and drive-in; recreation, indoor facilities, such as billiard parlors, bowling alleys, game rooms; group residential uses; and scooter and moped rentals.

Minimum lot width: 25'

Maximum impervious surface ratio for lots: 75% (*)

(*) The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.

Maximum floor area ratio for lots: 200%

Maximum building height: 45'

Minimum building setback (*): Front: none
 Side: none
 Rear: none

(*) On double-frontage lots, the designated front yard shall be determined by the City.

A minimum of 10% of the total site area shall be landscaped. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through use planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way shall count towards the minimum planting area, if installed and paid for by the developer or property owner.

Non-residential development shall provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.

A buffer of at least 15' along the subject lot's south property line must be provided because it abuts a property in the Mixed Use zoning district. The buffer must include four (4) understory trees per 100 lineal feet of the south property line.

It is assumed continued use of the subject parcel as a parking lot is legally permissible. It is also assumed use and redevelopment of the parcel in a manner otherwise permitted by the C-3 zoning district is legally permissible.

Historic District Overlays

As shown on page 20, the subject property is not within the Downtown Historic District of the City of Fernandina Beach. Information about the Downtown Historic District is summarized below.

As reported on the City of Fernandina Beach website,

Properties within the historic districts are protected through design guidelines, which are administered by the Historic District Council. In addition, the Historic District Council is charged with administering the CRA Design Guidelines for projects located in the City's Community Redevelopment Area.

Also as reported on the City's website:

The *Fernandina Beach Downtown Historic District Design Guidelines* were developed to provide applicants and the Historic District Council with clear and detailed standards to guide rehabilitation and new construction within the historic district. These guidelines expand on the city's original design guidelines which were published in 1999. The guidelines are an essential part of the city's planning and economic development efforts to preserve and maintain the vitality and livability of the city's historic residential and commercial areas.

According to the Fernandina Beach Land Development Code:

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts. (See Chapter 8 regarding guidelines for development in Historic Districts.)

Development of properties within the Downtown Historic District must comply with the requirements of the *Fernandina Beach Downtown Historic District Design Guidelines*.

Community Redevelopment Area (CRA)

As shown on page 20, the subject property is within the Amelia River Waterfront Community Redevelopment Area, a 39.5-acre area comprised of a mixture of publicly- and privately-owned properties.

According to the Fernandina Beach Land Development Code, a CRA is defined as follows:

2.02.04 Community Redevelopment Area Overlay

The Community Redevelopment Area (CRA) Overlay is intended to provide for and identify priority areas for coordinated redevelopment and revitalization activities. The CRA Overlay encourages improvement of infrastructure and commercial development. The CRA Overlay Boundaries are incorporated by reference through City of Fernandina Beach Resolution 2006-28. (See Chapter 8 regarding guidelines for development in the CRA.)

As reported on the City of Fernandina Beach website,

Community Redevelopment Agency (“CRA”) refers to a public entity created by a city or county to implement the community redevelopment activities outlined under the Community Redevelopment Act which was enacted in 1969 (Chapter 163, Part III, Florida Statutes). The CRA is established by the local government and functions within that local government. The City Commission sits as the Community Redevelopment Agency and makes all final decisions on actions or expenditures within the CRA (area).

The Amelia River Waterfront CRA was established by the City of Fernandina Beach in 2005. The purpose of this CRA is to “identify objectives and strategies for addressing the conditions of blight in a manner appropriate to the community”. Additional information found on the City’s website regarding this CRA is as follows:

A Finding of Necessity (FON) was accepted by the City in 2004 citing the following conditions were present in the area:

Inadequate street layout, parking facilities

- The railroad divides the waterfront district from the Centre Street area, limiting access to the waterfront.
- Lack of pedestrian facilities along Front Street.
- Parking facilities at the south end of Front Street are unpaved.

Unsanitary or unsafe conditions

- Economically obsolete industrial buildings adjacent to Front Street.
- Industrial debris and deteriorating pier structures.
- Sense of safety for pedestrians arriving from cruise ships due to lack of pedestrian facilities along Front Street.

- Illegal dumping in vacant lots.

Deterioration of site or other improvements

- Deterioration of structures on industrial, commercial, and public properties.

Inadequate and outdated building density patterns

- Lack of buffers between industrial and residential uses.
- Lack of usability by pedestrians and bicyclists.
- Traffic flow for industrial uses.

Amelia River Waterfront CRA Plan Summary

- Act as a catalyst for change by creating functional and aesthetic improvements to spark redevelopment
- Take a leadership role in efforts the City believes in itself
- Generate activity and renewed interest, expand recreational opportunities, and improve pedestrian access

The CRA Advisory Board is charged with the task of advising the Community Redevelopment Agency on issues including implementation of the CRA Plan by providing recommendations and assistance in identifying and prioritizing projects to be undertaken as consistent with the CRA Plan.

According to a recent article published in *News-Leader*, the CRA Advisory Board "...is dark, with no leader since 2016" and "...has no advisory board and little money in its coffers". The article goes on to state, "...key projects identified in the plan remain in the same state as they were in 2004-5".

Development of property within the CRA must be approved by the CRA Advisory Board.

Utilities

Florida Public Utilities can provide electric utility and natural gas to the subject property.

Community water and sewer utilities are available to the subject property.
Communication services can be provided by AT&T and others.

Census Tract

According to the Bureau of Census website, the subject property is within Census Tract 501.02.

Flood Zone

According to the www.fema.gov website,

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

As shown on page 24, according to the Flood Insurance Rate Map, Panel No. 12089C0237G, dated August 2, 2017, the subject parcel appears to be in Flood Zone "AE (EL 9 feet)", a special flood hazard area.

Note the appraiser is not qualified certify the subject's flood zone(s). Should certification be desired please consult a surveyor or other qualified source.

Soil Survey

No soil boring tests or composition analysis was supplied to determine the developmental potential or the soil carrying capacity of the subject site. It is assumed the soil is adequate for development. A subsoil analysis is beyond the scope of the appraiser's expertise; therefore, no responsibility is taken for the detection of hidden or unapparent subsoil conditions.

Hazardous Materials

Other than as noted herein, the appraiser was not informed of any hazardous materials on the subject property, nor did inspection indicate the presence of any hazardous materials. An environmental audit is beyond the scope of the appraiser's expertise therefore, no responsibility is taken for the detection of hazardous conditions/materials. The opinions of value developed in this report are based on the assumption that there are no hazardous materials on or near the subject that would cause a loss in value.

Improvements

The subject parcel is improved with a public surface parking lot and a landscaped area with two picnic tables. According to the 2017 Nassau County Property Appraiser's records, the parcel includes 9,358 square feet of asphalt paving and 396 square feet of concrete paving.

Assessed Value, Taxes, and Fees

The subject property is on the 2017 Nassau County Tax Roll as parcel 00-00-31-1800-0271-0010. The just market value, taxable value, and taxes are summarized as follows:

RE#	Just Market Value	Taxable Value	2016 Millage Rate	2016 Gross Taxes	Non-Ad Valorem Fees	Total Taxes and Fees
00-00-31-1800-0271-0010	\$771,364	\$0	x 0.0199307 =	\$0.00	+ \$0.00 =	\$0.00

Assessments in the State of Florida are required to be 100% of estimated market value, less certain allowable reductions such as closing costs. A 4% discount is applied if taxes are paid in November of the tax year. Lesser discounts are applied if taxes are paid before March of the following year. Penalties are assessed periodically on delinquent taxes.

Because the subject property is owned by the City of Fernandina Beach, no ad valorem taxes are assessed.

Concurrency

Growth Management and Concurrency are extremely important issues to all property owners in the State of Florida. Each local government, by State law, will have to meet minimum "levels of service" for City Departments such as Public Utilities, Public Works, Recreation and the Transportation Division to satisfy State requirements. Before a proposed development receives necessary permitting, a process to determine the impact of upon the levels of service is required. If the proposed development meets minimum standards required by the State and the City, the proposed development is said to be **concurrent**. If the level of service is not concurrent, then the proposed development of the site will be detained until the level of service is adequate. The State is hopeful this plan will eliminate problems that stem from uncontrolled growth. For example, during the 1980's, high growth communities as Orlando, Tampa/St. Petersburg, Miami/Ft. Lauderdale and the Southeast District of Jacksonville were weakened in terms of infrastructure and quality of life; a prime example of ineffectual growth management and city planning.

The Concurrency Process

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163 (Part II), Florida Statutes, 1989, requires all local governments to adopt a comprehensive plan. This plan will regulate the development of land within each local government's jurisdiction.

Changes to Concurrency

As reported in the April 29, 2011 edition of the *Jacksonville Business Journal*, "the laws

that govern Florida's growth and development patterns are getting an overhaul". On April 28, 2011, Governor Rick Scott signed legislation that repeals the state's concurrency laws. In the same article, Tim Chaplin, Chairman of the Department of Urban and Regional Planning at Florida State University stated, "The new legislation removes the state's role in the planning process". Bill Killingsworth, Jacksonville's Director of Planning and Development, stated, "There's still a requirement to demonstrate concurrency. The legislation didn't get rid of that – it gives greater flexibility at the local level."

In an article in the February 11, 2011 edition of the *Jacksonville Business Journal*, Wyman Duggan, chairman, Governmental and Regulatory Law Department, Rogers Towers, P.A., stated, "There's no question [the mobility fee] can help spur in-fill and urban redevelopment because it will simply be less expensive".

Conclusion

No concurrency studies pertaining to the subject property were provided to the appraiser for consideration herein. It is assumed continued use of the subject property in a manner otherwise allowed by the subject's C-3 zoning district is legally permissible. It is also assumed redevelopment of the parcel in a manner otherwise allowed by the C-3 zoning district is legally permissible.

Market Participant Interviews

Real estate brokers actively marketing commercial properties in Fernandina Beach and other market participants were contacted by the appraiser in an effort to better understand current market conditions in the historic district of Fernandina Beach. Among the persons contacted are Ed Boner, with The Realty Source, Inc, 904-556-7554; Tony Quattrochi, with JDM Real Estate Services, 904-251-4700; Jim Ferguson, the owner of two marquee commercial properties along Centre Street, 904-432-7629; Melinda Kavanaugh (no phone), the owner of a small retail store building along Centre Street; and Eric Fanelli, 904-261-6833, the owner of a restaurant property on 5th Street South in Fernandina.

In general, these market participants report very healthy market conditions for residential, commercial, and mixed-use properties in the downtown district of Fernandina Beach. Very little vacancy is reported, and demand for space in the district is high.

Highest and Best Use

"Highest and Best Use" is defined by Real Estate Appraisal Terminology as:

"That reasonable and probable use that will support the highest present value, as defined, as of the effective date of appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value."

The definition above applies specifically to the highest and best use of the land. It is to be recognized in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until the land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of investment value an alternative term would be most profitable use."

In highest and best use analysis four criteria are considered. The criteria are that the highest and best use be (1) legally permissible, (2) physically possible, (3) financially feasible and (4) maximally productive. These tests have been applied to the subject property in arriving at an opinion of the highest and best use as vacant.

Highest and Best Use, If Vacant

In consideration of legally permissible and physically possible uses, as well as development patterns and current market conditions, it is estimated that the highest and best use of the subject parcel, as if vacant, is for development of a restaurant, retail, office, residential facility, or mixed-use development, such as retail ground floor and residential upper floor(s).

Highest and Best Use, As Improved

In consideration of legally permissible, physically possible, and financially feasible uses, it is estimated that the highest and best use of the subject property is for redevelopment in a manner discussed above.

Valuation Methods

The primary valuation methods for appraising real property are summarized and considered below.

Cost Approach

The Cost Approach is based on the premise that the value of a property can be indicated by estimating the current cost to construct a reproduction or replacement, less the amount of depreciation evident in the improvements, to which is added the value of the underlying land. Because the subject property is, for the most part, vacant land, the Cost Approach is not useful to this assignment and is omitted.

Sales Comparison Approach

The Sales Comparison Approach is properly used where an adequate number of similar properties have sold recently or are currently for sale in the subject market. The value rendered by this approach results from comparisons of recent sales and current listings of similar properties, with adjustments made to the prices for various dissimilar elements or features, which, in the appraiser's opinion, would influence the value of the property. The Sales Comparison Approach is developed below.

Income Approach

The Income Approach is utilized to measure the present value of the future benefits of property ownership. The indication of value by this approach results from analyses of historical operating data for the subject (when available) and for similar comparable properties. From analysis of this data, income and expense for the subject property are estimated and the resulting net operating income is converted into a present value estimate by the process of capitalization. The rates or factors used for capitalization are derived by the investigation of acceptable rates of return reflected by recent transfers of comparable properties. Although the subject parcel has the potential to generate rental income in the form of ground rent, the typical purchaser of the parcel would acquire the parcel for development, not for the rental income the parcel might generate. The Income Approach, therefore, is not useful to this assignment and is also omitted.

Sales Comparison Approach

The Sales Comparison Approach is developed by comparing recent sales of comparable properties with the subject property. The value estimate by this approach results from comparisons of similar properties with adjustments made to the respective sale prices for various dissimilar elements or features, which in the appraiser's opinion, would influence the value of the property. A sufficient number of comparable sales tend to indicate market value of the subject.

The Sales Comparison Approach is based on the economic Principle of Substitution. The Substitution Principle is established on the theory that the value of a property will generally not exceed the cost of acquiring a similar substitute of equal desirability. There are three basic steps to the Sales Comparison Approach.

- Locate properties in the area that are comparable to the subject and have recently sold or are currently for sale.

- Compare each sale and listing with the subject property and adjust the price of each to compensate for any significant differences as compared to the subject.
- Draw a conclusion as to the value of the subject based on the adjusted prices of the comparable properties.

The Sales Comparison Approach generally produces a well-supported estimate of value when there are sufficient sales and listings of comparable properties that can be used as a guide to establish an estimate of value applicable to the subject property. Using the appraiser's market data database an attempt was made to identify recent sales and current listings of vacant parcels in the subject's neighborhood. Those sales deemed most comparable to the subject are summarized and analyzed on the following pages.

Summary of Comparable Land Sales

The sales are summarized and analyzed on the following pages.

Sale	Location	Date	Price	Square Feet	Price Per Square Foot
1	Ash St., Fern. Bch. FL 32034	04/02/15	\$77,500	2,500	\$31.00
2	21 Front St. N., Fern. Bch., FL 32034	07/07/16	\$1,500,000	39,375	\$38.10
3	117 3rd St. S., Fern. Bch., FL 32034	02/28/17	\$1,750,000	61,250	\$28.57
4	117 2nd St. S., Fern. Bch., FL 32034	04/17/17	\$200,000	6,300	\$31.75
5	116 2nd St. N., Fern. Bch., FL 32034	Listing	\$450,000	12,500	\$36.00
6	201 Alachua St., Fern. Bch. FL 32034	Listing	\$1,050,000	17,500	\$60.00
7	30 2nd St. S., Fern. Bch, FL 32034	Listing	\$1,250,000	12,500	\$100.00

Land Sale 1



Address	Ash Street, Fernandina Beach, FL 32034
Date of Sale	April 2, 2015
Price	\$77,500 or \$31.00 / SF of land area
Land Area	2,500 SF
Improvements	None
RE Number	00-00-31-1800-0012-0340
Utilities	Electricity, community water, and community sewer are available
Future Land Use Category	Central Business District
Zoning District	C-3
Downtown Historic District	Yes
Community Redevel. Dist.	No
Grantor	Ash Street Properties, LLC (Kathleen K. Bohrer, Manager)
Grantee	Jeffrey S. Bragg
Legal Description	Lot 34, Block 12, City of Fernandina Beach, Nassau County, FL

OR Book / Page	1971 / 1793
Financing	\$62,500 purchase money mortgage; estimated to have no effect on sale price
Confirmed	Tony Quattrochi, (sales agent with JDM Real Estate Services), public records, and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property occurred within the three-year period prior to this sale and no subsequent sales have occurred. This lot, together with Lot 33 (adjacent to the east), is listed for sale by Tony Quattrochi with an asking price of \$336,000, or \$67.20 per square foot. The asking price is considered to be above market. Note Lot 33 is not in the Downtown Historic District.
Remarks	This sale is comprised of one, 25' x 100', platted lot. Jeffrey Bragg previously acquired Lot 33, the adjacent lot to the east, in August 2012 for \$75,000. According to the listing agent, Mr. Bragg acquired the two lots intending to construct a single-family dwelling on the combined lots. He changed his plans after Lot 32, at the corner of Ash Street and 3rd Street South, was developed with a large 2-story mixed-use building that he considered incompatible with the single-family dwelling he had planned for his two lots. The owner of the 2-story building at the corner is planning to open a coffee shop/wine bar on the ground floor.

Grantor Goodsell Nassau, LLC (Richard B. Goodsell, Member)

Grantee Legal Description	Amelia Historical District Hotel, LLC (Ronald E. McCauley, Manager) Lots 8-16, 22-26, and the Southerly 50' of Lot 17, Block 1, City of Fernandina Beach, Nassau County, FL
OR Book / Page	2057 / 514
Financing	Cash to seller; estimated to have no effect on sale price
Confirmed	Tony Quattrochi, (sales agent with JDM Real Estate Services), public records, and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property occurred within the three-year period prior to this sale and no subsequent sales have occurred.
Remarks	This sale is comprised of 14.5 platted lots. The buyer had considered demolishing the existing improvements and redeveloping this parcel with a boutique hotel. No permits associated with this property were found on the City's website. This parcel is located adjacent to the north of the Palace Saloon, a popular drinking establishment. The Crab Trap, a popular seafood restaurant, is also adjacent to this parcel. Portions of the site are currently utilized as a parking lot for the Greyfield Inn. The westerly boundary of this parcel abuts a railway right-of-way operated by First Coast Railroad (FCRD), which serves Fernandina's port. At present, Alachua Street, which is adjacent to the north of this site, terminates at the railway right-of-way. The City, Florida DOT, and FCRD have been evaluating opening/extending Alachua Street to Front Street North, which would improve traffic flow in the downtown area.

Ennis Appraisal Associates, Inc.

Legal Description	South 15' of Lot 3, and all of Lots 4 – 26, Block 270, City of Fernandina Beach, Nassau County, FL
OR Book / Page	2104 / 1308
Financing	Cash to seller; estimated to have no effect on sale price
Confirmed	Public records and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property occurred within the three-year period prior to this sale and no subsequent sales have occurred.
Remarks	The property, which is comprised of 23 platted lots, was acquired for redevelopment with 21-unit townhome units, each with garage. The buildings will have brick and hardiplank exterior walls, flat roofs, and maximum height of 29's. On May 24, 2018 permits were issued for construction of three townhome units having living area in the range of 2,027 to 2,092 square feet. The Grantee is the same Grantee associated with Sale 4.

Land Sale 4



Address	117 2 nd Street S., Fernandina Beach, FL 32034
Date of Sale	April 17, 2017
Price	\$200,000 or \$31.75 / SF of land area
Land Area	6,300 SF
Improvements	43-year old warehouse buildings and related site improvements
RE Number	00-00-31-1800-0271-0110
Utilities	Electricity, community water, and community sewer are available
Future Land Use Category	Mixed Use
Zoning District	Mixed Use-1 (MU-1)
Downtown Historic District	No
Community Redevel. Dist.	Yes
Grantor	Gleckler, LLC (Kip B. Gleckler, Member)
Grantee	Artisan Homes, LLC (Nick Kavalieros and Tim Ritch, Managers)
Legal Description	Lots 22 and 23, and that part of Lots 11 and 12, lying easterly of the

Seaboard Airline Railway right-of-way, all in Block 271, Fernandina Beach, Nassau County, FL

OR Book / Page 2113 / 1862

Financing Cash to seller; estimated to have no effect on sale price

Confirmed Public records and inspection

Sales History According to the Nassau County Property Appraiser's records, the Grantor previously acquired the property from Fernandina Lumber & Supply Co. on November 1, 2016 for \$157,000. No other sales of this property occurred within the three-year period prior to the sale on April 17, 2017 and no subsequent sales have occurred.

Remarks This parcel, which is comprised of two platted lots, was acquired for redevelopment with two townhome units, each with garage. The warehouse improvements have been demolished, but no permits are on file for new construction. The Grantee is also the Grantee associated with Sale 3.

Land Sale 5 (Active Listing)



Address	116 2 nd Street N., Fernandina Beach, FL 32034
Date of Sale	Active Listing
Ask Price	\$450,000 or \$36.00 / SF of land area
Land Area	12,500 SF
Improvements	78-year old, 2-story, 1,748 square foot single-family dwelling and related site improvements
RE Number	00-00-31-1800-0009-0020
Utilities	Electricity, community water, and community sewer are available
Future Land Use Category	General Commercial
Zoning District	C-2
Downtown Historic District	No
Community Redevel. Dist.	Yes
Owner	Beverly Freeman Crews, James K. Freeman, Jr., and George T. Morgan
Listing Agent	Elizabeth Rawson with Atlantic Properties

Legal Description	Lots 2 – 5, Block 9, Fernandina Beach, Nassau County, FL
OR Book / Page	1920 / 1291 (Quit Claim deed in April 2014)
Financing	N/A
Confirmed	Listing, public records, and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property have occurred within the past three years.
Remarks	This property has been used as a private residence for over 50 years. The parcel is comprised of four, 25' x 125', platted lots.

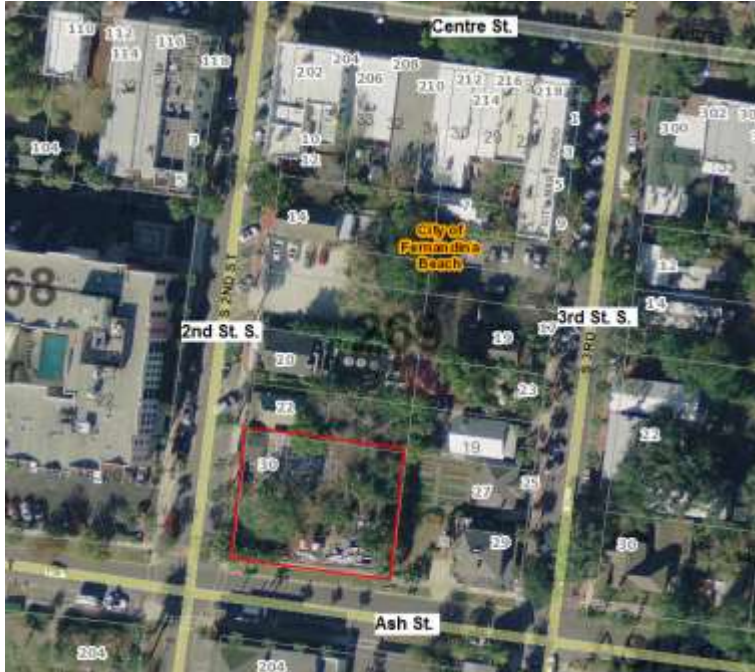
Land Sale 6 (Active Listing)



Address	201 Alachua Street, Fernandina Beach, FL 32034
Date of Sale	Active Listing
Ask Price	\$1,050,000 or \$60.00 / SF of land area
Land Area	17,500 SF
Improvements	63-year old, 1-story, 6,254 square foot restaurant building and related site improvements
RE Number	00-00-31-1800-0009-0010
Utilities	Electricity, community water, and community sewer are available
Future Land Use Category	Central Business District
Zoning District	C-3
Downtown Historic District	No
Community Redevel. Dist.	Partially
Owner	Alachua Land & Cattle, LLC (Brian A. Harpster, Manager)
Listing Agent	Elizabeth Rawson with Atlantic Properties

Legal Description	Lots 1 and 29 – 34, Block 9, Fernandina Beach, Nassau County, FL
OR Book / Page	1698 / 108 (Warranty Deed in September 2010)
Financing	N/A
Confirmed	Elizabeth Rawson (listing agent with Atlantic Properties), MLS listing, public records, and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property have occurred within the past three years.
Remarks	This is a vacant, 63-year old, 1-story, concrete block stucco, commercial building that previously had been used for retail or restaurant space. The parcel is comprised of seven, 25' x 100', platted lots. The property is currently under contract, however, the listing agent would not divulge the contract price or the prospective purchaser's intended use of the property. Another real estate broker active in the Fernandina Beach market stated several prospects had been interested in this property for development of townhomes. Said broker also stated the contract price was rumored to be around \$700,000 to \$770,000, which equates to \$40 - \$44 per square foot.

Land Sale 7 (Active Listing)



Address	30 2 nd Street South, Fernandina Beach, FL 32034
Date of Sale	Active Listing
Ask Price	\$1,250,000 or \$100.00 / SF of land area
Land Area	12,500 SF
Improvements	50-year old, 1-story, 3,874 square foot retail/shop building and related site improvements
RE Number	00-00-31-1800-0269-0100
Utilities	Electricity, community water, and community sewer are available
Future Land Use Category	Central Business District
Zoning District	C-3
Downtown Historic District	Yes
Community Redevel. Dist.	No
Owner	Gary E. Hill
Listing Agent	Ed Boner with The Realty Source, Inc.

Legal Description	Lots 10 – 14, Block 269, Fernandina Beach, Nassau County, FL
OR Book / Page	329 / 758 (Warranty Deed in January 1981)
Financing	N/A
Confirmed	Ed Boner (listing agent), listing, public records, and inspection
Sales History	According to the Nassau County Property Appraiser's records, no sales of this property have occurred within the past three years.
Remarks	This is an old boat-related repair facility known as "The Boat House". The parcel is comprised of five, 25' x 100', platted lots. The property is currently under contract, however, the listing agent would not divulge the contract price. The listing agent, however, stated the prospective purchaser intends to develop a restaurant or food-related facility.

Land Sales Map



Analysis of Comparable Sales

Sales 1 – 4 are closed transactions reflecting prices in the range of \$28.57 to \$38.10 per square foot of land area. Sales 5, 6, and 7 are active listings reflecting asking prices of \$36.00 to \$100.00 per square foot of land area. The data are adjusted below to account for differences compared with the subject excess land.

The data selected and summarized above are used in estimating the market value of the subject by making two general categories of adjustments. The first category of adjustments is required to estimate the market values of the comparable sales as of the date of this appraisal. These adjustments are necessary because real estate sometimes sells at a price which is not equivalent to its market value at the time it is sold and/or because the market value of the comparable property may have changed between the date of sale and the date of the appraisal. In order to accomplish this adjustment, each comparable sale is analyzed in terms of real property rights conveyed, financing terms, conditions of sale, and market conditions (date of sale).

After the preceding factors have been addressed, each of the comparable sales is then compared to the subject property for legal factors, location characteristics, and physical characteristics. The physical characteristics are further broken down into accessibility/visibility, size, shape/functionality, utilities, and topography. Because of the imperfect nature of the real estate market, relative comparison analysis was used in analyzing the comparable sales. Although the adjustments are expressed in the following adjustment grid as percentage amounts, the percentages are the result of the appraiser's judgment based on experience with similar properties in the northeast Florida market and on the information received when researching the market. Because the heterogeneity of the parcels that have sold precludes the isolation of individual elements of comparison, precise quantified adjustments could not be derived by paired-sales analysis or other quantitative analytical techniques. Qualitative analysis, therefore, will be used to compare each sale and listing with the subject. The rationale for each adjustment is discussed briefly below.

Financing Terms

An adjustment for financing terms may be warranted in such cases as the assumption of an existing mortgage at a below market rate, an interest buy-down, or new financing at above market or below market rate. A higher than market price is sometimes paid in exchange for a lower interest rate and a higher than market interest rate is sometimes charged in exchange for a below market selling price.

No adjustments for financing terms appear warranted.

Conditions of Sale

These adjustments result from the motivation of the buyer and seller. If either the buyer or seller is under duress, or is otherwise atypically motivated, a proper adjustment must be made. The appraiser generally attempts to utilize sales in which both the buyer and seller are typically motivated.

Analysis of Sales 1 – 4 indicates adjustments for conditions of sale are not warranted.

Sales 5, 6, and 7, active listings, are adjusted downward to account for the likelihood should the properties actually sell, the sale prices will be somewhat less than the current asking prices. Sale 5 is considered very reasonably priced and is adjusted downward minimally. Sales 6 and 7, however, are considered to be more significantly over-priced and are adjusted downward accordingly.

Property Rights Conveyed

If other than the fee simple interest is conveyed, for example, if a property is sold subject to a lease, the sale should be adjusted to account for the effect, either positive or negative, of the lease. Based on analysis, no adjustments are estimated to these sales for this factor.

Market Conditions (Date of Sale/Time)

Various market forces such as inflation, deflation, and supply and demand affect the value of real property over a period of time. In cases where current market conditions indicate that the value of a property has changed from the date that it sold, an appropriate adjustment is necessary. Analysis of the sales summarized above, and consideration of other sales and listings not summarized herein indicates some adjustments for market conditions are warranted.

The three sales occurred between May 2014 and May 2018. Analysis of the market for vacant land in Fernandina Beach indicates prices fell following the peak of the market in 2007 and the collapse of the economy in 2008, and continued to decline during the Great Recession. Generally, pricing for vacant land began to stabilize around 2014 or 2015. Beginning around 2016 demand for land increased and new development resumed.

Each of the closed sales is adjusted upward on the basis of 5% per year to account for improving market conditions between the dates of sale and the effective date of this appraisal. The adjustments for market conditions (time) are applied on a daily basis, based on the number of days between the date of each sale and the effective date of this appraisal.

The active listings are not adjusted for market conditions (time).

Legal Factors

Future Land Use Category and Zoning District

A property's future land use category and zoning district largely dictate its possible uses. Some use categories and zoning districts permit more intensive uses than others; thus, provide a higher income-producing potential. For example, the uses permitted on a parcel of land zoned for intensive commercial use have the potential to generate a higher return to the land than those uses permitted on a parcel of land zoned for residential use. Where significant differences exist between the market values of properties with different

zonings, this will be reflected in the market selling prices.

The subject parcel has future land use category of Central Business District and zoning district of C-3.

Sales 1, 2, 3, 6, and 7 are also parcels having future land use category of Central Business District and zoning district of C-3. These sales are comparable to the subject for future land use category and zoning district.

Sale 4 is a parcel having Mixed Use future land use category and MU-1 zoning district. While these two zoning districts permit many of the same uses, there are some differences. For example, the subject's C-3 zoning district permits parking lots; the MU-1 zoning district does not permit parking lots. Overall, no adjustment for future land use category and zoning district appear warranted to Sale 4.

Sale 5 is a parcel having General Commercial future land use category and C-2 zoning district. While these two zoning districts permit many of the same uses, there are some differences. Overall, no adjustment for future land use category and zoning district appear warranted to Sale 5.

Other Legal Factors

Other legal factors that may impact a parcel include concurrency, private restrictions, building codes, historic district controls, environmental regulations, and other factors. When these factors have been determined to affect the ability to develop a site, an adjustment may be warranted.

Downtown Historic District

The subject parcel is not within the Downtown Historic District.

Sales 3, 4, 5, and 6, like the subject, are parcels not within the Downtown Historic District.

Sales 1, 2, and 7 are parcels within the Downtown Historic District. Analysis of the sales summarized in this report, as well as other sales that are not summarized herein, indicates adjustments are not warranted.

Community Redevelopment Area (CRA)

The subject parcel is within the CRA.

Sales 2, 3, 4, 5, and 6, like the subject, are parcels within the CRA.

Sales 1 and 7 are parcels that are not within the CRA. Analysis of the sales summarized in this report, as well as other sales that are not summarized herein, indicates adjustments are not warranted.

Location

Location characteristics are primarily a function of time-distance relationships and consumer exposure (visibility). Time-distance relationships are based on factors such as proximity to major centers of employment, number and availability of community support services (e.g. hospitals, schools and parks), presence of service establishments (e.g. shopping centers, regional malls, gas and convenience stores), character of neighborhood and neighborhood trends (e.g. new construction, land use transitions), etc.

The subject property is located at the southwest corner of Ash Street and 2nd Street South within the downtown area of Fernandina Beach.

Each of the sales is a parcel located in the downtown area of Fernandina Beach. Sales 2 – 7, like the subject parcel, are parcels having frontage along 2nd Street.

Sales 1, 2, 5, and 6 are parcels located between ± 370 feet and $\pm 1,100$ feet from the subject.

Sale 3 is a parcel located across 2nd Street South from the subject. Sale 4, a parcel in the same block as the subject, is located about 100 feet to the south of the subject. Sale 7 is a parcel located at the northeast corner of Ash Street and 2nd Street South, catty-corner from the subject.

No location adjustments are warranted.

Access/Visibility

The subject property is located at the southwest corner of Ash Street and 2nd Street South. The parcel extends 165 feet along the southerly side of Ash Street and 150 feet along the westerly side of 2nd Street South. Each of these roadways has two paved travel lanes, with one lane in each direction. The intersection is controlled by stop signs facing 2nd Street South.

That part of the downtown area extending west-to-east between the Amelia River and 8th Street, and extending north-to-south from Alachua Street to Ash Street, is a popular walkable restaurant/retail/entertainment district. Centre Street, which extends between the Amelia River and 8th Street, is the heart of this district. In terms of ease of walkability, the most sought-after part of this district is Centre Street between the Amelia River and 4th Street.

The subject property is one block to the south of Centre Street, $\frac{1}{2}$ -block to the east of Fernandina Harbor Marina, and across the street from City Hall and a Hampton Inn & Suites hotel.

Sale 1 is a parcel located along the south side of Ash Street between 3rd Street South and 4th Street South. This sale is comparable to the subject for proximity to Centre Street. This parcel, however, is an interior parcel and is inferior to the subject, a corner parcel. Sale 1 is adjusted upward to account for inferior access/visibility.

Sale 2, a parcel located within the first block to the north of Centre Street, has frontage along 2nd Street North and Alachua Street. This sale is adjusted downward to account for the parcel being closer to Centre Street.

Sale 3 is a parcel located along 2nd Street South, 3rd Street South, and Beech Street, just to the south of the subject. This sale is adjusted upward to account for the parcel being further from Centre Street.

Sale 4 is an interior parcel located along 2nd Street South, just to the south of the subject. This sale is adjusted upward to account for being an interior parcel and for being further from Centre Street than the subject.

Sale 5 is an interior parcel located along 2nd Street South, two blocks to the north of Centre Street. This sale is adjusted upward to account for being an interior parcel and for being further from Centre Street than the subject.

Sale 6 is a corner parcel at the northeast corner of 2nd Street North and Alachua Street. This parcel is very similar to the subject parcel in terms of access/visibility and is not adjusted.

Sale 7, a corner parcel at the northeast corner of 2nd Street South and Ash Street, is catty-corner from the subject. This sale is adjusted downward to account for the parcel being closer to Centre Street compared with the subject.

Land Size

Size adjustments are made when market information indicates differences in selling prices based on differences in unit area, where all other things are equal. Typically, when other characteristics are similar, large parcels tend to reflect lower prices per square foot than smaller parcels. The subject parcel contains 24,750 square feet of usable upland.

The sales are parcels containing between 2,500 square feet and 61,250 square feet of usable upland. Although some of the sales are smaller parcels compared with the subject, and some of the sales are larger parcels compared with the subject, market participants in the downtown district of Fernandina Beach typically evaluate pricing based on the number of platted lots. Analysis of these sales indicates adjustments to account for size differences are not warranted.

Shape/Functionality

The subject property is a rectangular shaped lot having frontage of 165 feet along Ash Street and frontage of 150 feet along 2nd Street South. The parcel has physical characteristics that appear to be similar to other parcels within the downtown area that are improved with various residential and commercial applications.

Each of the sales is a parcel having reasonably similar shape and functionality compared with the subject parcel. No adjustments appear warranted.

Utilities

The City of Fernandina Beach Utilities Department (904-310-3420) provides community water utility, community sewer utility, garbage collection and storm water to all properties in the city. Electric utility is also available to the subject parcel.

Each of the sales is comparable to the subject for utilities.

Topography

No adjustments for topography appear warranted.

Summary of Adjustments

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7
Location	SW Corner Ash St. and 2nd St. S., Fernandina Beach, FL	Ash St., Fernandina Beach, FL	21 Front St. N., Fernandina Beach, FL	117 2nd St. S., Fernandina Beach, FL	117 2nd St. S., Fernandina Beach, FL	116 2nd St. N., Fernandina Beach, FL	201 Alachua St., Fernandina Beach, FL	30 2nd St. S., Fernandina Beach, FL
Appraisal/Sale Date	05/26/18	04/02/15	07/07/16	02/28/17	04/17/17	Listing	Listing	Listing
Sale Price	N/A	\$77,500	\$1,500,000	\$1,750,000	\$200,000	\$450,000	\$1,050,000	\$1,250,000
Land Size (SF)	24,750	2,500	39,375	61,250	6,300	12,500	17,500	12,500
Future Land Use Category	CBD	CBD	CBD	CBD	MU	GC	CBD	CBD
Zoning District	C-3	C-3	C-3	C-3	MU-1	C-2	C-3	C-3
Historic District	No	Yes	Yes	No	No	No	No	Yes
CRA	Yes	No	Yes	Yes	Yes	Yes	Yes	No
Sale Price Per SF	N/A	\$31.00	\$38.10	\$28.57	\$31.75	\$36.00	\$60.00	\$100.00
Financing Terms		0%	0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	-10%	-30%	-30%
Property Rights Conveyed		0%	0%	0%	0%	0%	0%	0%
Total Transactional Adj.		0%	0%	0%	0%	-10%	-30%	-30%
Adjusted Price Per SF		\$31.00	\$38.10	\$28.57	\$31.75	\$32.40	\$42.00	\$70.00
Market Condition Adj.		15.75%	9.42%	6.19%	5.53%	0.00%	0.00%	0.00%
Time Adjusted Unit Price		\$35.88	\$41.69	\$30.34	\$33.50	\$32.40	\$42.00	\$70.00
Legal Factors		0%	0%	0%	0%	0%	0%	0%
Location Characteristics		0%	0%	0%	0%	0%	0%	0%
Access/Visibility		10%	-20%	20%	30%	30%	0%	-20%
Size		0%	0%	0%	0%	0%	0%	0%
Shape/Functionality		0%	0%	0%	0%	0%	0%	0%
Total Property Adj.		10%	-20%	20%	30%	30%	0%	-20%
Adjusted Price Per SF		\$39.47	\$33.35	\$36.41	\$43.55	\$42.12	\$42.00	\$56.00

Conclusion of Sales Comparison Approach

After making adjustments to the sales, the data reflect prices in the range of \$33.35 to \$56.00 per square foot.

The four closed sales, which required adjustments to account for market conditions (time), reflect adjusted prices in the range of \$33.35 to \$43.55 per square foot.

The three active listings, which required adjustments for conditions of sale, reflect adjusted asking prices of \$42.00 to \$56.00 per square foot.

Sales 1, 2, 3, 4, 5, and 7 required adjustments to account for access/visibility differences compared with the subject.

No other adjustments were deemed warranted.

Sales 3 and 4, the most recently closed transactions, are given greater weight in final analysis.

Although Sale 6 is an active listing, the property is reported to be under contract. Although the listing agent would not divulge the contract price, another broker active in the downtown Fernandina Beach market, provided the rumored contract price. The only adjustment necessary to this sale is to account for the asking prices being higher than the likely sale price. Sale 6 is also given greater weight in the final analysis.

Using this data and analysis as a guide, the indicated "as is" market value of the subject property via the Sales Comparison Approach is approximately \$42.00 per square foot, as follows:

24,750 square feet @ \$42.00 = \$1,039,550

**"As Is" Market Value Indicated By
Sales Comparison Approach (Rounded)**

\$1,040,000

Appraised Value

Based on the preceding data and analyses and subject to the Assumptions and Limiting Conditions beginning on page 8, as of May 26, 2018, my opinion of the "as is" market value of the fee simple interest in the subject property is:

\$1,040,000

A D D E N D U M

Appraisal Engagement

ENNIS APPRAISAL ASSOCIATES, INC.

Real Estate Appraisers & Consultants

Duncan R. Ennis, Sr., MAI, SRA
State-Certified General Real Estate Appraiser RZ619



April 30, 2018

Dale L. Martin
City Manager
Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

RE: APPRAISAL PROPOSAL

Parcel A: Vacant waterfront parcel on Front Street (RE # 00-00-31-1760-0001-0020)
Parcel B: Vacant lot at SW corner of Ash St. and 2nd St. S. (RE # 00-00-31-1800-0271-0010)

Dear Mr. Martin,

Thank you for requesting this proposal for appraisal services regarding the property referenced above. It is my understanding the purpose of this assignment is to develop and convey an opinion of the "as is" market value of each parcel.

I propose to develop an opinion of the "as is" market value of the fee simple interest in each of the parcels with the Sales Comparison Approach. Recent sales and active listings of comparable parcels will be researched, analyzed, and compared with the subject parcels. After making adjustments to the sales to account for differences compared with the subject parcels, the data will be utilized to support an opinion of the "as is" market value of each of the subject parcels.

The Cost Approach and Income Approach are not useful to this assignment and will be omitted. The appraisal process will be developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

With respect to each subject parcel, I propose to convey the results of the appraisal process in an Appraisal Report that will be prepared in compliance with the reporting requirements set forth under Standards Rule 2-2(a) of the USPAP. Each report will include summary discussions of the data, reasoning, and analyses used in the appraisal process to develop my opinion of value. Additional data, reasoning and analyses will be maintained in my work file.

4511 Lexington Avenue • Jacksonville, Florida 32210
(904) 387-4467 • Fax 387-0177
ennisappraisal.com

April 30, 2018

You are the client of this appraisal assignment and the intended user of the appraisal reports. Additional intended users of the appraisal reports include other persons employed by the City of Fernandina Beach, the City's attorney(s), and the City's consultants, if any. Use of the appraisal reports or the conclusions or opinions reported therein by anyone other than the stated client and additional intended users is not intended. It is my understanding the intended use of the appraisal reports is an aid in potentially purchasing Parcel A and potentially developing or selling Parcel B. Any other use of the appraisal reports or the conclusions or opinions reported therein is also not intended. I will not be responsible for any unintended use of the reports or the conclusions or opinions reported therein.

The appraisal reports and the opinions and conclusions rendered therein will be held in confidence by me and others associated with my firm.

My fee for the appraisal of Parcel A is \$2,400 and my fee for the appraisal of Parcel B is \$1,400. My total fee for this assignment is \$3,800. I anticipate completing the two appraisals within 45 days of your instruction to proceed. If the reports are needed sooner, please call to discuss. Upon completion of the assignment, I will email a PDF copy of each of the appraisal reports to you. If hard copies of the appraisal reports are required, please call to discuss.

If you want me to proceed with this appraisal assignment in accordance with the terms outlined in this letter: please sign this letter below and return the executed letter to me via email or fax.

I very much enjoy providing appraisal services in Fernandina Beach and have been doing so for 40+ years. Some of my appraisal work in Fernandina Beach is summarized on the following page.

My appraisal qualifications are also attached.

I look forward to be of service to the City of Fernandina Beach.

If you have any questions, please call.

Yours truly,

Ennis Appraisal Associates, Inc.



Duncan R. Ennis, Sr., MAI, SRA
State-Certified General Real Estate
Appraiser RZ619

City of Fernandina Beach



May 8, 2018

Dale L. Martin
City Manager

Appraiser's Qualifications

Duncan R. Ennis, Sr., MAI, SRA

Ennis Appraisal Associates, Inc.
4511 Lexington Avenue
Jacksonville, Florida 32210
Ph. (904) 387-4467
Fax (904) 387-0177
ennisappraisal.com

Lifetime resident of Jacksonville, Florida

Have been in real estate appraisal business since 1974

Bachelor of Science in Business Administration from the University of Florida

SRA designation from the Appraisal Institute; Certificate No. 1333

MAI designation from the Appraisal Institute; Certificate No. 6774

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded periodic educational certification. I am currently certified under this program.

Have passed the following courses offered by the Appraisal Institute:

- Course VIII - Single-family Residential Appraisal
- Course I-A - Basic Appraisal Principles, Methods & Techniques
- Course I-B - Capitalization Theory & Techniques
- Case Studies in Real Estate Valuation
- Valuation Analysis and Report Writing
- Industrial Valuation
- Standards of Professional Practice

Registered Real Estate Broker in the State of Florida

State-Certified General Real Estate Appraiser RZ619 (Florida)

Certified General Real Property Appraiser 5307 (Georgia)

Member of the Northeast Florida Association of Realtors

Past-President of the Northeast Florida Chapter of the Appraisal Institute

Prepare appraisals of residential, commercial, industrial, vacant land and special purpose properties

Appraiser's License

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FLORIDA REAL ESTATE APPRAISAL BD	
LICENSE NUMBER	
RZ619	
The CERTIFIED GENERAL APPRAISER Named below IS CERTIFIED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2018	
ENNIS, DUNCAN R 4511 LEXINGTON AVE JACKSONVILLE FL 32210	
	
	
ISSUED: 10/23/2016	SEQ # L1610230004498

DISPLAY AS REQUIRED BY LAW