AGENDA
FERNANDINA BEACH CITY COMMISSION
REGULAR MEETING
MAY 20, 2025
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE / INVOCATION
Invocation by Rabbi Levi Katz, Chabad of Amelia Island and Nassau County.

4. PRESENTATIONS

4.1 **PRESENTATION - NASSAU COUNTY 2050 VISION PLAN** - *Nassau County staff will be in attendance to present.*

4.2 **BUDGET SUMMARY** - *Comptroller Susan Carless will review the April 2025 budget summary and be available to answer any questions.*

4.3 **PRESENTATION - PROJECT UPDATES** - *Deputy City Manager Jeremiah Glisson will provide an update on current and/or pending projects.*

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

6. CONSENT AGENDA

6.1 **BUDGET AMENDMENT - POLICE DEPARTMENT** - RESOLUTION 2025-79 APPROVING A POLICE DEPARTMENT BUDGET AMENDMENT IN FISCAL YEAR 2024/2025 DUE TO UNANTICIPATED REVENUE FROM THE LAW ENFORCEMENT RECOVERY FUND; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves increasing the Law Enforcement Recovery Fund Revenue and Equipment expenditure accounts in the amount of $144,202.00. This Budget Amendment increases the total City Budget from $205,047,055 to $205,191,257.*

6.2 **BUDGET AMENDMENT - HUMAN RESOURCES DEPARTMENT -** RESOLUTION 2025-80 APPROVING A BUDGET AMENDMENT WITHIN THE HUMAN RESOURCES DEPARTMENT IN FISCAL YEAR 2024/2025 ; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a budget amendment in the Human Resources Department in Fiscal Year 2024/2025 Budget in the amount of $25,000, a healthcare plan benefit proved by United Healthcare, to be used for wellness care initiatives.*

6.3 **CORRECTION - COLLECTIVE BARGAINING AGREEMENT - ORGANIZED FIREFIGHTERS OF FERNANDINA BEACH, LOCAL UNION NO. 2836** - RESOLUTION 2025-81 APPROVING A CORRECTION TO THE STEP PLAN IN THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF FERNANDINA BEACH AND THE ORGANIZED

FIREFIGHTERS OF FERNANDINA BEACH, LOCAL UNION NO. 2836 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO PREVIOUSLY APPROVED BY RESOLUTION 2024-204, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Corrects an error in the Collective Bargaining Agreement Step Plan for FY 2025-26 in Appendix C, Step Plan C-2.*

6.4 **AGREEMENT AMENDMENT – FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) -** RESOLUTION 2025-82 APPROVING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT AMENDMENT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves an FDOT Traffic Signal Maintenance and Compensation Agreement Amendment and all future FDOT Agreement Amendments related to annual traffic signal and maintenance compensation.*

6.5 **AUTHORIZATION TO DEFEND - CMR ISLAND PROPERTIES, LLC** - RESOLUTION 2025-83 AUTHORIZING THE CITY ATTORNEY PRO TEM TO DEFEND THE CITY IN THE MATTER OF CMR ISLAND PROPERTIES, LLC; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Authorizes the City Attorney Pro Tem to defend the City in a claim pursuant ot the Bert J. Harris, Jr. Private Property Rights Protection Act.*

7. RESOLUTIONS

7.1 **WORK ORDER APPROVAL AND BUDGET TRANSFER - PASSERO ASSOCIATES, LLC -** RESOLUTION 2025-84 APPROVING PASSERO ASSOCIATES, LLC WORK ORDER 23-105A FOR COMPLETION OF AN ENVIRONMENTAL ASSESSMENT IN THE AMOUNT OF $215,520; APPROVING A BUDGET TRANSFER; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves Passero Associates, LLC Work Order 23-105A for completion of an Environmental Assessment with Section 4F Alternatives Analysis for release and redevelopment of property at the Ybor Alvarez Sports Complex, in the amount of $215,520, Project #25070.*

8. CITY MANAGER REPORTS

9. CITY ATTORNEY PRO TEM REPORTS

10. CITY CLERK REPORTS

11. MAYOR/COMMISSIONER COMMENTS

12. ADJOURNMENT

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

- SPEAKERS MAY FILE COPIES OF THEIR REMARKS WITH THE CITY CLERK WHO WILL MAKE THEM AVAILABLE TO THE COMMISSION.

- MULTI-MEDIA PRESENTATIONS MUST BE SUBMITTED TO THE CITY CLERK NO LATER THAN THE FRIDAY BEFORE THE MEETING.

- FERNANDINA BEACH CITIZENS WILL SPEAK BEFORE NONRESIDENTS AND SPEAKERS WILL LIMIT REMARKS TO THE SPECIFIC SUBJECT MATTER.

- DISCUSSION – DIRECTION - ACTIONS ITEMS MAY BE ACTED UPON BY THE CITY COMMISSION BY EITHER A MOTION AND VOTE IN ACCORDANCE WITH ROBERTS RULES OF ORDER, OR BY A CONSENSUS OF THE CITY COMMISSION.

- PURSUANT TO RESOLUTION 95-32, IF AN ITEM IS NOT ON THE AGENDA IT REQUIRES A FOUR-FIFTHS VOTE OF THE CITY COMMISSION DECLARING THE ITEM AN EMERGENCY BEFORE ACTION CAN BE TAKEN.

- *QUASI-JUDICIAL* - DENOTES THAT THE ITEM MUST BE CONDUCTED AS A QUASI-JUDICIAL HEARING IN ACCORDANCE WITH CITY COMMISSION ESTABLISHED PROCEDURE AND FLORIDA STATUTES. ANY PERSON WISHING TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

- 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: Presentation
Nassau County 2050 Vision Plan

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS: Nassau County staff will be in attendance to present the 2050 Vision Plan.

To view all summary documents and offer advance feedback, please visit: Vision 2050 General Public Comment https://survey123.arcgis.com/share/924b6f9f8fb148d3a5f0dfd35fe6df70.

The Vision 2050 website is located here: https://www.nassaufl2050.com/.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Kelly Gibson, Planning and Conservation Director	5/6/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Sarah Campbell, City Manager	5/12/2025

Caroline Best

Submitted By: Caroline Best, City Clerk

Date: April 01, 2025

COMMISSION ACTION:

DRAFT

All Voices. One Vision.

ONE PLAN

DRAFT

"All Voices. One Vision." is a plan that draws on the County's strengths, opportunities, and values to promote the long-term vitality and sustainability of our community for residents and visitors alike. It has been shaped by community engagement, data and analysis, and national trends to create a clear path forward. This plan will serve as a foundation for both long- and short-term planning, guiding policy decisions, and government actions for years to come.

Vision 2050

Building on past long-range planning efforts, including Vision 2032, **Vision 2050** seeks to identify what residents want Nassau County to be in 2050. It reaffirms and expands previous priorities to meet modern-day challenges, including preserving community character and addressing growth in a way that creates a financially and environmentally sustainable future.

The plan represents the County's first large-scale visioning effort since 2007 and will guide updates to the Comprehensive Plan and other County policies, regulations, investments, and efforts. The plan and its implementation framework will ensure that decision-making is consistent with the community's vision. Monitoring the plan should be wrapped into the performance review standards and provide transparent and current information on the status of County initiatives.

The plan was broken into five overarching phases and was created over approximately 18 months, beginning in Fall 2023 and concluding in early 2025, as shown below.

VISION 2050 WILL:

BOOST COMMUNITY PRIDE by identifying and celebrating the unique history and culture of Nassau County; preserving historic landmarks and sites; and promoting arts, culture, and traditions.

ENHANCE RESILIENCY by identifying opportunities to protect our rich supply of natural resources and county assets, and developing a balanced approach to growth management.

PLAN FOR ACCESSIBILITY AND MOBILITY throughout the County by evaluating roadway safety and needs, envisioning future networks, and enhancing multi-modal access for residents and visitors.

FOSTER COMMUNITY BUILDING by planning for growth that enhances quality of life and community character while supporting prosperity and economic advancement.

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VISION PLAN FRAMEWORK

The Vision Plan is divided into five chapters.

1 ONE PLAN
OUTLINES THE PURPOSE OF VISION 2050, EMPHASIZING THE NEED FOR AN UPDATED VISION AND ITS ROLE IN GUIDING FUTURE DECISION-MAKING.

2 NASSAU TODAY
PROVIDES A SUMMARY OF THE COMMUNITY MEMORANDUM, HIGHLIGHTING THE COUNTY'S CURRENT STRENGTHS AND CHALLENGES.

3 ALL VOICES
ILLUSTRATES THE CIVIC ENGAGEMENT FACILITATED TO BUILD THE COMMUNITY'S VISION FOR TOMORROW.

4 OUR VISION
DETAILS THE PROPOSED GROWTH FRAMEWORK, INCLUDING POPULATION PROJECTIONS, GROWTH PATTERNS, AND OVERALL CHARACTERISTICS NECESSARY TO SUPPORT THE DESIRED COMMUNITY IDENTITY.

5 NASSAU TOMORROW
OFFERS THE COUNTY RECOMMENDATIONS TO REALIZE THE VISION.

BUILDING THE PLAN

The plan was developed by evaluating existing conditions, engaging the community, and evaluating trends to devise recommendations for Nassau's future. This effort provided a clear understanding of the County's present conditions and future needs. Feedback from this process helped shape the desired type and character of growth and informed the development of the plan.

Existing Conditions

A review of existing planning documents and an analysis of existing demographics, community trends, and regional factors were reviewed at the beginning of the project. This information provided a baseline understanding of Nassau's community today. The existing conditions are provided in the first volume of the report, the Community Memorandum. A summary of the existing conditions is provided in Chapter 2 , Nassau Today, of this plan.

Community Engagement

Extensive participation from the community helped direct Vision 2050's recommendations and objectives. This engagement is summarized in Chapter 3, All Voices, of this plan and an in-depth review is provided as **Appendix C**.

Community Building Blocks

Key themes and values heard from the community were used to create the Community Building Blocks. These building blocks are the vision for Nassau's future, and represent plan "goals." The eight building blocks are shown on page 7 and reviewed in more detail throughout the plan.

Growth Framework

To guide growth, a preferred growth scenario was developed to shape the character and general type of development in the future. It will inform the Future Land Use Map and Element update in the Comprehensive Plan. The growth framework is supported by plan objectives and strategies.

Implementation

The growth framework is supported by plan objectives and strategies. Utilizing the eight building blocks as the foundation for Nassau's future, objectives and outcomes with associated actions and strategies are outlined to help guide the Nassau of tomorrow.

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

Building Blocks

AUTHENTICITY

BALANCE

CONNECTIVITY

GOVERNANCE

HOUSING

LIVABILITY

OPPORTUNITY

RESILIENCY

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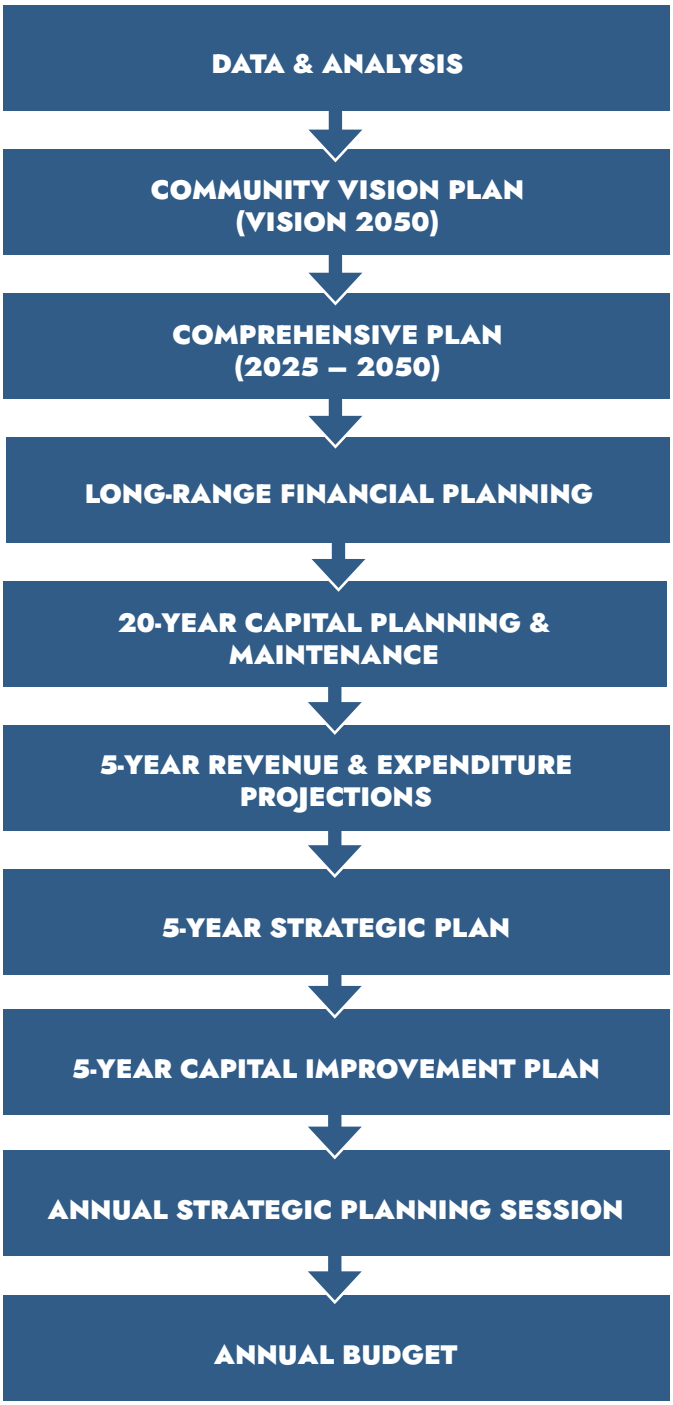
Vision 2050 Outcomes

Key data, analysis, and foundational community studies are essential for developing Vision 2050. The implementation action plan outlines crucial policies, regulations, investments, programs, and other measures necessary to realize the community's vision over the next 25 years and beyond. To ensure the plan remains effective and relevant, it is crucial to take regular actions and provide updates, preventing it from being neglected or left unused.

Vision 2050 will lead to a revision of the County's Comprehensive Plan to ensure its goals, objectives, and policies align with the community's future vision. While the Comprehensive Plan has been updated to meet state requirements, the last major revision was in 2010 following Vision 2032. In 2023, the Florida Legislature amended the statute to require all comprehensive plans to reflect a minimum planning period of at least ten years. The Nassau Comprehensive Plan in place is dated through 2030. A thorough update is necessary to comply with Florida Statute and align goals, objectives, and policies with the anticipated growth and shifting community values.

Adopting the 2050 Comprehensive Plan will ensure that Nassau's future goals, objectives, and policies reflect the key insights from the **Vision 2050** process. This update will address critical challenges and opportunities, proactively plan for the future, meet current residents' needs, and support the County's long-term vitality for future generations.

Near-term plans necessary to implement **Vision 2050** include the 5-Year Strategic Plan and the Capital Improvements Plan (CIP). The County's 5-Year Strategic Plan identifies target initiatives for the near-term, typically within the next five years. Through workshops with the Board of County Commissioners, projects and needs are prioritized for funding. The CIP is updated annually and identifies fund allocations needed over the next five years to accomplish priority actions and needs. The CIP includes more than just County allocations, it includes outside funding sources such as Florida Department of Transportation (FDOT) funds or grants. In addition to the CIP, the annual budget is used to fund necessary programs, staffing needs, and other community priorities.



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Why Now

Nassau County is a growing and thriving community in northeastern Florida. Since the founding of Nassau County in 1824, the ocean, rivers, rail, and timber have played a large role in how the County has been developed. Timber and the rail line led to the creation of towns such as Callahan, Hilliard, and Yulee. The Atlantic Ocean, timber mills, the shrimping industry, and tourism influenced growth on and around Amelia Island. The rivers not only added to the serene atmosphere of the County but have also supported the movement of goods throughout the County and around the country.

The County's population grew exponentially at the turn of the century. This created challenges to mobility, quality of life, and the provision of public services. Many of these challenges are still relatable today. Understanding the community context, previous planning initiatives, and growth characteristics is important for understanding the needs for the future.

Population Growth. Nassau's population has grown by 30,000 residents over the last 13 years. It is projected that the County's population will continue to grow rapidly, with just under 200,000 residents calling Nassau home in 2050. The exponential increase in projected population isn't just a number, it brings real implications and a need for continued long-range planning for such things as schools, public safety, water and wastewater, parks and recreation, and streets and mobility.

External Factors. The growing appeal of northeast Florida has attracted new residents to Nassau, where there are great public schools, high quality of life, and efficient public safety services. Additionally, there are state preemptions that limit the local government's ability to guide and constrain development.

Recent Development Trends. While historical patterns of development represent suburban and single-use developments, recent approvals for the East Nassau Community Planning Area (ENCPA), the William Burgess District (WBD) and the SR200/A1A Corridor Master Plan (also known as Timber to Tides Design Overlay or T2TDO) signal a shift toward more fiscally and environmentally sustainable development.

These plans emphasize enhancing quality of life and reflect the County's evolving approach to development. The districts accommodate new growth in mixed-used centers through higher densities and intensities of development, thereby allowing greater opportunity to protect the cherished rural character and natural areas in other parts of the County.

View along the St. Marys River circa 1870. The St. Marys River has played a role in the transport of goods and people from inland to the coastline for centuries.

Rapid growth and suburban expansion have highlighted the need for improved planning to prevent the same patterns of development from repeating in the future.

New developments incorporate great "third spaces" for residents that provide places to relax or socially engage.

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Infrastructure Needs. While the County is actively planning for roadway improvements, many of the major thoroughfares do not have parallel corridors, which leads to congestion, especially in Yulee and Callahan. As the population has continued to grow, roadway maintenance and capacity needs are ever present. The recent adoption of the Parks, Recreation, and Open Space Master Plan (PROSMP) and the Conservation Acquisition and Land Management Plan (CLAM) show the County's dedication to conserving the natural environment. The implementation of these plans will lead to thousands of acres of environmentally sensitive land conserved combined with better access to active and passive recreation opportunities. Continued growth of physical, social, and environmental infrastructure is critical to the County's future.

The County maintains public dirt roads, such as Bismark Road, in the more rural areas of the County.

Housing Availability. Housing affordability and the Area Median Income (AMI) remain significant concerns in the County. There is considerable variation in median household income across Nassau, with figures exceeding $200,000 on Amelia Island and dropping below $50,000 in some areas west of I-95. Despite this income disparity, many housing policies focus on households earning up to 120% of AMI, over $90,000. Limited housing options exist for families earning less than 80% of AMI. While the County has policies to support the development of affordable housing and offers property owners the ability to construct accessory dwelling units on their property, there is still a general shortage of "missing middle" housing choices and options for those seeking to age in place.

The types of housing choice available for residents has increased in the past decade, with more townhomes and apartments offerings available.

Nassau Post Pandemic. The COVID-19 pandemic brought about fundamental changes in employment, shopping, and quality of life. Workplace flexibility has enabled people to choose homes in areas with more amenities, better school districts, and lower crime rates without the burden of long commutes. The rise in online shopping has transformed the retail landscape, resulting in a decrease in large department stores and a shift of major retailers toward online platforms. This change has led to an increase in delivery vehicles on roads, a greater need for loading zones, and other roadway considerations. Many new commercial developments are now focusing on creating unique, in-person experiences that can't be replicated online, in contrast to traditional retail approaches.

The COVID-19 Pandemic highlighted the importance of social infrastructure within a community. Parks and places that provide experiences offer residents the opportunity to engage and socialize.

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KEY THEMES FOR VISION 2050

Consistent themes from the various planning exercises that are critical to consider include:

- **CELEBRATING ARTS AND CULTURE.** Nassau has a unique and storied history that needs to be acknowledged and celebrated. Access to arts and cultural events is enriching for a community, allows the community to celebrate its heritage, provides opportunities for community building, and supports economic vitality.
- **CONNECTING COMMUNITIES.** Connecting communities means more than just roadway connections and enhancing transportation access throughout the County. Social, technological, and environmental connections should be at the forefront of planning.
- **ECONOMIC DIVERSITY AND OPPORTUNITY.** Diversifying the tax base is crucial for the County's long-term financial health. Growth with target industries will attract high-paying jobs, and creating mixed-use developments around employment zones can help provide quality, attainable housing in areas where there are sufficient services.
- **FISCAL STEWARDSHIP.** Good fiscal practices can be used to guide development in a manner that is feasible and will provide the greatest return on investment. While not all areas of the County should be developed as higher intensity mixed-use developments, creating areas reflecting those development patterns can provide greater incentives to maintain working agricultural lands elsewhere, lands that may not draw as many financial resources.
- **HEALTH AND WELLNESS.** Access to quality healthcare, personal services, healthy eating options, and a healthy built environment will improve the overall health and wellness of residents. With an aging population, and new residents moving to Nassau, providing quality health services will be critical for maintaining a high quality of life.
- **NATURAL ENVIRONMENT PROTECTION AND PRESERVATION.** The protection of the County's critical natural resources is essential for the County's sustainability for future generations. Nassau's wetlands, waterbodies, and natural environment offer residents exceptional beauty and environmental benefits.
- **QUALITY OF LIFE.** The term "quality of life" is an umbrella concept that is frequently discussed, encompassing a range of factors such as access to healthcare, housing options, environmental stewardship, recreational opportunities, economic stability, and public services. As the population continues to grow, the County can strive to maintain a high quality of life.
- **RECREATION OPPORTUNITIES.** Recreational opportunities are important to Nassau's residents. The inclusion of trails, shaded play areas, splash pads, programming opportunities, sports leagues, and access to nature are important to residents and visitors. Recreation can provide economic and social benefits.
- **RURAL LAND PROTECTION.** Rural heritage is paramount to residents of Western Nassau. There is a strong desire to maintain rural character generally west of I-95. Creating a balance with development will be important for maintaining the feeling of rural character.
- **SUSTAINABLE, MANAGED GROWTH.** The concept of sustainable or managed growth emerged as important in the Vision 2032 Plan and has remained critically important to residents. While Nassau cannot stop growth from coming, the Vision process can help guide where and how growth happens to create a future that enhances community character and reflects the building blocks.

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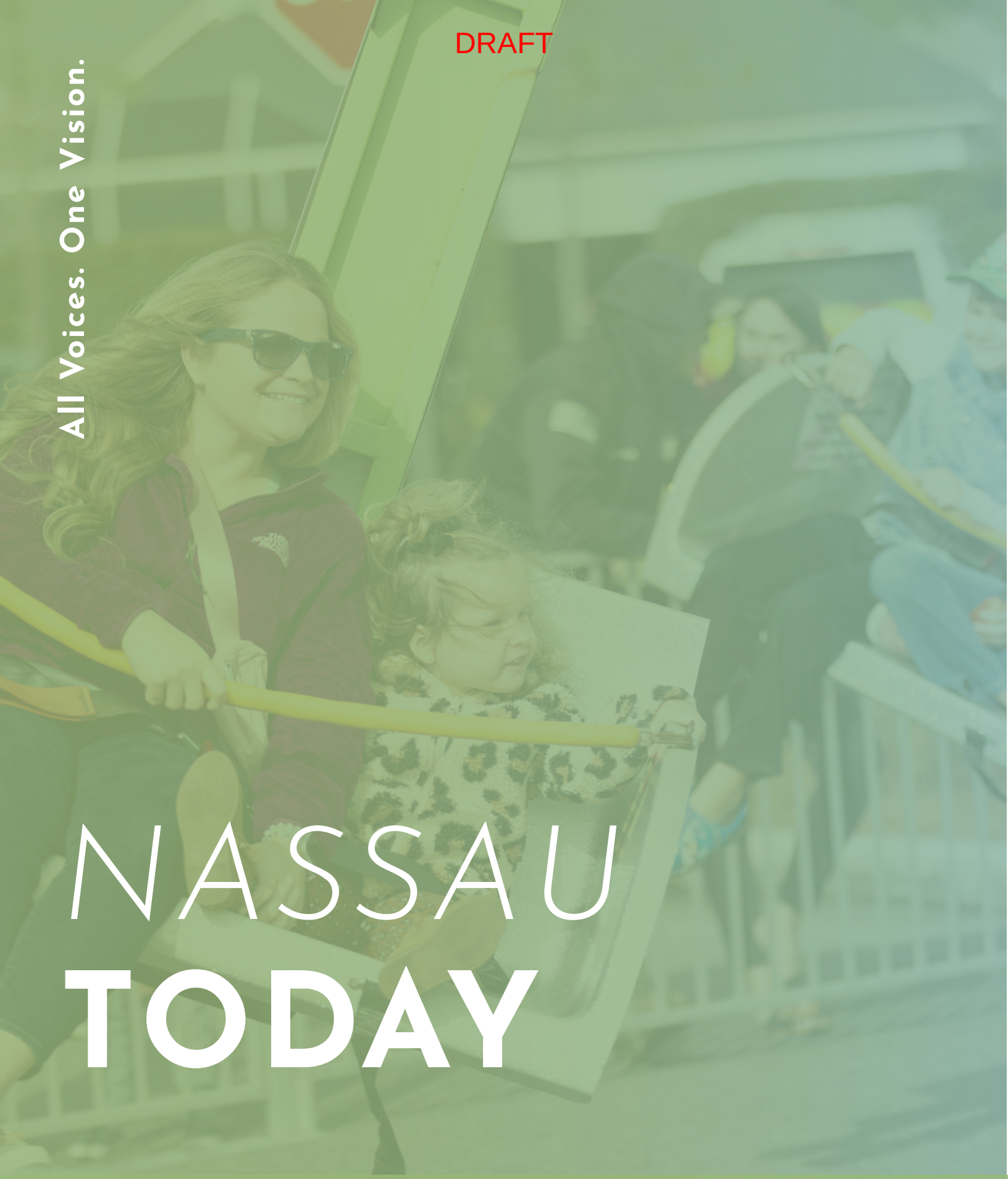
All Voices. One Vision.



NASSAU TODAY

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Nassau Today provides an overview of its history, people, and built environment. This analysis serves as a foundation for understanding the County's present condition and lays the groundwork for addressing its future needs.

Historical Context

Nassau County was home to the Timucua people until 1562, when the French arrived, followed by the Spanish and British. By 1821, Florida became a U.S. territory, and Nassau County was established in 1824 after initially being part of Duval County. Early on, the County was rural with farming and large plantations, and over half of the population in 1830 were enslaved Africans.

Only one bridge connected Fernandina to the mainland until 1948. The expansion of railroads spurred growth throughout the County, and the road system developed in the 1920s with the advent of automobiles. US-17 became a major route in the 1930s, preceding the construction of I-95 in the 1970s. Callahan and Hilliard grew with the railroad's arrival, gaining incorporation in 1911 and 1947, respectively. Other settlements include Bryceville (established in 1871), Crandall, Kings Ferry, Lessie, and Evergreen.

Before the Civil War, Nassau County was known for its plantations and the port community of Fernandina, which had the largest natural deep water port south of Virginia. David Yulee chose Fernandina as the eastern point of his Florida Railroad, establishing Florida's first cross-state rail line. During the Civil War, Amelia Island was occupied by the Union army, while the interior supported Confederate forces. Post-war, the Freedmen's Bureau helped formerly enslaved people establish settlements like Franklintown, Lessie, and Evergreen.

In the 1870s, Fernandina emerged as an early tourism destination in Florida, while Callahan and Hilliard developed into communities, benefiting from the County's pine resources through sawmills and turpentine stills. The early 1900s were quieter, with industry focused on dairy, poultry, and the port's distribution of lumber, railroad ties, and turpentine.

By 1940, two pulp mills opened in Fernandina, and residents enlisted in World Wars I and II. World War II brought military installations to the County. Post-war, the Hilliard Air Traffic Control Center opened, and the U.S. highway expansion increased traffic. The 2000s saw major growth in Yulee with new subdivisions and shopping centers, necessitating new schools, roads, parks, and civic facilities to accommodate residents.

The Gullah Geechee people, descendants of West Africans brought to the area during slavery, continue to preserve their cultural heritage through land ownership and customs like food, music, and religion. American Beach was founded by Abraham Lewis and the Afro-American Life Insurance Company in 1935 to provide African Americans with a beach community during the time of segregation. American Beach residents still foster a strong sense of community today.

Special events are vital to community entertainment. Since 1963, the Isle of Eight Flags Shrimp Festival has been a social focal point. Other events, such as the Callahan Christmas Parade and Northeast Florida Fair, along with newer events like Dickens On Centre, continue to bring people together. Nassau County's culture is a unique blend of rural and coastal living, allowing residents to experience both the beach and agricultural activities. For most of the last 200 years, the County has been known for its small-town life that showcases community spirit and local traditions. People enjoy fishing, boating, and access to the outdoors, reflecting the community's identity.

The Bosque Bello Cemetery on Amelia Island is estimated to be one of the oldest cemeteries in Nassau, dating back to 1798. Residents can still be buried in the cemetery today.

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PAST PLANNING EFFORTS

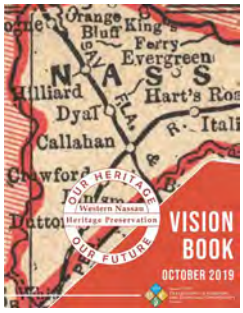
The County has laid a strong foundation for planning through previous efforts related to the long-term needs of County residents. Key findings and recommendations of those plans remain valid and are incorporated into the **Vision 2050** Plan recommendations. Past plans considered for this plan are listed below.

Vision 2032 is a strategic vision for Nassau County that was adopted in 2007. The plan is committed to managing growth and creating sustainable economic development in a way that maintains and improves the County's quality of life and uniqueness. The plan is used as a foundation for many plans and documents to date and has been pivotal in guiding policy and decision-making over the last nearly 20 years.

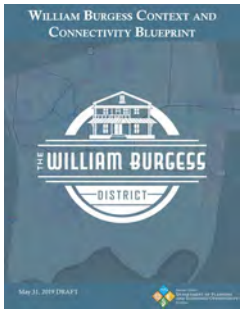
The **Nassau County Mobility Plan Report** adopted in 2021, outlines essential strategies for addressing transportation challenges within Nassau County. The report aims to enhance mobility, alleviate congestion, and improve transportation infrastructure.

The **Parks, Recreation, and Open Space Master Plan (PROSMP)** adopted in 2021, acknowledges the importance of parks and recreation facilities in enhancing community life, aesthetics, property values, tourism, and the overall image of the county. It provides the County with a framework for improving access to recreation facilities for all County residents, recommends policy changes to implement the vision of the PROSMP, and provides the County with administrative guidance for future park development.

The **Nassau County Vulnerability Assessments** provide critical insights for resilient planning, ensuring the County's preparedness and adaptability in the face of environmental challenges. The vulnerability assessments focused on evaluating which areas and peoples are most vulnerable to climatic events such as storm surge and flooding due to proximity to water features and floodways. It further identifies where critical public infrastructure may be susceptible to flood impacts.



The **Western Nassau Vision Book** was adopted by the Nassau County Board of County Commissioners (BOCC) in 2019 to proactively plan for the future of western Nassau County. The plan was developed in response to the 2017 Urban Land Institute report on the impacts of growth on western Nassau County. The Vision Book is the result of a community-driven process that included extensive public outreach to gather input from residents, property and business owners, and state and local agencies. The plan's goals, objectives, and strategies center around preserving the character of western Nassau and supporting the historical and civic services to maintain the current quality of life.



The **William Burgess Context and Connectivity Blueprint** is a district plan that reflects Nassau County's recognition of the need for more cohesive and sustainable development patterns in that part of the County. The District, which encompasses 5,400 acres in southern Nassau County, is envisioned as a hybrid form-based code district, focusing on quality, compact urbanization and multi-modal connectivity. The plan aims to facilitate the formation of an inclusive community where people can live, work, play, and stay.

The **East Nassau Community Planning Area (ENCPA)** is a sector plan which was adopted in 2011. The plan focuses on the development of approximately 23,570 acres located near Yulee in Nassau County as a mixed-use and inclusive community. The plan incorporates conservation areas, mixed-use nodes, commercial centers, industrial areas, a comprehensive trail network, public facilities and amenities, and residential areas. Since its adoption in 2011, there has been development progress with the development of Wildlight, continued residential growth, and the approval of plans to guide the next phase of development with the Commerce Park and future growth areas.

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The **SR200/ A1A Corridor Master Plan** adopted in December 2021, is a comprehensive document that outlines the future vision for the SR200/A1A Corridor from Police Lodge Road to the Shave Bridge. The plan aims to transform the corridor into a multi-functional, safe, and sustainable area that connects people to the places where they live, work, play, and stay. Many of its recommendations are applicable to other similar corridors around the County.

The **Historic Resource Survey** was conducted to identify historic structures and significant cultural spaces. The plan provided recommendations on how to support preservation efforts countywide.

In 2019, the County Commissioners adopted the 5-year **Strategic Plan** to guide County initiatives and policies over the next five years. The development of this plan draws on key initiatives and actions from foundational community studies, identifying the essential steps needed to implement various plans in the short term. The Strategic Plan outlines specific outcomes, projects, initiatives, and priorities, setting bold targets to address the challenges facing the County.

The **Nassau County Transit Study** (2024) reviewed overall transit needs from data and analysis, as well as community engagement. It highlighted access to employment, access to healthcare, tourist transportation, and improved rural area access as key factors for considering future needs and services for the transit system.

Nassau County established the **Conservation Lands Acquisition and Management (CLAM)** program in 2020 as a means to better manage its natural resources amid increasing development pressures. The CLAM program uses GIS technology to create a Resource Ranking Map, assessing potential conservation lands based on water, habitat protection, working lands, and recreation. The CLAM goals focus on water issues, species and habitat protection, recreation, open space, quality of life, working lands, and value for money. The plan identified priority properties for acquisition and was funded through a referendum and appropriation of millage from taxes.

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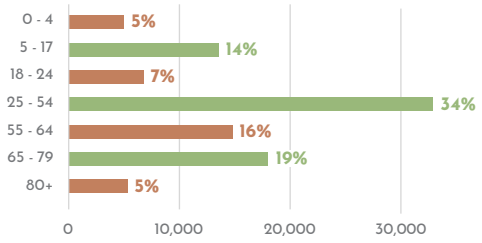
Demographic Snapshot

Nassau County's demographic profile reflects a dynamic population that balances longstanding residents with newcomers drawn to its natural beauty, strong sense of community, and economic opportunities.

NASSAU COUNTY, FLORIDA

100,763
Current Population

Current Population by Age



Population By Place

	POPULATION	% OF POP.	LAND AREA	% OF LAND AREA
NASSAU	100,763	100%	648.7 SQ. MI.	100%
CALLAHAN	1,680	2%	1.3 SQ. MI.	0.20%
HILLIARD	3,090	3%	5.5 SQ. MI.	0.85%
FERNANDINA BEACH	13,499	13%	12.6 SQ. MI.	1.92%
UNINCORPORATED NASSAU COUNTY	82,494	82%	629.3 SQ. MI.	97.03%

Source: Bureau of Economic & Business Research, Esri Business Analyst, US Census Bureau ACS 5-Year Estimates (2017-2022),

NASSAU COMMUNITY BREAKDOWN

People per Household	Home Ownership	Education
NASSAU - 2.49	NASSAU - 83% (OWNER) | 17% (RENTER)	NASSAU - 32% (BACHELORS & HIGHER)
CALLAHAN - 2.40	CALLAHAN - 62% | 38%	CALLAHAN - 12%
HILLIARD - 2.53	HILLIARD - 55% | 45%	HILLIARD - 9%
FERNANDINA BEACH - 2.09	FERNANDINA BEACH - 82% | 18%	FERNANDINA BEACH - 49%

Disability	Median Household Income	Poverty
NASSAU - 17.4%	NASSAU - $84,085	NASSAU - 9%
CALLAHAN - 15.5%	CALLAHAN - $52,688	CALLAHAN - 14%
HILLIARD - (DATA UNAVAILABLE)	HILLIARD - $64,375	HILLIARD - 17%
FERNANDINA BEACH - 16.4%	FERNANDINA BEACH - $86,494	FERNANDINA BEACH - 11%

Source: Bureau of Economic & Business Research, Esri Business Analyst, US Census Bureau ACS 5-Year Estimates (2017-2022)

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Below is a side-by-side comparison of demographics, starting with the smallest area, Nassau County, followed by the regional average of neighboring counties (Baker, Clay, Duval, Nassau, and St. Johns), and finally the largest area, the State of Florida.

	NASSAU	REGION	FLORIDA
Median Age	46.3	40.9	42.4
Ages under 18	19.5%	22%	19.6%
Ages 65 & up	23%	18%	21%
People per Square Mile	140	462	401
Household Size	2.5	2.6	2.5
Family Size	2.9	3.1	3.1
Median Household Income	$84,085	$79,960	$67,917
Zero Car Household	3%	4%	6%
Housing Units	42,121	695,854	9,915,957
Owner Occupied Housing	87%	77%	67%
Renter Occupied Housing	13%	23%	33%
Vacant Housing	9%	10%	16%
Poverty Rate	9%	10%	12%

Source: Bureau of Economic & Business Research, Esri Business Analyst, US Census Bureau ACS 5-Year Estimates (2017-2022)

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Key Challenges & Opportunities

The following sections provide a summary of findings from the Community Memorandum. For more detailed information and data sources, see the full document.

LAND USE & GROWTH MANAGEMENT

Existing Development Patterns

Nassau County is primarily designated for low-density development, with over 78 percent of the County having future land use designations of "Agriculture" which allows for one dwelling unit per acre, and 73 percent of the County having a zoning designation "Open Rural." Where wetlands exist, densities are further restricted to one unit per five acres. For agricultural parcels over 320 acres in size, densities are intended to be limited to one unit per 20 acres. The development patterns associated with "one unit per acre" are not truly rural in nature, they cause a greater strain on County resources, have less support for commercial uses, and ultimately reduce anticipated tax revenues for the County.

In the areas generally east of I-95, the development patterns are more consistent with suburban-style development, with densities ranging from one to ten units per acre located behind strip commercial along SR-200. This pattern of development is highly dependent on the single-occupant vehicle. A lack of parallel roads to SR-200 leads to choke points at major intersections, such as Amelia Concourse and Old Nassauville Road. Generally, the existing development patterns in the unincorporated areas of Nassau County have not fostered a strong sense of place or the feeling of small town atmosphere.

Recent Development Shifts

Recently approved master plans, such as the East Nassau Community Planning Area (ENCPA) and William Burgess District (WBD) and the pending T2TDO, employ a "character-based code" framework which focuses more on the form of development rather than just land use. These areas incorporate social spaces, a mixture of uses within defined village centers, and a greater mix of housing options within the development program. They also will provide an interconnected system of roads and trails, providing multi-modal transportation options to key destinations. This shift in planning emphasizes the need to create more fiscally sustainable development patterns as opposed to the suburban sprawl development seen in the County today.

Upcoming development within the WBD and ENCPA will be a catalyst for change in the area and an example of how development can occur in a manner that protects the fiscal health of the County. It will provide an example of how roadways and trails can provide access to the community as a whole.

A Balanced Approach

The County's population is expected to roughly double over the next 25 years. While developments like the ENCPA, WBD, and T2T can accommodate much of this projected growth, additional housing, commercial and retail spaces, and employment centers will still be needed. The County's landscape and character are key factors that attract people and businesses, and to preserve these qualities, growth must be carefully managed. Achieving this balance requires proactive planning, forward-thinking policies, and strategic investments. A new future land use map can designate areas for targeted growth, with increased development entitlements to encourage investment. Public improvements, such as roads, parks, and other infrastructure, can further incentivize development in these designated areas. By focusing growth in specific locations, the County can avoid unnecessary and unwanted density increases in other areas.

Conservation Tactics

The importance of conservation to the County is reflected in the percentage of area in the County that has a FLUM designation related to natural features, including conservation, recreation, and water. Some of these areas are designated as conservation due to environmental constraints. As a result, residential development is restricted to one dwelling unit per five acres in wetlands, which is reallocated to upland areas. State parks and forests, mitigation banks, and perpetual conservation zones limit development potential while protecting properties and enhancing access to open space. In addition to density limits, there are open space requirements for parcels that develop with floodplain and wetland extents, as well as wetland buffer requirements to protect the integrity of wetlands.

Historic and Cultural Preservation

The preservation of historic and cultural resources is important for maintaining the small-town feel. The County has undergone efforts to formalize historic preservation and can continue to expand upon efforts through updates to land development regulations and comprehensive plan policies. In addition, enhancements can be made to historic neighborhoods and communities to ensure their long-term vitality.

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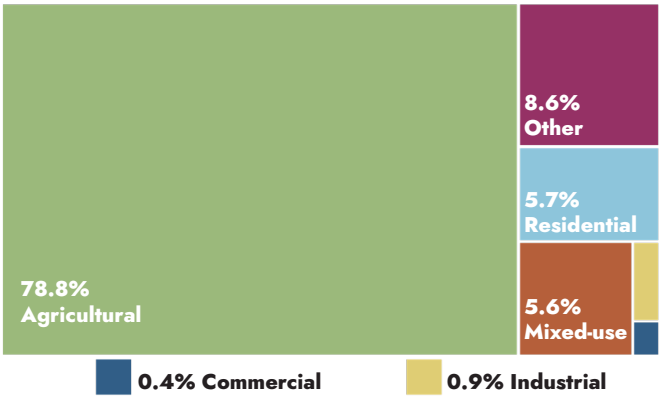
LAND USE BY THE NUMBERS

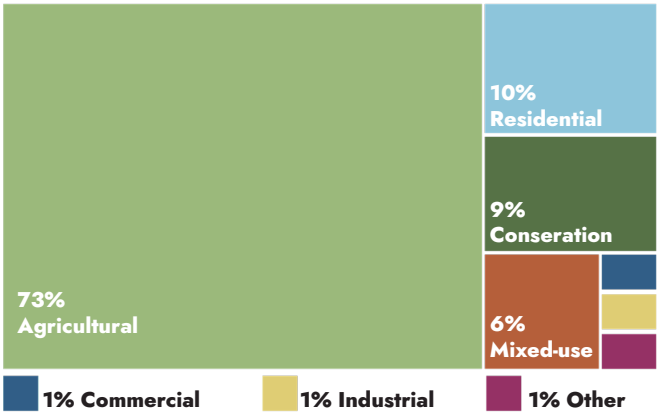
Zoning Breakdown

Zoning districts are broken down into generalized categories below.



Future Land Use Breakdown

Future Land Use designations are broken down into generalized categories below.



Much of the development in the County has "agricultural" and "residential" categories. This illustrates the County's reliance on its lower density and intensity tax base to fund infrastructure and services. It also exemplifies Nassau's standing as a bedroom community. There is an opportunity to evaluate how redevelopment and new development happens that will diversify the tax base, provide the County with additional revenue sources to support quality of life enhancing elements, and increase economic vitality for generations to come.

Infill within established areas of the County, including within its towns, can help protect rural areas by directing growth to places that already have the necessary public infrastructure.

The concept plan for development at the corner of William Burgess Boulevard and Harts Road envisions a mixed-use center, with multi-family residential and multi-story office and retail buildings.

While one-acre lot subdivisions do not require access to public utilities, their design and proximity do not reflect a sense of "rural character".

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TRANSPORTATION AND MOBILITY

Future Growth And Mobility Network

The current roadway system lacks parallel corridors to major arterials, leading to longer wait times and greater traffic demands. To support the projected population growth and existing needs, the County should continue to review and assess the Future Transportation Map Series (FTMS) and long-term needs through **Vision 2050.** The County can continue to utilize the pavement management plan and mobility plan to address maintenance and capacity needs, respectively. Future routes will need to be redefined west of I-95 ahead of development happening to ensure there is a well-connected network that supports the overall character and type of growth anticipated. These plans can help the County acquire and protect future rights-of-way before or during development.

Context Classification

Roadway design and land use are closely interconnected. Roads should be tailored to meet the specific needs of users within a given corridor. Incorporating safety features, supporting multi-modal connections, and integrating green infrastructure can enhance both the functionality and aesthetics of roadways. By using the FDOT Context Classification Guide as a framework, the County can ensure alignment between state-maintained and County roads. Furthermore, evaluating roadways with surrounding development allows the County to optimize mobility, accessibility, and safety for all users, while also incorporating features that support the intended land uses. While context classifications have been adopted in the WBD and are present in other planned communities, these standards should be assessed and applied countywide.

The County can implement new roadway cross-section guidelines for areas experiencing urbanization, such as the WBD or other newly identified growth zones. Additionally, new cross-sections should be developed for rural roadways to maintain the County's rural character. While the construction of new roads can open up land for development, this often conflicts with the County's goal of preserving rural landscapes. To address this, new roadway designs should prioritize maintaining the rural character and safeguarding the economic resources of areas like the Town of Callahan. Strategies may include limiting access points, designating certain routes as truck bypasses, or incorporating wide landscape buffers to preserve a natural, rural feel.

Safety Considerations

Pedestrians and cyclists are vulnerable roadway users, and there is an opportunity to increase safety measures in the County. A shift in how crashes are viewed can lead to engineering, education, and other design solutions to improve safety and reduce severity of crashes. A Vision Zero Plan, or Safe Systems Approach, aims to achieve zero vehicle-related fatalities. This approach integrates behavior and roadway design to address a variety of safety concerns and improvements. The County should continue to evaluate roadway cross-sections, intersection improvements, and capacity projects to ensure there are safe and accessible routes for all roadway users.

Mobility Plan Update Considerations

When the Mobility Plan is updated in 2025, the projects will be re-evaluated to ensure they meet the needs of the County, align with growth areas, and continue to add and improve capacity countywide. **Vision 2050** is an opportunity for the County to ensure roadway capacity, as well as needs and assessment of impact fees are in alignment with the projected population growth. The Mobility Plan's roadways, trails, and intersection improvements should be incorporated into the FTMS and Transportation Planning Organization (TPO) Long Range Transportation Plan (LRTP) during its next update. Notable roadways to include on the mobility plan include a rural bypass around the Town of Callahan and an east/west road connecting the new I-95 interchange to Middle Road. Additional roads may be added during small area planning efforts around the Crawford Diamond or other planning areas.

Commuting Preferences

Over 67 percent of County residents travel outside of the County for work. Over 81 percent of commuters drive alone to work. The mean travel time is 30 minutes, primarily south into Jacksonville. The volume of commuters increases the number of cars on the road, which increases traffic during peak hours.

Transit for commuting purposes is not readily available today. There is one commuter bus that connects Yulee to a transit hub in Jacksonville. In 2024 the County updated their transit master plan to evaluate near- to long-term options for improving transit in the County. This includes more internal routes, additional stops on the commuter route in Jacksonville, and improved access to the VA Hospital. Long-term, there will be opportunities to partner with the TPO on commuter rail options to connect Nassau County to the greater region. Additionally, future plans may include using rail lines to link Yulee and Downtown Fernandina.

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Trails can be placed adjacent to rural roadway segments to facilitate safe multi-modal access. Trails can connect through greenways and parks to enhance connectivity countywide.

Trails in the Nassau Crossing PUD are located within the powerline easement, providing for off-street connections. This approach can be considered elsewhere in the County as a means to increase pedestrian and bicycle access.

The County maintains dirt roads, primarily west of I-95. These roadways provide a rural feel but can be timely and costly to maintain, especially when there are more frequent rain and flood events.

Downtown Fernandina has a traditional grid system, which provides for more walkability to shops, restaurants, and housing. Wide sidewalks, streetlights, and street furniture enhance the pedestrian realm.

Newer planned developments, such as the Tributary and Wildlight, include multi-modal transportation options such as bike lanes, sidewalks, and trails to connect residents to parks and services.

The County uses roundabouts to help facilitate travel on Amelia Island, and will include them off island as well as a means of promoting safe and walkable roadway systems.

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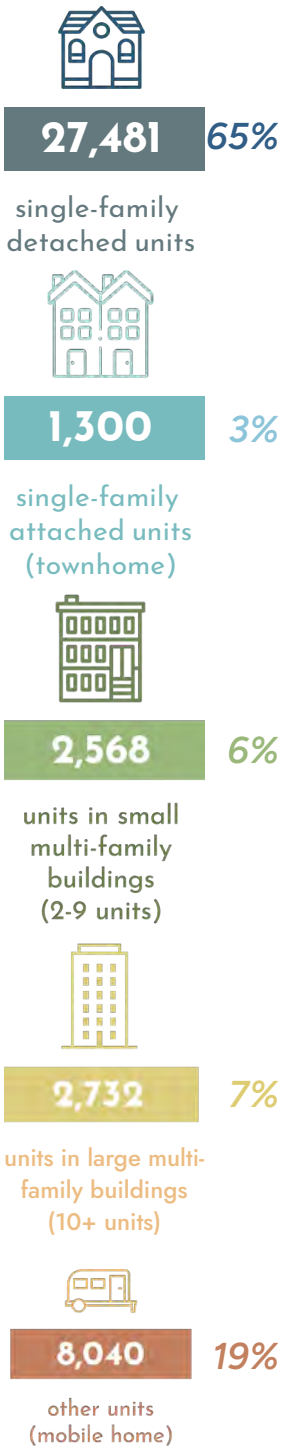
HOUSING AND NEIGHBORHOODS

Housing Availability

Residential growth was slow from 2009 to 2014 due to the Great Recession and FDOT concurrency requirements that restricted development along SR-200, averaging only 379 building permits annually. However, following the adoption of Mobility Impact Fees, residential permits increased significantly, with an average of 1,340 permits per year from 2015 to 2022. Since 2015, an average of 143 new multi-family units have been built annually, primarily east of I-95. Currently, 550 multi-family units are permitted but not yet fully constructed within the Wildlight development, and another 500 units are being considered for the William Burgess District (WBD) in Yulee in late 2024.

The current housing stock in Nassau County is predominantly comprised of single-family detached homes and mobile home units, with multi-family housing comprising a much smaller share. There is a notable absence of "missing middle" housing options, such as townhomes, rowhomes, multi-plex developments, cottage apartments, tiny home developments, and similar housing types. These types of housing offer a variety of price points and maintenance levels, catering to a broader range of homebuyers and renters. Introducing missing middle housing could help meet diverse housing needs and stabilize the market.



Composition of existing housing units in Nassau County.

Cost of Housing

Housing costs vary throughout the County, with the average sale price on Amelia Island being double that of western NassauIn Nassau County, only 11 percent of homes sold were priced at or below 80 percent of the Area Median Income (AMI), which is considered "low income." Over a quarter of homes sold were affordable at 120 percent AMI, equating to an income of over $98,000. While there is an ample supply of housing at the 120 percent AMI level, options are limited for those at 80 percent AMI or lower. The income limit for 80 percent AMI is $78,400, but the median income in western Nassau communities is below $70,000. This disparity highlights a significant need for more housing options for families at or below the 80 percent AMI threshold, rather than at the higher 120 percent AMI level.

Age of Housing

Approximately 51 percent of owner-occupied housing units have been constructed since 2000. Much of the new growth has occurred in the Yulee area with the Planned Unit Developments along Amelia Concourse, on Edwards Road, and within the ENCPA. This area has also seen much of the commercial growth over the last 24 years. Renter-occupied housing is older, with only 30 percent of the available stock constructed post-2000, and 61 percent built between 1960 and 1999. As new homes are constructed in desirable areas of the County, some of the older owner-occupied housing stock will likely be converted to the rental market.

Emerging Housing Options

Over the last five years, there has been a greater diversity in housing options. New multi-family housing has been constructed in the general Yulee area including, but not limited to, Mills Creek Preserve, two apartment buildings in Wildlight, and the Vintage Amelia Island Apartments (within the limits of the City of Fernandina Beach). The Nassau County Development Review Committee is currently reviewing additional apartments in the William Burgess District and the Tributary, which will increase the stock by nearly 1,000 new dwelling units. Within the William Burgess District, there is a requirement to provide 15 percent of the housing as affordable.

In addition, there is a single-family rental complex in Wildlight, and a senior community and an assisted living/ independent living facility are currently under review. These new housing developments provide a variety of housing options for county residents.

Sources: American Community Survey 5-Year Estimates (2022), SB Friedman

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PUBLIC INFRASTRUCTURE

Public Services

One challenge Nassau County will encounter is the strain on existing public safety and utility systems unless additional facilities and capacity is added. While the County has proactively established a relationship with the Jacksonville Electric Authority (JEA), continued coordination is important as much of the growth is projected in JEAs service areas. Coordination on service boundaries with municipalities will be critical in determining where growth occurs. To better ensure growth boundaries it may be appropriate for the County to create a Utility Authority.

As population growth occurs, public safety services will be strained. The County should continue to evaluate and maintain levels of service for response times and ensure cooperation between County and municipal services. New and improved roadways, technological advancements, and operational improvements will help ensure public safety and services are maintained.

School System Growth

The quality of the school system is one of the primary drivers of what attracts new residents to Nassau, therefore continued investment in the school system is important. As the population increases, the County and school district will face challenges with the substantial investment in renovation, replacement, or new construction of schools. As development areas are identified, the County and the Nassau County School Board can work together to identify appropriate sites for new schools and ensure the interlocal agreement in place accommodates the needs for anticipated population growth.

Infrastructure Vulnerability

Infrastructure can often be weakened or damaged during flood events. The County has conducted vulnerability assessments to determine which areas of the County are most vulnerable to storm surge, flooding, and other water-frequent events. This report identified parcels and areas that may pose risks to health and safety, including areas with septic systems and frequent flood areas. It will be critical for the County to consider changing water levels and its impact on infrastructure when planning for new growth areas. Nassau County has taken a crucial step in creating the Stormwater Drainage Department with the goal of reducing flooding impacts and improving water quality. This department evaluates high risk areas, maintains the CRS program, and provides the County with an avenue to evaluate flooding impacts.

Environmental Constraints

Nassau County is encumbered by floodplains, wetlands and coastal high hazard areas (CHHA), or areas within storm surge for a category 1 hurricane. Critical infrastructure is essential for evacuation and movement of goods and services during emergency events. Due to flooding events and the use of roadways as conduits for stormwater, in addition to daily use by cars and trucks, roadways may fail sooner and ultimately burden taxpayers. These challenges can increase in severity as the infrastructure use is exacerbated by populations increasing. The County should put forth the effort to ensure critical public infrastructure is located outside of frequent flood areas when possible and strengthen designs when not possible.

Within Wildlight there are available single-family homes for rent which help people find housing options in a larger service-based community.

The frequency of flooding has increased over the last decade. Studies of areas, such as along Thomas Creek, have led to the County pursuing measures to acquire repeat flood properties and evaluate options to alleviate flood risks.

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ENVIRONMENTAL CONDITIONS

Parks And Opens Spaces

Parks, trails, open spaces, and preserves are critical community infrastructure. They provide social, health, and environmental benefits. Nassau County has taken important steps to improving access to parks for the residents, with the development of new parks in coordination with developments, such as Tributary Regional Park and the Nassau Crossing Park. The County is designing a large West Side Regional Park that will provide many social and active benefits for residents that currently have to drive further distances to access similar amenities.

In conjunction with the adoption of the Parks, Recreation, and Open Space Master Plan (PROSMP), the County adopted policies to ensure that new development includes quality local parks, that trails are included within developments, that standards related to siting and amenities are met, and the parks are sufficiently maintained without the need of County resources. This step in parks development will provide access for residents to local parks within a short walk or bike ride of their homes, improving the ten-minute walk to a park standard for new development.

Preservation Techniques

The County has the opportunity to actively promote and advance open space preservation through Vision 2050 and the 2050 Comprehensive Plan. The Conservation Land Acquisition and Management Program (CLAM) provides the County with unparalleled opportunities for land acquisition for the purpose of conservation and preservation. This program and initiative, which was approved by voters, provides the County with a roadmap for priority parcels of land to acquire for the long-term environmental vitality of the County. This program, coupled with partnerships, can continue to pursue conservation of critical environmental resources. Many of the identified parcels provide environmental benefits not just for County residents, but for Florida and Georgia as well.

In addition to the CLAM, the County can work with property owners to establish conservation easements for the protection of agricultural, silvicultural, and environmental resources. Conservation easements provide environmental benefits by protecting land from development, and also monetary benefits as they may offer tax benefits to landowners or may be purchased by a governmental or charitable entity.

The native tree canopy on Amelia Island helps reduce the severity of storms, provides shade, and offers various environmental benefits. Protecting this canopy is essential for maintaining the island's ecological health and overall vitality.

Development of a new public park on Blackrock Road will provide adjacent residents with access to a park within walking distance from their home, in an area previously not serviced by a park space.

Nassau's pristine waterways provide unparalleled scenic, recreation, and environmental benefits. These areas should be protected and enhanced for long-term sustainability.

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Water Quality Measures

One challenge Nassau may face is preserving the water quality while mitigating flooding. It will be important with growth to consider the incorporation of low-impact development on individual parcels, in roadway development, and other public buildings and spaces. The creation and integration of a Stormwater Management Plan can help identify regional opportunities for the collection and cleaning of runoff and water collection. The use of larger systems, when designed appropriately, can serve multiple purposes including the cleaning of run-off, recharging the aquifer with suitable water, and providing for passive recreation opportunities.

Protecting the integrity of the connected wetland system in Nassau County is crucial for maintaining the long-term environmental health and water quality of the region's natural ecosystem. Wetlands play a vital role in filtering pollutants, controlling floods, and providing habitat for a wide range of wildlife. These ecosystems also help maintain groundwater recharge and regulate water cycles, which are essential for ecological balance and the County's water supply.

MARKET & EMPLOYMENT SNAPSHOT

Jobs-to-Housing Ratio

The projected population and state of the economy are an opportunity for the County to be forward thinking in how it attracts and accommodates growth. Currently, the jobs-to-housing ratio in Nassau County is about 0.63. The County aims to achieve a minimum ratio of 0.8, with a desired target of 1.1, in order to move away from being known as a "bedroom community." This would create a more balanced relationship between local jobs and housing, supporting a more self-sustaining economy.

Hospitality has been a steadfast element of the County's economy, yet there is a strain on the local workforce and land availability for continued growth. The County should consider how to support the expansion of tourism off Amelia Island, where there are more resources and land available. For example, agri-tourism in western Nassau can be supported by the development of quality hotels, retail options, and main street character in the towns.

There is opportunity to pursue substantial industrial development in the Crawford Diamond, Wildlight Commerce Park, and ICI Villages, which provide a variety of jobs with multiple wage brackets. While retail development has lagged recently, retail development will occur near areas of new residential growth. Office space in Nassau County has low vacancy rates and high rents suggesting high demand. As the population is expected to grow and age, the need for medical offices will increase to meet demand for medical services.

FISCAL ASSESSMENT

Per Acre Value

A per acre value assessment evaluates land use and market conditions to assign dollar values for tax revenues. Generally, intensifying development patterns yields higher tax revenues. As previously discussed, preserving open space is a priority for Nassau County. By allowing certain areas to develop at higher densities and intensities, the County can balance land uses and have a better tax base to support land preservation efforts and increase access to recreation.

A fiscal audit of the County is a useful tool to understand the cost of service associated with land use and development patterns and to identify how land use patterns can support or detract from the County's available resources. This tool can be used to inform decision-making and policy directives related to growth and development patterns.

Development patterns that are mixed-use and more compact provide a greater return on investment. There are more users sharing the cost of infrastructure, due to proximity, there are typically quicker response times for emergency services, and the greater diversity of uses provides a wider tax base. This type of development is more fiscally resilient and should be a focus for the County. While it is not appropriate or marketable to encourage this type of development everywhere, there may be key areas identified as "mixed-use centers" to limit development in other areas of the County. **Vision 2050** and the 2050 Comprehensive Plan is an opportunity to evaluate how and where growth occurs to ensure it produces a future that is fiscally resilient.

With its small lots and mixture of uses, Downtown Fernandina Beach is one of the most profitable areas in the County from the "value per acre" assessment.

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ALL VOICES

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The Vision 2050 Plan is built on a framework that leverages All Voices into One Vision for the future of Nassau County. The planning process and the resulting policies will promote and manage growth, protect and enhance key areas of importance, help the County accommodate future trends, and provide the necessary baseline information to update the County's Comprehensive Plan.

Engagement Strategy

Engaging with community members, youth, and community leaders is a crucial part of the planning process. Over the course of 18 months, engagement efforts helped to raise awareness of the plan, maintain an open and transparent process, and facilitate active and collaborative participation. The planning process employed a variety of engagement tools to reach all voices.

The Vision 2050 process used a triangulated approach to develop recommendations for Nassau's future. This approach included a review of data, analysis, and existing studies, coupled with community engagement. The three elements included:

1. A review of existing conditions in the County is summarized in Chapter 2 of this volume and provided in the Community Memorandum (Volume 1 of this Plan).
2. A statistically valid vision survey completed by a random sample of residents. And,
3. In-person and online engagement with the community through conversations, meetings, interviews, and surveys.

Community voices were heard through interviews with elected and appointed officials, meetings with dedicated plan advisory boards, conversations with stakeholders and interest groups, and discussions with citizens. Presentations to the community provided opportunities for a more in-depth understanding of planning initiatives. Paramount to the success of the visioning process was a partnership with the Bicentennial Celebration events hosted by the County. These events were well attended by residents and visitors and brought awareness to the **Vision 2050** plan process and its importance.

Online engagement allowed residents to participate at a convenient time. A project website included information on pop-up events, bicentennial events, project materials, and online surveys. Throughout the visioning process, surveys provided opportunities for residents and visitors to help to shape the plan recommendations and outcomes.

"Participation of the governed in their government is, in theory, the cornerstone of democracy—a revered idea that is vigorously applauded by virtually everyone."
- Sherry Arnstein

Through citizen participation and a unified vision, Nassau County residents and visitors will notice a boost in community pride through enhanced resiliency, new access and mobility routes, and social capital.

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Engagement Process

Gathering input from the community was important for the development of the plan. There were various opportunities for the planning team to collect insight and recommendations from the community throughout the five phases of the planning process.

The location of in-person engagement opportunities are shown in Figure 3.1 on page 33. Engagement efforts were spread throughout the County to allow residents to participate close to home.

ENGAGEMENT TOOLBOX

In-Person Engagement

Community Voices
Meetings with the public, community leaders, elected and appointed officials, and county staff.

Bicentennial Events
Interactive tables at the 200-year celebration events around the County.

Public Events
Informative presentations to the community at commission and council meetings which included public comment opportunities. Open houses provided presentations and exercises to solicit feedback on plan elements.

Pop-Ups
Attendance at community events and meetings with community organizations.

Online Engagement

Project Website
The project website provided materials, meeting updates, and pertinent project information.

Surveys
Various community surveys were provided throughout the project to gain insights into community needs and desires for the future.

Virtual Presentations
Presentations to the Ambassador Club were made virtually and posted to the project website after for public viewing.

ENGAGEMENT TIMELINE

FALL 23'	EARLY 24'	SPRING 24'	SUMMER 24'
Project Kick-Off	Bicentennial Event 1	Presentation to the PAC, NPA, and TAC	Bicentennial Event 2
Website Launch	Pop-Ups	Ambassador Program Presentation 1	Bicentennial Event 3
Meetings with BOCC	Municipal Leader Interviews	Surveys (Vision, Tourism, Youth & Young Engagement)	Ambassador Program Presentation 2
Presentation to PAC	Focus Group Meetings	Pop-Ups	Pop-Ups
	Surveys (Vision, Tourism, Youth & Young Engagement)	Community Group Presentations	Survey (Building Blocks)

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ENGAGEMENT OPPORTUNITIES BY PROJECT PHASE

There were various engagement opportunities available for the public to learn more, provide input, and converse with the planning team throughout the process.

Engagement by each phase of the project is shown below, and at the bottom of pages 25 and 26 and shown in timeline format.

1

PHASE 1: SETTING THE FOUNDATION
ENGAGEMENT OPPORTUNITIES INCLUDED KICK-OFF MEETINGS WITH COUNTY COMMISSIONERS AND MUNICIPALITY LEADERS, TAC, PAC, AND NPA TO UNDERSTAND THE COUNTY'S EXISTING CONDITIONS.

2

PHASE 2: BUILDING YOUR VISION
ENGAGEMENT OPPORTUNITIES INCLUDED: FOCUS GROUP INTERVIEWS, POP-UP EVENTS, AND ONE BICENTENNIAL CELEBRATION EVENT. FOUR SURVEYS WERE SENT OUT IN THIS PHASE WITH MORE THAN 1,500 TOTAL RESPONSES.

3

PHASE 3: CREATING YOUR FRAMEWORK
ENGAGEMENT OPPORTUNITIES INCLUDED: TWO BICENTENNIAL CELEBRATION EVENTS, THREE POP-UPS, COMMISSIONER CONVERSATIONS, COMMUNITY BUILDING BLOCKS PRESENTATIONS, SEVEN SCENARIOS PRESENTATIONS, AND AN ONLINE SURVEY.

4

PHASE 4: DRAFTING YOUR PLAN
ENGAGEMENT OPPORTUNITIES INCLUDED: ONE BICENTENNIAL EVENT, COMMUNITY POP-UPS, COMMISSIONER CONVERSATIONS, AND VISION PLAN PRESENTATIONS.

5

PHASE 5: INITIATING IMPLEMENTATION
ENGAGEMENT OPPORTUNITIES INCLUDED: ONE PLANNING AND ZONING BOARD WORKSHOP, AND BOARD OF COUNTY COMMISSIONER HEARINGS.

FALL 24'

Presentations on the Growth Scenarios to the BOCC, Town of Hilliard, Town of Callahan, and Public

Ambassador Program Presentation 3

Survey (Growth Scenarios)

Pop-Ups

WINTER 24' - 25'

Presentations on the Growth Scenarios to the PAC

Community Group Presentations

Survey (Growth Scenarios)

Bicentennial Event 4

SPRING 25'

Vision Plan Presentations to the BOCC, PAC, NPA Municipalities, and Public

Pop-Ups

SUMMER 25'

Presentation to PAC

Adoption Presentations to the BOCC

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COMMUNITY VOICES

Board of County Commissioners (BOCC)

The BOCC provided direction for the community vision, reviewed and commented on the growth framework, and will consider the adoption of the vision plan. Virtual one-on-one interviews and in-person workshops were held throughout the planning process.

City and Town Elected Officials

City officials provided perspective and local context from municipalities across the County. Interviews at the onset of the project and presentations during the process provided opportunities for collaboration.

Technical Advisory Committee (TAC)

The TAC consisted of county staff who steered the project, reviewed technical components, and guided outcomes consistent with the directives of the Board of County Commissioners. Having input from different departments throughout the process helped to ensure that the recommendations were feasible.

Plan Advisory Committee (PAC)

The Plan Advisory Committee, comprised of the Planning and Zoning Board, was responsible for providing input throughout the planning process, reviewing draft materials, and making recommendations to the Board of County Commissioners. This committee ensured that the outcomes of Vision 2050 aligned with the community's vision based on public engagement and data collected.

Nassau Prosperity Alliance (NPA)

The Nassau Prosperity Alliance is a coalition of economic development leaders throughout Nassau County. This committee met virtually to provide input and feedback to ensure economic development recommendations aligned with a more resilient, sustainable, equitable, and prosperous local economic landscape in Nassau.

Focus Groups

Focus group conversations provided topical discussions related to challenges and opportunities facing the County's future. Discussions were held with those interested in development, mobility, conservation and open space, business development, and Nassau's youth. The focus group discussions were held early in the planning process to provide a baseline understanding and provide crucial information for plan recommendations.

Ambassador Program

The Ambassador Program empowered community leaders to play an active role in the visioning process by generating interest and encouraging participation. Ambassadors helped share key engagement opportunities within their organizations, ensuring broader community involvement. Online presentations kept ambassadors informed with planning updates and actionable next steps, while meeting recordings were shared afterward and uploaded to the project website to ensure everyone stayed engaged, even if they couldn't attend live. To support their outreach efforts, ambassadors received marketing kits—including text, graphics, flyers, and postcards—equipping them with the tools to spread the word about upcoming engagement events and project milestones.

Community Events and Workshops

The planning team attended a variety of community events, including those for the Bicentennial Celebrations, open houses, farmers markets, and similar events. These events allowed residents to learn about **Vision 2050**, participate in input opportunities when available, and obtain survey links. Community workshops conducted during the planning process featured informative presentations and display boards, offering opportunities for input on the future of Nassau.

Surveys

Surveys were used to build the vision, allow for input opportunities from the community, and provide guidance related to plan recommendations and the growth framework. A statistically valid survey was sent to a randomized sample of County residents. In addition, community-wide surveys were available online, at pop-ups, and other community events on topics related to community visioning, youth and young adult needs, tourism preferences, building block actions, and growth scenarios.

Project Video

A ten-minute video highlighted the variety of people, places, and agencies which were involved throughout the 24-month process and described the plan's purpose and function for the future of Nassau County.

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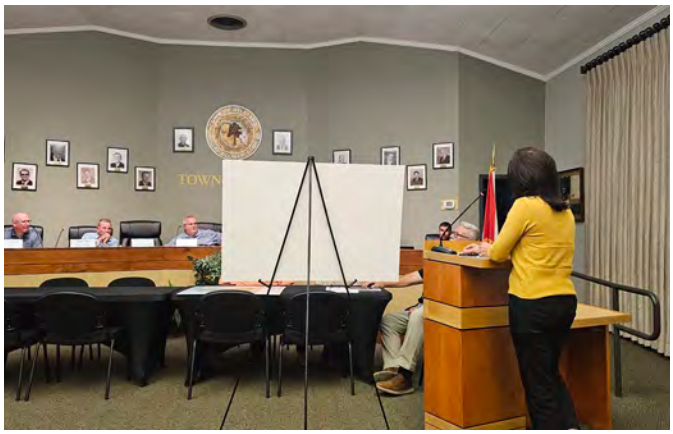
Community events included opportunities for kids to color and engage with team members. Kids stations allowed parents to participate and children to provide their ideas for the future.

Presentations held throughout the process kept various planning committees and the community abreast of the status of the plan and provide opportunities to engage in the planning process.

Pop-ups outside businesses around the County captured additional input from residents.

*Fliers were placed around the County ahead of events to encourage attendance at the event and provide information on the **Vision 2050** Plan.*



The planning team presented to the elected officials of municipalities to gain insight into the needs and aspirations of the incorporated communities within Nassau County.

In addition to attendance at events, the County displayed historical banners for residents to learn about and celebrate Nassau's past.

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Bicentennial Celebration

In honor of Nassau County turning 200, the Board of County Commissioners hosted a yearlong series of community events and activities. These gatherings provided residents with opportunities to learn more about County initiatives, participate in community-building exercises, and shape the vision for Nassau County!

County staff teamed up with local partners to host eleven events celebrating the special qualities of Nassau County. These celebrations spanned the County, from a corn maze in western Nassau to a musical arts tribute on Amelia Island. Among these memorable events, four key events played a crucial role in gathering input for the planning process. The four main events are listed below and described in more detail on page 30 (right).

- the Kick-Off at Wildlight (January 2024)
- Opening of the Beaches on Amelia Island (May 2024)
- Fourth of July Fireworks in Callahan (July 2024)
- Tree Lighting Ceremony in Yulee (December 2024)

These events united the community in celebrating Nassau's 200th anniversary while providing a valuable platform to share ideas for the future, engage with County staff, and strengthen connections among community members. Alongside the main celebrations, other events included:

Nassau Pride Night *presented by Nassau Pride* • **Healthy Kids Day** *in partnership with the YMCA at Wildlight* • **Railroad Day Fest & Classic Car Show** *presented by the West Nassau Historical Society at the Callahan Train Depot* • **Turpentine Days** *at the Yulee Branch Library by the West Nassau Historical Society and John Hendricks* • **Conner's A-maize-ing Acres County Corn Maize Grand Opening** • **Nassau County Fall 2024 Scavenger Hunt** • **Current and Tides: A Musical Tribute to Our Waters** *featuring Sonofarious and presented by Story & Song*

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KICK-OFF AT WILDLIGHT

Nassau County's birthday bash kicked off in early 2024 with a celebration in Yulee. The event featured live music, a kids' zone, a farmer's market, vendors, a chili cook-off, and a cornhole tournament. This also marked the first appearance of the Vision Tent, where attendees could engage with priority sticker boards, write a 'postcard to your future self,' take part in a shark teeth guessing game, and mark up maps. Hundreds of people greeted the local pirates and enjoyed the fun Vision 2050 swag, creating an engaging and interactive introduction to the visioning process.

OPENING OF THE BEACHES

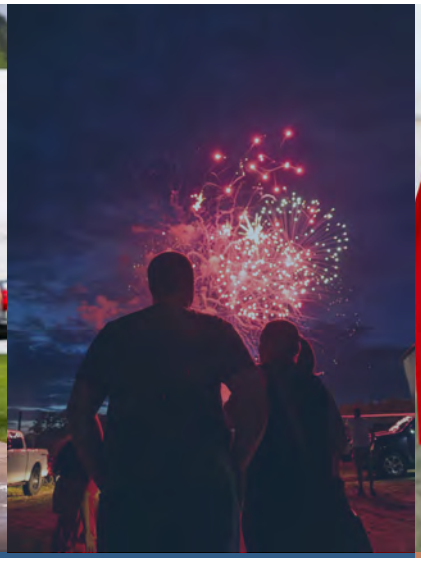
The fun continued in May at Main Beach Park with a summer soiree, alongside the 15th Annual Wild Amelia Nature Festival. Highlights included exhibits and live animals at the Wild Amelia Eco-Expo, the Isle of 8K Beach Run, a kids' zone, touch-a-truck, a skateboard competition, food trucks, and a beer garden. Visitors to the Vision Tent provided feedback on the draft Community Building Blocks through interactive boards, custom coloring sheets with Keep Nassau Beautiful, and a nature-inspired mural backdrop for photos with Wild Amelia-themed headbands and masks.

FOURTH OF JULY FIREWORKS

The Towns of Hilliard and Callahan hosted an Independence Day celebration to light up the sky at the Northeast Florida Fairgrounds. This event featured a pie bake-off contest, watermelon eating contest, food and drink vendors, carnival games, and the 'most patriotic' dressed contest. Many stopped by the Vision Tent to snap a photo with a custom patriotic mural backdrop and provide their thoughts on the draft Community Building Blocks. The live music, produced by local resident Rodney Mills, and the awe-inspiring fireworks perfectly wrapped up the celebration.

TREE LIGHTING CEREMONY

In December 2024, the bicentennial celebration wrapped up with the Annual Christmas Tree Lighting at the Justice Center in Yulee. The festive evening included live performances by the Nassau Community Band and the Royal Amelia Dance Academy. Attendees enjoyed the holiday vendor market, train rides, photo opportunities in Santa's Village, food trucks, County staff tree decoration contest, and a kid's zone. Visitors stayed cozy in the Winter Wonderland Vision 2050 Tent, where they used a custom map to share their input on the Vision Plan's growth scenarios and building blocks.



Check out more bicentennial photos on the following pages.

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NASSAU COUNTY
BICENTENNIAL
1900s-1910s
NASSAU COUNTY
BICENTENNIAL
1920s-1930s

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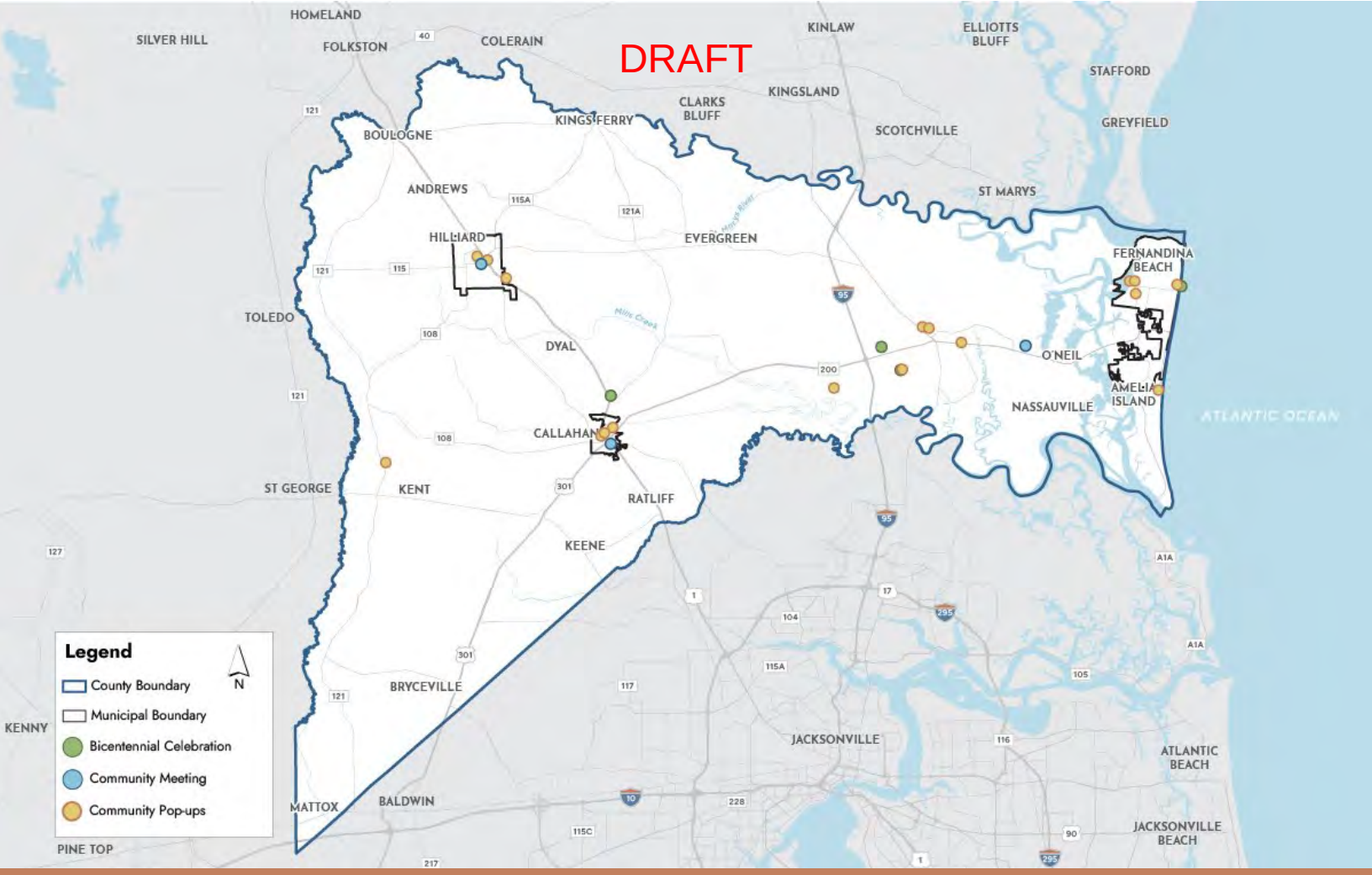

FIGURE 3.1 **Engagement Opportunities Map**

ENGAGEMENT LOCATIONS

Community engagement opportunities were provided around the County, as shown in Figure 3.1. In-person engagement opportunities included Bicentennial Celebration events, pop-ups, meetings, and presentations.

Bicentennial Celebrations

Nassau County celebrated its 200th birthday with a series of events throughout 2024. **Vision 2050** tents were set up at the Bicentennial Kick-off Celebration, the Opening of the Beaches, the Annual Fourth of July Fireworks, and the Annual Tree Lighting Ceremony. These opportunities allowed the community to share their thoughts on the County's future, provide feedback on the draft Community Building Blocks, and provide input on the plan elements.

Community Pop-Ups

More than 1,000 people provided input at pop-up events. These small-scale events occurred across the County and allowed the community to respond to the visions, values, and recommendations established in the plan. Pop-ups were held throughout the County as impromptu stations outside popular venues and at community markets and events.

Community Meetings

Vision 2050 included community meetings (e.g., community workshops and presentations to elected officials) held around the County at public offices, including Town Halls, Commission Chambers, and similar public places.

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Engagement Results

As detailed in the following community engagement section of the chapter, residents and visitors were engaged in a variety of ways. Different opportunities to provide input on Nassau's future provided the planning team with a variety of topics to consider and explore. This engagement included multiple meetings and interviews with elected and appointed officials, community organizations, groups, and residents that provided key understandings of the challenges the County faces today, and what needs to be addressed in the future. Attendance at farmers markets, community events, and pop-ups at commonly traversed spaces provided the team with the opportunity to speak candidly with residents and visitors. This type of engagement provided the opportunity for all voices to be heard.

Various surveys allowed input on key topics during the planning process. Responses to the surveys are built into summaries for the various plan elements and inform the plan recommendations. Surveys included:

- **Visioning.** The community vision survey asked respondents to identify Nassau's strengths, challenges, and aspirations for the future.
- **Statistically Valid.** A randomized sample of residents was selected to complete a more in-depth visioning survey.
- **Youth and Young Adults.** Organizations and groups focused on youth and young adults were engaged to identify the needs of younger generations.
- **Tourism.** Visitors were asked about what makes Nassau a great place to visit.
- **Building Blocks.** This survey asked respondents to identify how the building blocks would impact daily life in Nassau.
- **Growth Framework.** Future growth options for Nassau County were presented for feedback from the community.

A summary of community engagement responses and key themes are summarized on the following pages. This information helped shape the outcomes of this plan, including the building blocks, preferred future development patterns, and plan recommendations. Detailed engagement responses are included in **Appendix C: Community Engagement**.

Engagement by the Numbers

15 PRESENTATIONS TO ELECTED AND APPOINTED OFFICIALS

5+ PRESENTATIONS TO COMMUNITY ORGANIZATIONS

5 PRESENTATIONS TO THE COMMUNITY

6 STAKEHOLDER LISTENING SESSIONS

24 COMMUNITY EVENTS ATTENDED

6 SURVEYS

2K+ SURVEY RESPONSES

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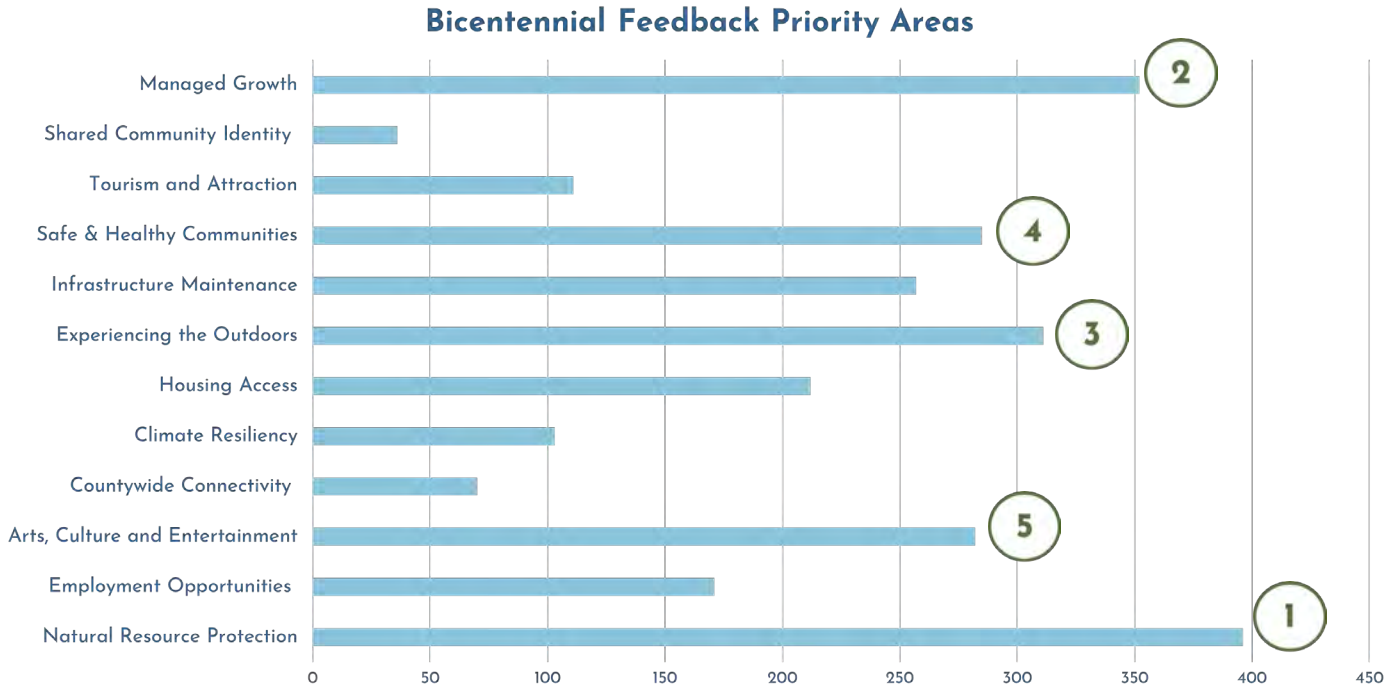
KICK-OFF AT WILDLIGHT

In January 2024, more than 400 people participated in the Bicentennial Kick-off at Wildlight in Yulee. Respondents were given three stickers each to place into which column represented their community value priorities. The exercise was also provided at pop-ups around the County with more than 180 responses.

Based on community responses the top priorities are natural resource protection, managed growth, and experiencing the outdoors.



Vision 2050 Postcard Responses

As part of the Community Visioning process residents were asked to fill out postcards asking where Nassau is today, and where Nassau will be in 2050.

The team received a total of 103 postcards, and based on the responses, there is hope and optimism for the future of Nassau County.

Today, Nassau Florida is...

In 2050, I hope Nassau, Florida will be...

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VISIONING SURVEY

Between January 2024 and April 2024, community members had the opportunity to share strengths, challenges, and neighborhood elements they would support. The survey was distributed at community events, advertised on the project website, and sent out to community partners. More than 900 responses were received. This section highlights the key findings from the community.

Common Themes For Nassau's Future:

Balanced	Preservation
Community-Oriented	Prosperity
Connected	Resilient
Conservation	Safe
Experiences	Sustainable
Family Friendly	Vibrant
Heritage	Welcoming

Top Three Strengths Of Nassau County Today:

- Access to parks, recreation, and open space
- Historic preservation
- Access to services that meet the daily need of the residents (retail, medical, etc.)

Top Three Challenges Of Nassau County Today:

- Unmanaged growth
- Traffic congestion
- Loss of community character

Top Three Elements You Would Support For Your Community:

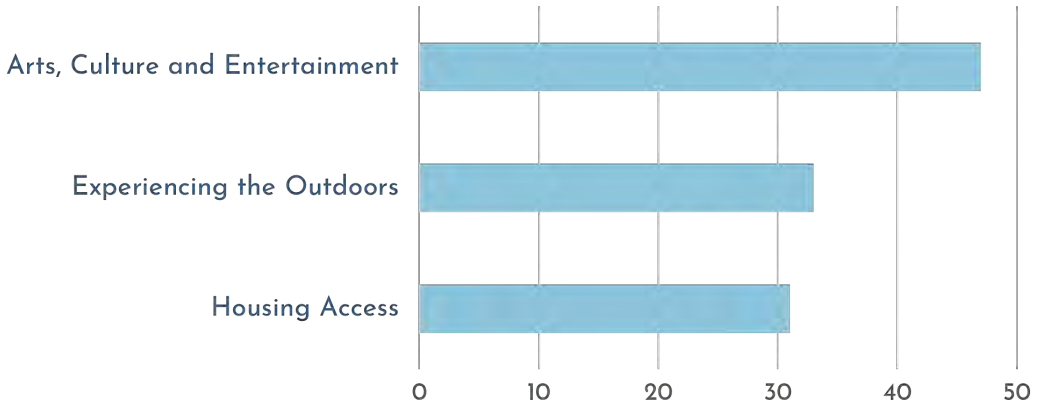
- Improved access to parks, open space, and conservation areas
- Enhanced mobility options, including bikes, pedestrian facilities, and public transit
- Flood resistant measures

YOUTH & YOUNG ADULT SURVEY

With 99 responses between February and April 2024, younger community members provided insight into what they hope to see in Nassau County's future. Key issues in Nassau County for young people are growing Arts, Culture, and Entertainment, Experiencing the Outdoors, and Cost of Renting/Buying Housing.

What is Your Vision for Nassau County's Future?

Top Three Priorities for Nassau's Future



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STATISTICALLY VALID SURVEY

The Statistically Valid Survey (SVS) is meant to identify the wants and perceptions of Nassau County from county residents. The survey was available through February 2024 and March 2024. To achieve statistical compliance and reach a 95 percent confidence interval, surveys were sent out by mail and online to a random sample of households in the County. A total of 401 County residents responded to the survey.

91%
"agreed" that the future of Nassau County should include historic preservation of unique places.

91%
indicated that they are "very satisfied" or "satisfied" with Nassau County as a place to live.

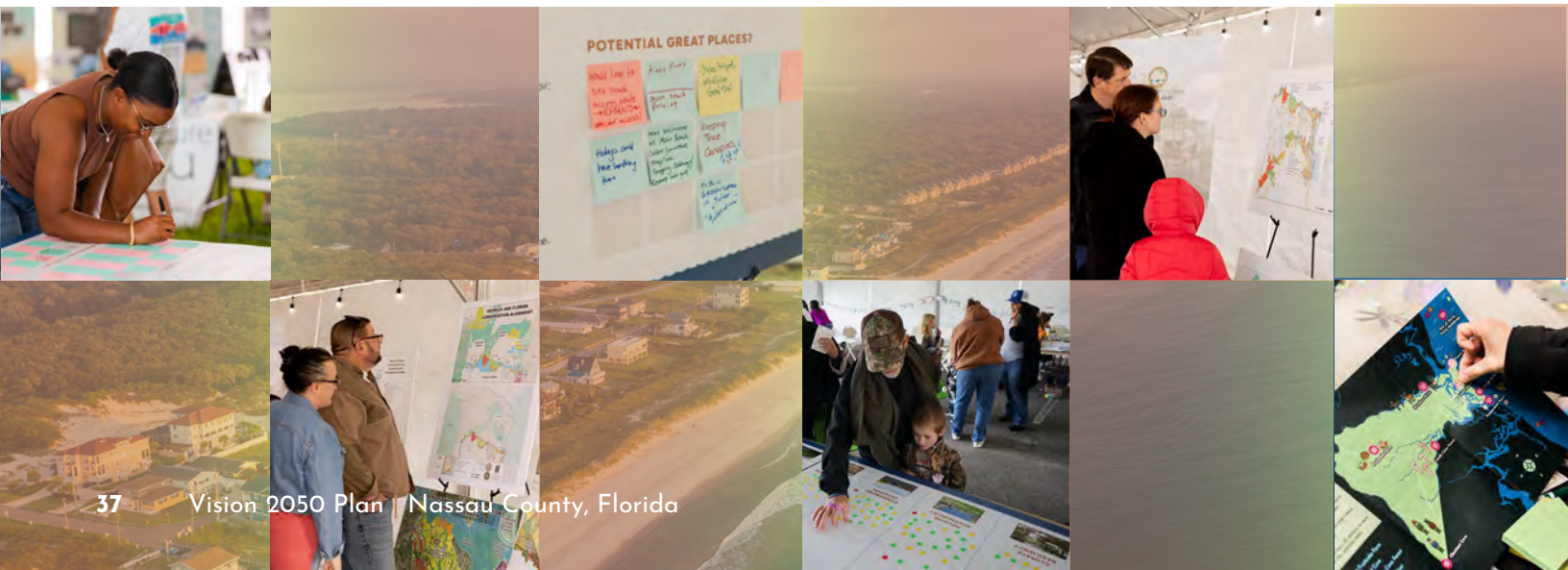
82%
were "very satisfied" or "satisfied" with Nassau County as a place to raise children.

Residents were asked about the County's future including investments and priorities, quality of life improvements, transportation networks and systems, housing, and neighborhood infrastructure. These questions allow for a more comprehensive understanding of the community's vision and priorities as Nassau County continues to grow and progress. This section highlights some of the key takeaways from the survey.

Top Priorities Over the Next 5 Years

Based on the sum of survey respondents' top three choices, participants think the County's top priorities over the next five years are:

1. **Maintaining a small-town feel.**
2. **Housing options for all income levels.**
3. **Landscaping and site design to reduce heat absorption and improve air quality.**



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Transportation Systems and Mobility

Survey responses denote that transportation and mobility are important to Nassau County residents. In addition to the investments previously mentioned, residents agreed that the future of Nassau County should include multi-use paths and trails. Overall, residents expressed feeling safe on most roadways but identified a need for improvements in traffic flow, landscaping, and roadway maintenance.

88%
were "very supportive" or "supportive" of the County taking action to ensure streets and sidewalks are designed for safe use by people of all ages and abilities.

79%
indicated Nassau County's future should include additional multi-use paths and trails.

63%
rated travel by foot as "good" or "excellent" in Nassau County.

57%
feel "very safe" or "safe" traveling by automobile in Nassau County.

Support for Investments

Based on the survey response, transportation, and mobility are key concerns for Nassau County residents. Roadway widening and/or maintenance and technology to improve traffic flow were identified as the top two investments residents would be most willing to fund with tax dollars.

79%
indicated they are "very supportive" or "supportive" of roadway widening and/or maintenance.

82%
were "very supportive" or "supportive" of technology to improve traffic flow in the County.

Housing

Residents were asked to indicate the types of housing that they believe there is an adequate quantity of in Nassau County. Respondents indicated there needs to be more housing for those making less than $88,000 per year, first time homebuyers, and retirement housing options. As the County's population increases it is important to have a sufficient supply of housing to accommodate existing and new residents as their needs change.

69%
indicated that they believe there are an adequate number of townhomes/condominiums, including rent-to-own

Support for Neighborhoods

Respondents believed the County should help support the long-term vitality of neighborhoods. Surveys indicated that the County should do the following things to support neighborhoods:

Ensure streets and sidewalks are designed for safe use by people of all ages and abilities

Ensure new developments incorporate resilience and flood resistance measures

Ensure new or revitalized developments have adequate transportation access, including bikes and pedestrians

Develop new homes to support senior living and aging in place

Improve social services to address homelessness

Healthier Neighborhoods

Aspects of creating healthier neighborhoods include:

Less traffic/congestion/air pollution

Improved urban tree forest

Safer, more walkable streets

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GREAT PLACES IN NASSAU COUNTY

At the Opening of the Beaches and Fourth of July events, people were asked to identify community locations that are currently great and places with potential.

Great Places in Nassau County

- The Public Beaches
- Fort Clinch
- Community Main Streets
- Parks/Green Spaces
- Wildlife Areas
- Open Spaces
- Community Centers
- Local Businesses

Potentially Great Places in Nassau

- Trail Systems
- Kings Ferry
- Water Recreation (e.g., Splash Pad)
- New Parks
- Agri-tourism
- Activities on the west side of the county
- Tree Canopy areas
- Historical Sites
- New Community Spaces

Many of the community responses focused on the preservation of Nassau County's history and natural spaces. There is also a desire for new assets that use nature as the main draw such as more community parks outside of residential neighborhoods and a larger system of nature trails throughout the County. Other great places have a sense of place or sense of community, such as main street (e.g., Downtown Fernandina Beach), and local beaches. The great places in Nassau provide places for experiences and gathering and show key placemaking elements to consider with future development. Examples of great places in Nassau are shown on page 40.

A group of women shop in Downtown Fernandina Beach on Amelia Island.

Fort Clinch State Park includes the old fort, campgrounds, trails, and beach access points for exploration, activity, and learning.

Conner's A-Maise-ing Acre in Hilliard.

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Trails on and off of Amelia Island connect residents to parks, beaches, and destinations. Trails are not only noted as a "great place" but were identified as important through various planning exercises.

Beaches are a great amenity for residents and visitors. Areas with authorized driving on the beach provide a unique draw for residents and visitors to the County.

The St. Marys River, a historically significant waterway, boasts scenic views and provides recreational opportunities that should be protected.

Downtown Fernandina Beach exudes charm, even after dark. The city's dedication to historic preservation has maintained its classic main street ambiance.

Historical and cultural sites and homes support the character and sense of place in the County. These places preserve Nassau's history, and can help inform its future.

Parks provide residents with spaces to play, exercise, explore, relax, and interact. The development of parks has been a priority of the County in recent years, with multiple new parks opening since 2020.

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BUILDING BLOCKS

The building blocks were explored during the Opening of the Beaches, the Fourth of July Celebration, and several pop-up events, where respondents were asked to share what success with each building block would look like. A survey was conducted to assess how each building block would impact respondents' lives, with participants rating the statements from 1 to 5 (1 being adverse, 3 neutral, and 5 positive). These questions aimed to understand how strongly each statement resonated with residents and to define what success would look like for them.

In-person events received nearly 400 data points, and there were over 400 responses to the survey, which are summarized below. The full responses can be found in **Appendix C: Community Engagement.**

Based on the responses and analysis, an additional building block related to governance was created to fill gaps in the statements. Responses informed plan recommendations.

AUTHENTICITY.

On a scale of one to five, the average was 4.2 indicating an 84 percent approval of the Authenticity Building Block. When asked to provide open-ended feedback on the building block, responses generally noted the small-town character throughout the County and the desire for historic preservation. Respondents indicated that improvement and success would include more arts and culture outside of Amelia Island and place-based development regulations that complement the County's historic character.

At the Tree Lighting Ceremony, elements to support Authenticity were presented and ranked by attendees. The top three elements to support authenticity were: support community festivals, adopt historic preservation regulations, and create opportunities for public art.

BALANCE.

On a scale of one to five, the average was 3.7 indicating a 74 percent approval of the Balance Building Block. One consistent theme in responses is the desire for growth to occur more slowly than the current rate. Other comments focus on the need for thoughtful development patterns that account for both economic and environmental resilience and sustainability.

At the Tree Lighting Ceremony, elements to support Balance were presented and ranked by attendees. The top three elements to support balance were: preserve rural character, establish conservation standards, and coordinate the expansion of public utilities.

CONNECTIVITY.

On a scale of one to five, the average was 3.7, indicating a 74 percent approval of the Connectivity Building Block. Common responses included the desire for alternative routes or public transportation to reduce the number of vehicles on Amelia Island and an increased number of parallel roadways with bicycle and pedestrian infrastructure. However, other responses expressed concerns that improved connectivity will drive too much growth in western Nassau County.

At the Tree Lighting Ceremony, elements to support Connectivity were presented and ranked by attendees. The top three elements to support connectivity were: proactively maintain roadways, create a connected trail network, and plan for new roadways.

GOVERNANCE.

This building block was created following an analysis of the survey results and recommendations.

At the Tree Lighting Ceremony, elements to support governance were presented and ranked by attendees. The top three elements to support governance were: maintain a people-first perspective, provide quality public services, and retain quality staff.

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HOUSING.

On a scale of one to five, the average was 3.8, indicating a 76 percent approval of the Housing Building Block (which was "Stability" in the survey). Survey responses repeated the desire for more housing options at varying price points in Nassau County. Respondents' also indicated favorability of new housing to benefit teachers, firefighters, and service workers.

At the Tree Lighting Ceremony, elements to support Housing were presented and ranked by attendees. The top three elements to support housing were: support quality neighborhoods, increase attainable housing, and incorporate safety into neighborhood design.

OPPORTUNITY.

On a scale of one to five, the average was 3.7, indicating a 74 percent approval of the Opportunity Building Block. Many respondents expressed that consumers would welcome more small businesses in the County. One notable suggestion was to consider a job training program for underserved communities.

At the Tree Lighting Ceremony, elements to support Opportunity were presented and ranked by attendees. The top three elements to support opportunity were: retain and support existing businesses, strengthen existing employment areas, and concentrate economic growth in desired growth areas.

LIVABILITY.

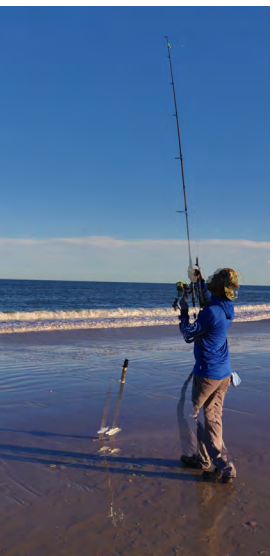
On a scale of one to five, the average was 4.3, indicating an 86 percent approval of the Livability Building Block. A recurring theme in open-ended survey responses was entertainment and recreation opportunities for children. Respondents identified creating accessible parks and green spaces that are programmed for community building as an opportunity for improvement in the County.

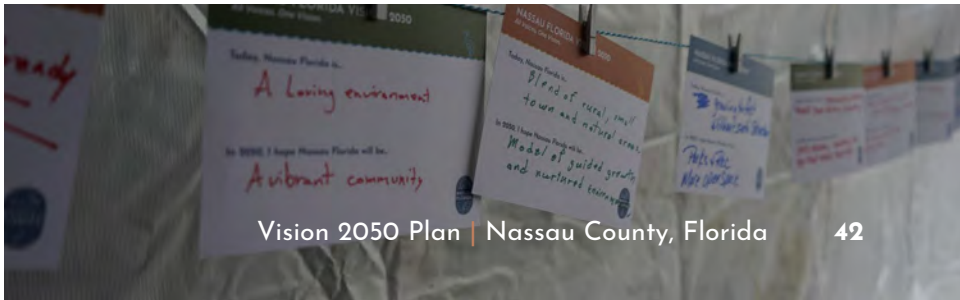
At the Tree Lighting Ceremony, elements to support Livability were presented and ranked by attendees. The top three elements to support livability were: increase access to parks, provide healthy food options, and incentivize entertainment options.

RESILIENCY.

On a scale of one to five, the average was 4.3, indicating an 86 percent approval of the Resiliency Building Block. Continuing to preserve and conserve agricultural and open spaces was a common theme in survey responses. However, several respondents acknowledged that there are often conflicting demands between economic development and resiliency objectives.

At the Tree Lighting Ceremony, elements to support Resiliency were presented and ranked by attendees. The top three elements to support resilience were: increase the amount of conservation lands, preserve the timberlands, and prepare for effects from extreme weather events.





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OUR STRENGTHS

Passion
The residents of Nassau County have a deep appreciation for their culture and heritage. This sense of pride in the community is the hidden gem of Nassau, contributing to its identity and vibrancy. They are committed to seeing Nassau continue to thrive in the future for generations to come.

Diversity of Natural Resources
Nassau's unique and diverse natural resources are fundamental to its identity. Its scenic rivers, waterways, and pristine beaches offer numerous environmental, cultural, and social benefits.

Small Town Feel
Although Nassau County is geographically large, its towns and residents maintain a strong sense of community and a small-town atmosphere. The County has a rich history, with many families having lived here for generations. Throughout the year, festivals and community events help bring people together.

Community Services
The County offers a wide range of community services, including retail and dining options in the central areas, expanding medical facilities, a growing business base, and a variety of parks and open spaces. The County prioritizes providing its residents with high-quality public services.

Safe and Family Friendly
Nassau County is family-friendly, offering a high quality of life, excellent school districts, and a wide range of services to support family living. Nassau offers high-quality public safety services, with quick response times for emergencies. The growing number of medical centers will also improve access to emergency care. With low crime rates and generally safe roadways, Nassau is a secure and desirable community to live in.

Preservation Efforts
Residents continually noted that historic and cultural preservation is something they are both proud of and desire more of in the County. It makes Downtown Fernandina and the surrounding areas charming. Nassau's cultural history is diverse and must continue to be cherished and preserved.

OUR CHALLENGES

Availability of Resources
Residents noted that while the County offers various services, they are distributed unevenly. Winn Dixie is the only grocery store chain west of I-95, and most medical services are found in Yulee or on Amelia Island. The Department of Health is the only Medicaid dental provider in Nassau County, and there are limited medical services available. Additionally, there are fewer County parks near Callahan and Hilliard. Homeowners in unincorporated Nassau County use private waste management companies for trash and recycling pick-up, and public water and sewer services are not available throughout the entire County.

Housing Options
Single-family detached homes are the primary housing option in the County, which may present challenges for some, such as being too large, requiring extensive maintenance, or incurring high modernization costs. Alternative housing options, such as townhomes, multi-plex units, cottage/tiny home neighborhoods, and senior living options, are limited. This scarcity of diverse housing options often forces individuals to purchase or rent homes that do not fully meet their needs or preferences.

Job Opportunities
Over 60 percent of County residents commute outside the County for work. Additionally, a significant portion of local employment is in the tourism sector, which tends to offer seasonal and lower-paying jobs. As a result, there is a strong demand for higher-paying job opportunities, greater upward mobility, and more stable local employment options for families considering relocation to Nassau.

Traffic
Traffic and congestion were common concerns in discussions. Key roadways in the County, including SR-200, US-1, US-17, and US-301, are often congested due to a lack of parallel routes and the need for residents to travel outside the County for work and services. With limited transit options and multi-modal networks, many people rely on single-occupant vehicles, which further worsens the traffic situation.

Existing Development Patterns
In conversations with residents, it was mentioned that Yulee is starting to feel like "anywhere USA" — lacking distinct character, with a uniform appearance and heavy traffic. Many people are concerned about this type of growth spreading to other areas of the County.

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OUR OPPORTUNITIES

Managing Growth

The County should safeguard its agricultural and silvicultural assets, as these resources are essential for preserving rural heritage, protecting areas with limited development, and promoting sustainable growth patterns. Targeted growth within specific areas of Nassau will enable the County to balance development with the conservation of rural areas, maintaining the rural character where needed. At the same time, this approach will diversify the tax base and create employment and housing opportunities in other areas of Nassau.

Sustainability

The County should continue improving sustainability and protecting residents from the long-term effects of flooding and environmental damage. This includes but is not limited to, designing energy-efficient buildings, exploring low-impact development methods, and strengthening protection for its waterways. Additionally, the County should expand conservation efforts through the CLAM program and partnerships with local organizations, government agencies, and residents.

Community Connections

Continued planning for improvements related to connectivity is paramount for quality of life. This not only includes the mobility-related connections with new roads, roadway improvements, trails, and transit routes. It also includes broadband connections and expansion. It also incorporates social connections and interactions, such as through offering new programs and services for residents to interact.

Sense of Place

Many of the locations people identified as "great places" or potential "great places" include parks, natural features, trails, community centers, and main streets. These spaces offer gathering areas and cultural resources that foster a sense of community and contribute to the overall health, happiness, and well-being of residents. The things that draw people to places include a variety of opportunities and experiences, spaces for interaction and gathering, and a safe and welcoming environment.

Public Services

As the County grows, it will be important to continue to ensure high-quality public services are provided to residents. Public safety services should strive to maintain appropriate ratios to meet the needs of the community. There should be alternative routes to expedite response times, continued coordination with municipalities for the provision of public services, and new stations co-located with identified growth areas. Government operations and offerings should be commensurate with population growth. Additional public services, such as new parks and open spaces, public libraries, and community centers, should be activated and enhanced to ensure access to community resources.

Economic Vitality

The County relies heavily on property taxes to fund its operations, so diversifying its economic base is crucial for improving community services. Expanding the economy would create new sales tax opportunities and increase property tax revenue from non-residential uses. A strong job market with higher wages boosts residents' disposable income, supporting local businesses. When businesses cluster together, they can collaborate and drive growth. A thriving economy also provides resilience during natural disasters or economic downturns and helps fund social needs such as parks, programs, conservation efforts, stormwater management, and infrastructure development.

Green and Open Spaces

Physical infrastructure and natural spaces, like recreational facilities, trails, parks, and open areas, are vital for community well-being, environmental sustainability, and individual health. They offer spaces for exploration, socializing, and relaxation, helping to build stronger community bonds and a safer environment. Natural areas also provide a mental break from urban life and support ecological health. Well-designed parks can boost property values and stimulate economic growth. Nassau County has made significant progress in recent years with its Parks, Recreation, and Open Space Master Plan, new trails, and conservation funding. These efforts should be continued and expanded to ensure these vital infrastructures remain available for future generations.

Arts and Culture

Cultural assets and resources should be celebrated, including cultural spaces, organizations, art, festivals, events, heritage, and industries that shape a community's traditions and sense of place. Nassau has a rich and diverse history, from the Timucua presence in the area to Spanish and British settlements after 1562, and the County's growth over the past 200 years through its port, shrimping industry, timber processing, and the pressures of development in northeast Florida. As the County has expanded, various cultural elements have become deeply embedded in the community's identity. From the heritage and rural culture of western Nassau to the emerging performing arts scene and local artist market in Fernandina, there is a strong desire to expand access to the cultural resources that define Nassau today.

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Engagement Themes

Throughout the community engagement process, a handful of key themes emerged that were important to residents, stakeholders, and community leaders. These themes are shown in Table 3.1 illustrating how they were expressed throughout the process by multiple Community Voices and across various forms of engagement. These key themes were used to inform the statements created for each building block and their associated objectives and strategies. These key themes represent a summary of the input received and are further explored on pages 47 and 48 as the strengths, challenges and opportunities that Nassau County has in implementing the **Vision 2050 Plan**.

Table 3.1 tabularly illustrates how the key themes were used to inform the statements for the building blocks and their associated objectives and strategies. The table also shows which method of engagement and analysis was used to appraise each theme. The engagement methods cover the various means in which the community voices were heard.

COMMUNITY VOICES

- **Community meetings and events (CM)** include public engagement events such as presentations to the Community Ambassador Program, Bicentennial Celebration events, pop-ups, and in-person community meetings.
- **Community Surveys (CS)** include all the countywide public surveys except for the statistically valid survey.
- **Data and analysis (DA)** includes the gathering of existing conditions and reviews of plans and studies relevant to **Vision 2050**.
- **Interviews with stakeholders and community organizations (I)** includes meetings with the Nassau Prosperity Alliance, focus group conversations, and other meetings with community organizations.
- **Municipal Leaders input (M)** includes presentations to the Board of County Commissioners and municipalities, as well as workshops with the Plan Advisory Committee. This also includes interviews with municipal leaders held throughout the planning process.
- **Statistically valid survey (SVS)** includes responses from the statistically valid survey that align with each of the key themes.

The building blocks statements are provided on page 51, and further explored through plan recommendations in Chapter 5.

Map exercises allowed residents to spatially show the planning team where opportunities exist to plan for Nassau's future.

Community events provided an opportunity for the planning team to engage with residents at events outside of "open house" style meetings gaining more input from residents who may otherwise not participate.

Youth engagement opportunities allowed the planning team to learn what kids want now, what's missing, and how the County can be improved for their needs.

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ENGAGEMENT THEME	AUTHENTICITY	BALANCE	CONNECTIVITY	GOVERNANCE	HOUSING	LIVABILITY	OPPORTUNITY	RESILIENCY
PASSION *(CM, CS, I, M)*	●			●		●		
DIVERSITY OF NATURAL RESOURCES *(CM,CS, DA, I, M, SVS)*		●				●		●
SMALL TOWN FEEL *(CM, CS, I, M)*	●	●	●		●	●		
COMMUNITY SERVICES *(CM, CS, DA, I, M)*		●	●	●		●	●	●
SAFE AND FAMILY FRIENDLY *(CM, CS, I, M)*	●	●	●	●	●	●		●
PRESERVATION EFFORTS *(CM, CS, DA, I, M, SVS)*		●			●			●
AVAILABILITY OF RESOURCES *(CM, CS, DA, I, M, SVS)*				●		●	●	
HOUSING OPTIONS *(CM, CS, DA, I, M, SVS)*		●			●	●		
JOB OPPORTUNITIES *(CM, CS, DA, I, M, SVS)*		●	●	●			●	
TRAFFIC *(CM, CS, DA, I, M, SVS)*		●	●	●				
EXISTING DEVELOPMENT PATTERNS *(CM, CS, DA, I, M)*		●	●		●		●	●
MANAGING GROWTH *(CM, CS, DA, I, M, SVS)*		●	●	●	●			
SUSTAINABILITY *(CM, CS, DA, I, M, SVS)*		●		●		●		●
COMMUNITY CONNECTIONS *(CM, CS, DA, I, M)*			●			●		
SENSE OF PLACE *(CM, CS, DA, I, M)*	●	●	●	●	●	●		●
PUBLIC SERVICES *(CS, DA, I, M, SVS)*			●	●				
ECONOMIC VITALITY *(CM, CS, DA, I, M, SVS)*		●	●	●			●	
GREEN AND OPEN SPACES *(CM, CS, DA, I, M, SVS)*		●	●	●	●	●		●
ARTS AND CULTURE *(CM, CS, DA, I, M, SVS)*	●			●		●		

(...) INDICATE WHERE THE KEY THEME CAME FROM: CM = COMMUNITY MEETINGS AND EVENTS; CS = COMMUNITY SURVEYS; DA = DATA AND ANALYSIS; I = INTERVIEWS WITH STAKEHOLDERS AND COMMUNITY ORGANIZATIONS; M = INPUT FROM MUNICIPAL LEADERS; SVS = STATISTICALLY VALID SURVEY

TABLE 3.1 **Engagement Themes by Building Block**

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All Voices. One Vision.

ONE VISION

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One Vision summarizes our blueprint and growth framework for Nassau County for the next 25 years and beyond. This framework includes population forecasts, growth scenarios, and preferred development patterns that define the general type and location of growth and supporting community infrastructure. This vision for growth will guide County planning efforts and investment decisions.

One Vision

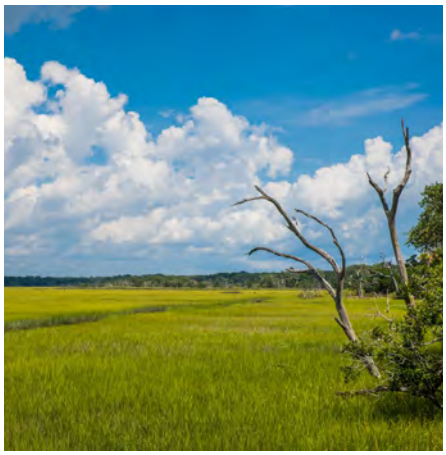
Key themes and values gathered through the community engagement process, combined with insights from foundational studies, contributed to the creation of eight building blocks. These building blocks embody the community's vision for the future and will act as the structural framework for plan recommendations.

The building blocks are designed to steer the growth of Nassau County for the next 25 years and beyond. They establish clear priorities for the development and implementation of **Vision 2050**, offering broad direction for the future. These building blocks shape the goals, objectives, and policies of the Comprehensive Plan, while also providing a solid foundation for other public growth and development initiatives.

Our building blocks are visually represented through a "preferred growth scenario," which illustrates the overarching character of growth across the region and identifies priority areas for development.

This graphical depiction of growth serves as a clear, visual guide for understanding how the community envisions future growth, highlighting key areas of the County that should be prioritized for development while ensuring balance to achieve conservation and sustainability goals.

Additionally, our building blocks address other long-term needs identified within this chapter. These needs include improvements to the transportation network to facilitate greater connectivity and mobility, and enhancements to stormwater management systems to support sustainable development and mitigate flooding risks. The building blocks also support ongoing conservation efforts to protect natural resources and preserve green spaces, while emphasizing strategies to manage growth effectively in designated priority areas. Together, these elements provide a comprehensive framework for guiding growth and development throughout Nassau County.



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BUILDING BLOCK VISION STATEMENTS

Our vision for growth and development in Nassau County is reliant on eight community building blocks. The eight building blocks were created through community engagement and a review of foundational studies and ongoing community initiatives. Building blocks are supported by the objectives and strategies for **Vision 2050**.

Authenticity

We envision a Nassau County that celebrates the unique character of our communities, preserves history, and recognizes cultures and traditions.

Balance

We envision a Nassau County that takes a balanced and responsible approach to growth, redevelopment, economic expansion, and protection of rural areas, active agriculture/silviculture, and land conservation areas.

Connectivity

We envision a Nassau County that is physically connected with safe, accessible multi-modal transportation options and virtually connected by leveraging existing and emerging technologies.

Governance

We envision a Nassau County served by an effective and accountable local government that gives equitable validity to competing values and interests, expands civic capacities, pursues the greater common good, and places the long-term best interest of the whole community at the apex of decision making.

Housing

We envision a Nassau County that is intentional about creating and safeguarding attainable housing near local employment centers, public facilities, amenities, and high performance public spaces for residents of all ages and their families no matter their stage in life.

Livability

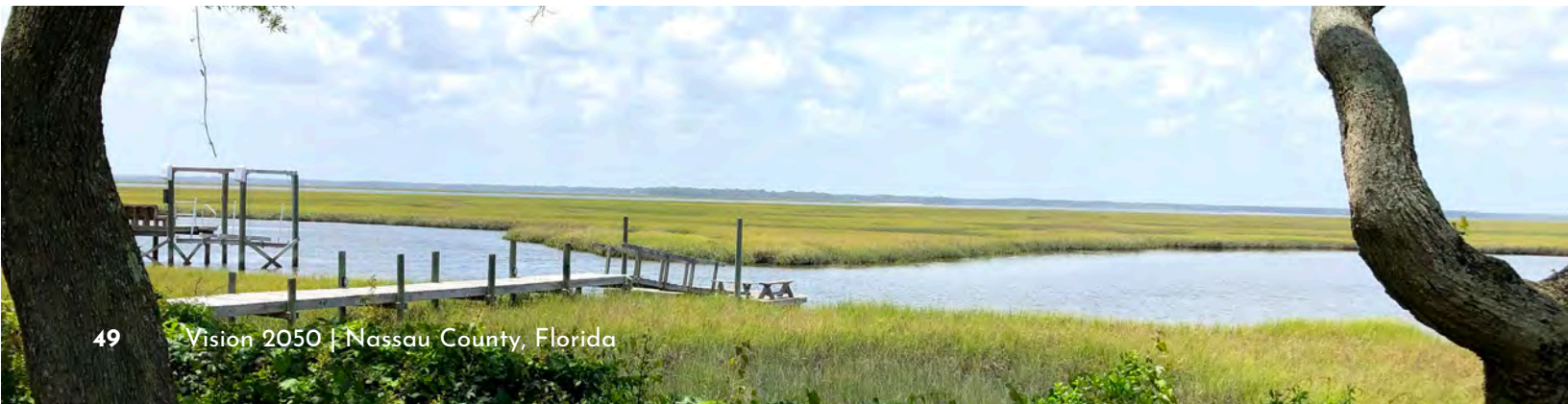
We envision a Nassau County that evolves with its citizens by providing access to healthy food, medical services, education, the arts, parks, nature, entertainment, socialization, and leisure activities.

Opportunity

We envision a Nassau County that supports retail, business, and industrial innovation, resulting in a robust local economy and variety of job opportunities for existing and future residents.

Resiliency

We envision a Nassau County that is environmentally, socially, and economically resilient which protects our rich supply of natural resources, supports conservation, fortifies community life lines, and creates a diversified, sustainable and resilient local economy.



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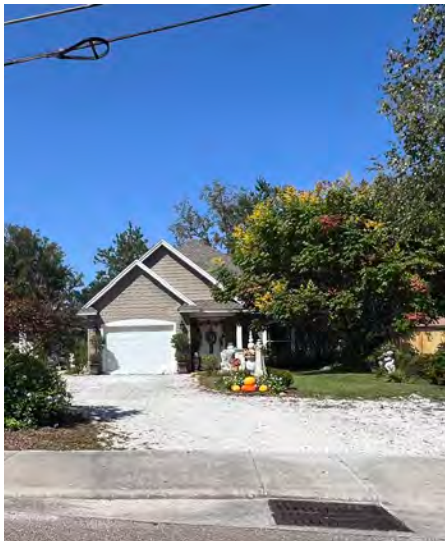
Projected Growth

Population projections are important for future planning, as they provide a foundation for informed decision-making and strategic planning. By understanding future population trends, planners and community leaders can anticipate the needs of the community in terms of housing, infrastructure, and public services. This foresight allows for the creation of near- and long-term strategies and policies that align with expected demographic changes, ensuring that the community can accommodate growth.

Local jurisdiction's can help guide growth in addition to national, state, and regional market influences by using estimations for population growth to inform predictions and growth analysis. While these predictions are an estimate based on projections and may not always align with actual increases over time, it can support local governments in scaling long term infrastructure investments to support increasing demand as populations grow. Projections can be used to show the fiscal benefits or drawbacks of certain development patterns. Incorporating population projections into scenario modeling ensures that development strategies are rooted in realistic expectations, enhancing their feasibility and effectiveness.

Florida's Bureau of Business and Economic Research (BEBR) releases population projections for counties annually. Based on historic annual releases, Nassau County's is consistently exceeding growth expectations. It will be important to continue to monitor population projections regularly to ensure planning properly considers anticipated growth. Plans can be adjusted to respond to actual population change over time.

Planning for growth involves recognizing the need for both residential expansion and the related infrastructure and services essential to support an increasing population and workforce. It is important to assess projected employment trends and the necessary commercial development to support them. This comprehensive approach ensures that the necessary commercial and employment opportunities are in place to sustain economic growth, enhance quality of life, and foster a balanced, well-supported community.



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POPULATION PROJECTIONS

Recent growth rates, shown in Table 4.1 (right) show that Nassau County has grown rapidly over the last decade. According to the BEBR, Nassau County is the fifth fastest growing county in Florida. This growth trajectory underscores the County's dynamic evolution and the challenges and opportunities it faces in shaping its future. Although Nassau County has experienced a higher growth rate in recent years, it is not expected that this rate of growth will continue for the next 25 years.

The Plan compared BEBR growth rates to recent trends to establish a sound projection. Based on data and research, a 2.5 percent Compound Annual Growth Rate (CAGR) was used to estimate the population by 2050, forecasting approximately 197,700 residents. This projection is higher than BEBR forecasts for the County. This is justifiable because Nassau County is consistently exceeding BEBR forecasts for the high projections. Forecast populations are shown tabularly in Table 4.2, and graphically in Figure 4.1, below.

TABLE 4.1 **Historical Growth**

	Population	Percent Change
2010	73,314	
2015	75,880	6.3%
2016	77,841	2.58%
2017	80,456	3.36%
2018	82,748	2.85%
2019	85,070	2.81%
2020	89,258	4.92%
2021	93,012	4.21%
2022	95,809	3.01%
2023	100,763	5.17%

Source: U.S. Census Bureau

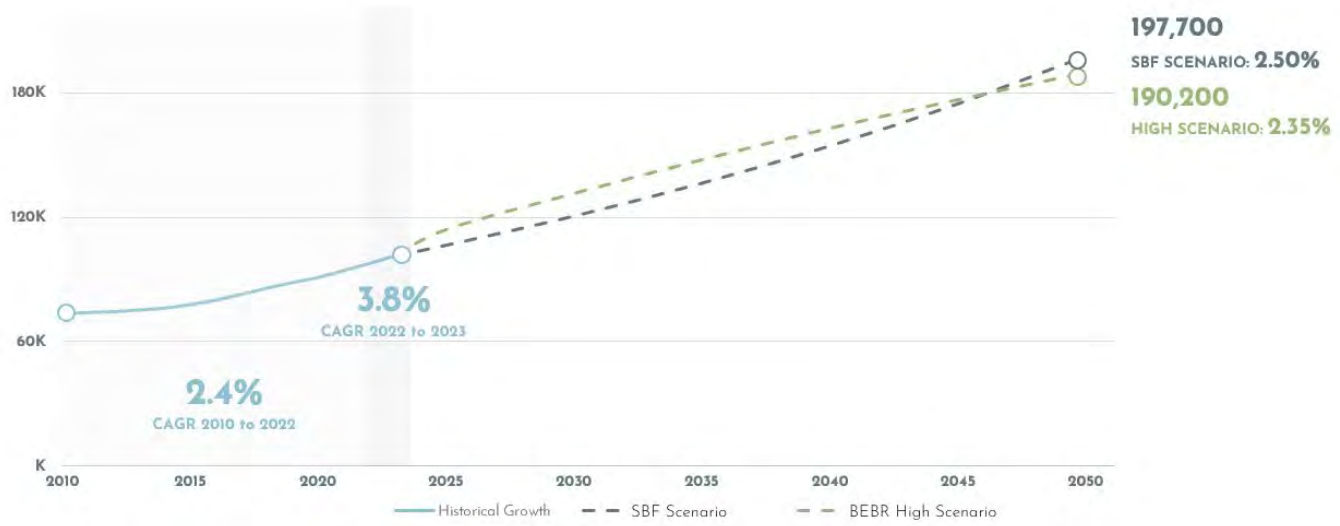
TABLE 4.2 **Population Projections**

	2025	2030	2035	2040	2045	2050
BEBR Medium (1.35% CAGR)	105,700	116,600	125,700	133,500	139,900	145,800
BEBR High (2.35% CAGR)	114,200	131,700	148,000	163,200	177,000	190,200
Vision 2050 (2.5% CAGR)	106,639	120,653	136,508	154,446	174,741	197,704

Bureau of Economic and Business Research (BEBR); Compound Annual Growth Rate (CAGR)

Source: Florida Bureau of Economics and Business Research (2023), SB Friedman

FIGURE 4.1 **Forecast Population (2024 - 2050)**



Bureau of Economic and Business Research (BEBR); S.B. Friedman (SBF)

Source: Florida Bureau of Economics and Business Research (2023), SB Friedman

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EMPLOYMENT PROJECTIONS

As the population grows, the demand for employment and services also increases. To determine employment projections, historical trends through Lightcast (a nationally recognized source of labor market analytics), regional employment growth rates, and population projections were reviewed. Consistent with the population growth, a 2.25 to 2.5 percent growth rate in employment is also assumed. This growth represents an increase in nearly 27,000 jobs countywide, which maintains a jobs-to-population ratio consistent with what exists today. The jobs-to-population ratio has increased from 25 percent in 2010 to 28 percent in 2023. An additional 27,000 jobs would maintain a 28 percent jobs-to-population ratio. Employment projections are graphically shown in Figure 4.2 (below).

A jobs-to-housing ratio provides a measure to assess whether there are sufficient employment opportunities to support the population residing within a specific geographic area. The current jobs-to-housing ratio stands at 1:0.63, which is below the County's one to one target ratio. The County has the desire to increase it's jobs-to-housing ratio to better accommodate local job opportunities and diversify the tax base.

Considering the projected addition of approximately 38,000 housing units by 2050, at least 38,000 new jobs will be needed to support a one to one jobs-to-housing ratio. Since this requirement surpasses employment projections, the County will need to take extra steps to attract more employers in key industries.

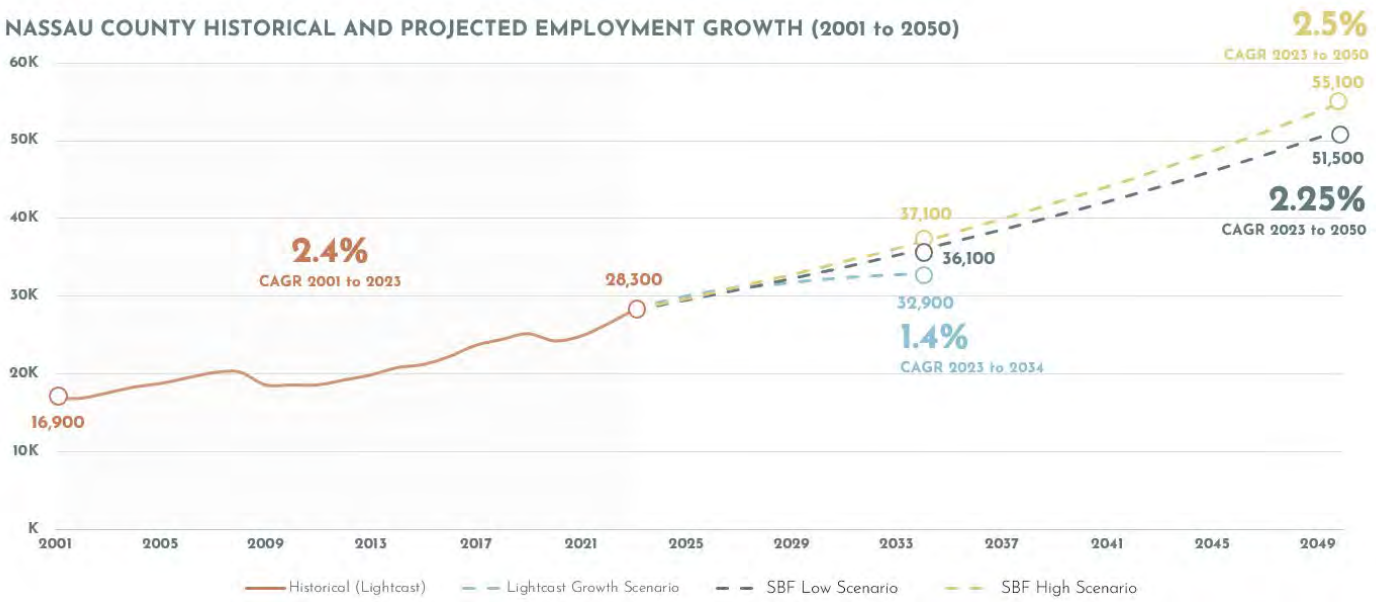
GROWTH FACTORS

The development patterns in Nassau County are influenced not only by the environmental conditions but also by the priorities of the community and the development policies that enable certain patterns of growth. An analysis of these conditions can give the County insight into why certain development outcomes have occurred.

Many factors have influenced growth in the County over the last decade, including the general inflow of residents from other states, high quality of life, the beaches and natural beauty, and the COVID-19 pandemic which allowed residents to live further from their workplaces. Factors that may affect future growth include environmental and economic conditions, such as flooding impacts, insurance rates, new larger employers located in the County, quality of life, and the continued attraction of Florida as a place to live.

Shaping where growth occurs is pivotal for guiding the local economy and directing infrastructure investments for the coming years. Growth should be concentrated in areas with existing or planned infrastructure so as to balance the County's urban growth needs with the preservation of its highly prized rural and natural landscapes. This ensures the long-term fiscal resilience and sustainability of both existing and new development and the ability to meet the needs of today without compromising the special characteristics of the County for future generations.

FIGURE 4.2 **Historical and Projected Employment Growth (2001 - 2050)**



Compound Annual Growth Rate (CAGR); S.B. Friedman (SBF)

Source: Florida Bureau of Economics and Business Research (2023), SB Friedman

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VISION 2050 Growth Plan Strategy

Vision 2050's recommended growth plan strategy is informed by modeling potential scenarios for how the county might grow. Scenario modeling is an essential tool for planning a community's future growth. The process explores the potential long-term fiscal outcomes of various land use and development patterns by creating and testing multiple scenarios.

Opportunities and Constraints Mapping

Nassau County's diverse landscapes present both opportunities and challenges amid projected growth and development. Opportunities and constraints mapping in ArcGIS generated a model of existing physical conditions in the County. A depiction is shown in Figure 4.3.

Layers evaluated include future land use, roadways and infrastructure, existing development patterns, wetlands, floodplains, and natural areas (parks, state owned land, waterways, conservation areas, and similar undeveloped parcels), among other available data. Opportunities included priority conservation lands for future acquisition identified in the Conservation and Land Acquisition Management (CLAM) Program (retrieved 2024), planned roadways, and future potable water and sewer stations. The resulting map provided a visualization of environmental conditions, suitable areas for development, and areas where future growth should be limited.

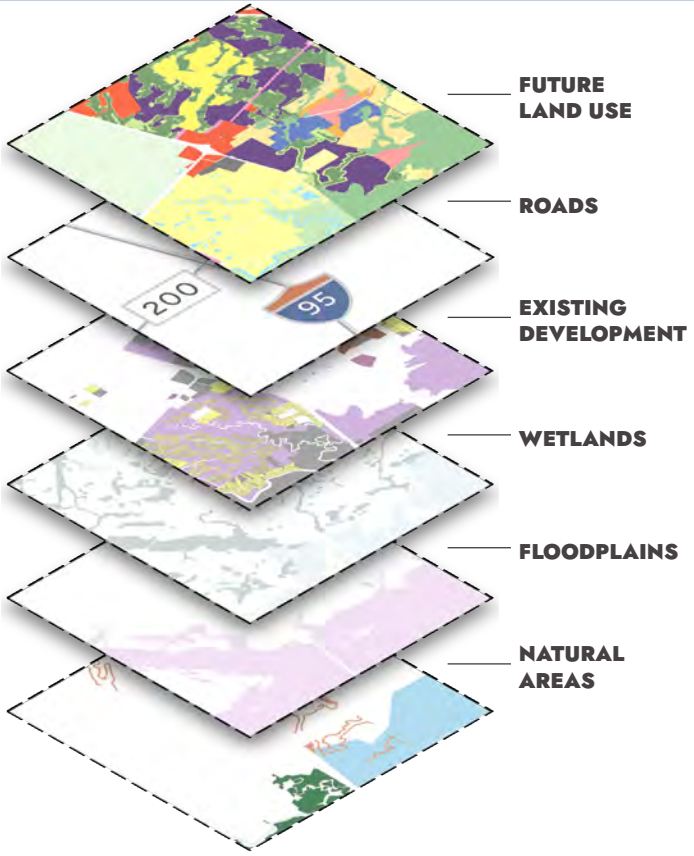

FIGURE 4.3 **Opportunities and Constraints Mapping Layers**

Development of the Scenarios and Modeling of Each

Four scenarios, described on pages 67 through 70, were created to identify potential types of growth and the associated fiscal impact on the County. The three scenarios were presented to the community during in-person presentations and through an on-line survey to gather feedback and perceptions on growth opportunities. Fiscal modeling for each scenario showed the financial implications for the identified growth patterns. Input from the processes created the final preferred growth scenario, also called the "Vision 2050 Growth Plan."

Resulting in the Vision 2050 Growth Plan

The Vision 2050 Growth Plan is the final consensus growth scenario for the County. The growth plan identifies areas of the County that are suitable for future development of variable intensities and character. It emphasizes improving access to jobs and housing options locally, while thinking regionally about improving conservation. The Vision 2050 Growth Plan will be used to inform updates to the Future Land Use Map and Future Transportation Map Series.

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Character Mapping and Context Areas

In addition to the opportunities and constraints mapping described on the preceding page, character mapping is an essential component of the growth scenario planning process. Character mapping allows us to understand and illustrate the distinct attributes and qualities of different areas within Nassau County.

This process organizes the unique features that define rural, suburban, and urban settings, such as the patterns of land use, extent of natural open space, mobility infrastructure, and built environment. There should be a mixture of character areas and built environment to support the different residential areas and businesses that call Nassau County "home."

Community character goes beyond the typical classification of land uses to also account for the physical traits visible in different areas of the community. Typical land use classifications such as residential, commercial, office, and industrial indicate the general functional use of land. However, a community character approach also encompasses such factors as:

- development density (generally determined by lot and building size);
- intensity (floor area or building coverage);
- ratios of open space and impervious cover; and,
- the amount of vegetation or volume of landscaping.

It is this combination of basic land use and physical design standards (e.g., the proportional balance of green, brown, and gray spaces) that creates different and identifiable areas of the community. Consequently, importance of the interrelationship between land use, character, and design cannot be overstated.

The Vision 2050 Growth Plan is comprised of eight character areas which are a further subdivision of the rural, suburban, urban, and special context zones. An introduction to the Vision 2050 character areas can be found on page 57.

Nassau County contains a variety of land use and development characteristics that range from rural (farming and countryside found throughout western Nassau), to suburban (growth patterns found along SR-200 and in Yulee), to urban (proximate to downtown Fernandina Beach).

Rural Context Areas

Rural context areas include lightly developed areas, agricultural lands, conservation lands, and open spaces throughout the County. Future development in these areas should concentrate around existing infrastructure and roadways to preserve open space and character.

Suburban Context Areas

Suburban context areas include most of the developed areas of the County. The character of development is primarily auto-oriented residential and non-residential development. It is anticipated that over the next 20 years, some redevelopment and reinvestment in areas currently exhibiting suburban characteristics may begin to incorporate some urban development patterns in targeted locations.

Urban Context Areas

Urban context areas provide a more connected roadway system, have a greater mixture of uses, and exhibit more of a traditional development pattern. The urban character provides buildings closer to the street, alley access, wider pedestrian-oriented sidewalks, and similar characteristics.

Special Context Areas

Special context areas contain unique land uses that are difficult to classify according to typical rural, suburban, or urban characteristics. special context areas may include rural towns and large employment centers, such as business or industrial parks, government facilities, or institutional campuses.

Context Area descriptions can be inferred to represent existing land use and development conditions in Nassau County. For purposes of the Vision 2050 growth scenario modeling and mapping exercise however, Context Areas represent intended future development patterns.

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Character Areas

Character areas provide a high-level organizational structure to define Nassau County's growth vision. The eight character areas defined in this Plan are organized by rural to urban context areas.

The creation of the character areas did not occur in a vacuum. Their creation was informed by a review of existing land uses, including the William Burgess District, Timber to Tides Design Overlay, and the East Nassau Community Planning Area, as well as the County and municipal Future Land Use Maps (FLUM). This, coupled with a review of existing development patterns, informed the development considerations that are presented for each character area described on pages 57 through 64.

Within **Vision 2050**, character areas are illustrated in Figure 4.10. Character areas will be further refined into place types, and will be subsequently implemented through revisions to the County's zoning districts and regulations. Updates to the FLUM and zoning map will be provided with the 2050 Comprehensive Plan and subsequent implementation measures through updates to the zoning regulations.

Each character area overview includes:

- **Character Area Name.** Also references the associated context area.
- **Description.** A statement of intent defining the long-term growth and development vision for each character area.
- **Development Considerations.** Essential, use, and site features within each character area, which may be further augmented through the creation of subsequent "place types."
- **Representative Land Uses.** High level classifications which are not exclusive and may be further refined through the creation of subsequent "place types."
- **Example Imagery.** Local and non-local images.

Vision 2050's character area descriptions and development considerations are largely focused on the design and use of improvements on public and private lands. Full realization of the growth vision which they represent requires investments in public road rights-of-way that are not only the backbone of an efficient transportation system, but that also support the function and aesthetic of adjacent lands. Roadway design considerations which complement this Plan's proposed character areas are provided on pages 88 through 90.

VISION 2050 GROWTH PLAN

The character area mapping process evaluates the current and desired development patterns at a high level. While this helps **Vision 2050** describe the type of growth in different areas of the County based on the desired character, it does not provide prescriptive and/or quantitative information on factors such as densities, intensities, specific land uses, or other development aspects, which are addressed in the Comprehensive Plan and Land Development Regulations.

VISION 2050

↓

FUTURE LAND USE MAP AND TRANSPORTATION MAP SERIES

Character areas will be further refined into "place types" when creating the 2050 Comprehensive Plan Future Land Use Map (FLUM). They will define more detailed development parameters including densities, intensities, land uses, and other development elements required within the comprehensive plan. The corresponding future transportation map series (FTMS) will be updated to align with the FLUM.

The FLUM and FTMS are statutorily required maps that define formal policy for growth and development. These legal maps are critical in identifying a full and clear growth framework for Nassau County.

2050 COMPREHENSIVE PLAN

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ZONING MAP

Future land use categories are implemented through zoning. Zoning regulations control lot sizes, building heights, setbacks, access standards, open space requirements, landscaping, among other things. Nassau's zoning districts should be updated to better align with future land use categories and character areas once the comprehensive plan is complete.

LAND DEVELOPMENT REGULATIONS

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Nassau County's Character Areas

The rural-to-urban character context is an organizing philosophy within which the **Vision 2050** Growth Plan was prepared. This philosophy was tested through a series of growth framework exercises, whereby participants could envision potential future growth patterns in Nassau through the application of more detailed character areas.

Eight overarching character areas were identified as part of the character mapping exercise. The areas are introduced below and are described in more detail on pages 57-64

Rural Context Character Areas

NATURAL & CONSERVATION AREAS

Areas to remain natural and open

RURAL AREAS

Areas that support large lot and agricultural uses.

Suburban Context Character Areas

SUBURBAN COMMERCIAL AREAS

Areas that reflect auto-dominant development patterns in commercial or office centers.

SUBURBAN RESIDENTIAL AREAS

Areas that reflect low to moderate density residential, auto-oriented neighborhoods.

Urban Context Character Areas

URBAN GENERAL AREAS

Areas with a mixture of uses designed at the pedestrian scale, such as a main street.

URBAN CENTER AREAS

Areas that have higher concentrations of mixed-use development, typically at identified nodes or intersections.

Special Context Character Areas

RURAL TOWN AREAS

Expansions of existing towns for joint planning.

EMPLOYMENT CENTER AREAS

Areas that provide large-scale job opportunities and include a variety of uses that support each other.

NATURAL AND CONSERVATION CHARACTER AREA
RURAL CONTEXT

Natural and Conservation character areas promote the preservation of natural and ecologically significant areas of the County including state forests, Florida-managed areas, conservation lands, wetlands, and mitigation banks. Most development is not appropriate for these areas due to potential environmental impacts, higher costs, and engineering challenges. There may be cases where accessory and context-sensitive development may be suitable within Natural and Conservation character areas when directly related to each property's resource conservation objective (i.e., passive park development, learning centers, etc.).

Representative Land Uses*

- Wetlands
- Floodplains
- Parks
- Open space
- Preserves

*List of land use categories not exclusive.

Development Considerations

Natural and Conservation character area development should adhere to clearly defined safeguards to protect ecosystems and biodiversity, especially in environmentally sensitive areas. General considerations for Natural and Conservation character areas include:

- Limit development types and scale within environmentally sensitive areas through updates to the Land Development Code.
- Consider context-sensitive development projects on a case-by-case basis. Suitable development may include learning centers, passive recreation, investments in research, monitoring, education and learning (MEL).
- Expand the St. Mary's Overlay District to incorporate other major aquifers and waterways.
- Integrate passive and active recreation sites and facilities within open spaces and natural areas.
- Apply robust buffer requirements adjacent to wetlands to ensure there are barriers between development and essential natural resources.
- Pursue comprehensive plan land use amendments and zoning changes for land designated for conservation or outdoor recreation to allow for accessory uses of limited scale (i.e. educational structures, administrative offices, outfitter facilities, concession stands, etc.). Apply complementary building and site design parameters which minimize physical and aesthetic impacts to the property.

Example Imagery

DRAFT

RURAL CHARACTER AREA
RURAL CONTEXT

Rural character areas promote the rustic heritage of the County and facilitate the productive use of natural resources. These areas support agricultural uses, farmsteads, woodlands, and large-lot residential estates. Small-scale commercial and civic uses may be appropriate along major roadways to support pastoral lifestyles and the use of surrounding natural areas. The provision of public water and waste water infrastructure is not anticipated for these areas.

Development Considerations

Rural character areas are crucial not only for maintaining the County's heritage over the long term but also for supporting self-sufficiency and resiliency. General considerations for these areas include:

- Review and update land uses allowed within the desired rural areas.
- Evaluate development standards to support agriculture, farming, and other uses. Examples may be minimum lot sizes for certain uses, deep setbacks, driveway spacing requirements, cluster development options, and other building and site design standards to promote rural character.
- Minimize non-residential or non-agricultural uses to limit strip commercial development. Closely manage development scale, size, and type where non-residential uses are allowed with a focus on commercial services.
- Limit the availability of public utilities in these areas to discourage suburban-style development.
- Adopt roadway standards that support rural character for new roads (such as the Callahan Bypass). Roadway features may include limited access standards, large landscape buffers, drainage swales, and trails to enhance off-street connections through rural areas.

Representative Land Uses*

- Agriculture
- Silviculture
- Ranching
- Large-lot residential
- Open space
- Public facilities

*List of land use categories not exclusive.

Example Imagery

DRAFT

SUBURBAN RESIDENTIAL CHARACTER AREA
SUBURBAN CONTEXT

Suburban Residential character areas provide for low- to moderate-density residential development in areas with reasonable access to existing infrastructure and mobility networks. Other supporting uses include commercial services, schools, parks, and places of worship. Detached single-family dwellings are the predominant housing type but other housing options are promoted in transitional areas between major roadways, non-residential development and single-family residences.

Development Considerations

The Suburban Residential character area reflects a predominant development pattern in eastern Nassau. General considerations for future development in these areas include:

- Evaluate opportunities to enhance public services proximate to existing and future residential developments, such as new public parks, siting for schools, fire stations, roadways, trails, etc.
- Identify development standards that help increase the availability of "missing middle" housing options within larger developments.
- Apply aesthetic design standards to promote a consistent "sense of community" within and adjacent to subdivisions.
- Allow for non-residential uses along major roadway corridors.
- Arrange development sites to provide transitions between land use types and intensities.
- Require stormwater ponds to serve multiple purposes and explore opportunities to include "low-impact development" techniques.
- Apply open space and landscaping requirements to reduce the "heat island effect".

Representatives Land Uses*

- Single-family (detached, attached, large lot) and similar housing options
- Multi-family housing
- Public facilities
- Limited small-scale commercial

*List of land use categories not exclusive.

Example Imagery

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SUBURBAN COMMERCIAL CHARACTER AREA

SUBURBAN CONTEXT

Suburban Commercial character areas support auto-dependent development patterns including multi-tenant shopping centers and office buildings, hotels, restaurants, small-scale offices, and light industrial uses. This character area is primarily situated along roadway corridors or proximate to major intersections and may also support limited multi-family residential development where it serves as a transition between non-residential and other low- to medium-density residential land uses. Retail and service-oriented land uses are of a scale and mix to cumulatively provide for the daily needs of large segments of the community.

Representative Land Uses*

- Commercial
- Office
- Multi-family and attached housing
- Light industrial
- Public facilities

*List of land use categories not exclusive.

Development Considerations

Suburban Commercial character areas are designed to serve the predominant and surrounding low-density residential neighborhoods. While auto-dominated in nature, general considerations for these areas include:

- Evaluate opportunities to redevelop old commercial centers with new commercial, residential, or park spaces.
- Ensure transitions between commercial and adjacent residential areas.
- Require stormwater ponds to serve multiple purposes and explore opportunities to include "low impact development" techniques.
- Minimize parking area impervious surface requirements to better support sustainability and the uses of the property.
- Evaluate open space and landscaping requirements to mitigate impervious and reflective surfaces within development and reduce "heat island" effects.
- Require consolidated access, rear access, frontage roads, or other types of connections to promote access management and maintain or improve traffic flow on adjacent thoroughfares.
- Accommodate a wide range of uses, but ensure compatibility with surrounding areas and consistency in the character and scale of development.

Example Imagery

DRAFT

URBAN GENERAL CHARACTER AREA
URBAN CONTEXT

Urban General character areas promote traditional development patterns with a concentration of mixed land uses and a high degree of connectivity between residences and community destinations. Multiple land uses and development intensities are included in this character area, providing diverse housing choices, retail options, and convenient access to professional and medical services. These areas are designed at a pedestrian scale, with shallow setbacks, street-front activation, multi-modal mobility options, and aesthetic features that promote shared outdoor activity.

Development Considerations

Urban General character areas provide opportunities to develop new mixed-use areas in the County. General considerations for these areas include:

- Permit a diverse mix of single-family detached housing types including variations in lot sizes, build-to lines, and other spatial characteristics.
- Promote higher development intensities along major thoroughfares.
- Limit drive-through and other auto-oriented uses to arterial roadways.
- Provide transitions in development scale between the major thoroughfares and surrounding neighborhoods.
- Transition between land uses at intersecting streets and alleys and avoid incompatible uses facing each other.
- Place institutional facilities such as places of assembly, schools, and community buildings on urban street types that promote walkability.
- Incorporate neighborhood/civic parks to provide access from all residential areas within a 1/4-mile walkshed.
- Conceal non-residential and multi-family parking areas behind buildings.
- Design roadways with large active roadsides for pedestrian activity.
- Maintain and promote street grid interconnectivity and small block sizes.

Example imagery includes images from outside Nassau County.

Representative Land Uses*

- Single-family (attached and detached) and similar housing options
- Multi-family housing
- Commercial
- Office
- Mixed-use
- Public facilities

*List of land use categories not exclusive.

Example Imagery

DRAFT

URBAN CENTER CHARACTER AREA

URBAN CONTEXT

Urban Center character areas promote the strategic placement of development nodes where the conveniences of daily life are accessible within close proximity to residences. A readily-accessible mix of residential options, retail spaces, and professional and medical services provide many of the amenities necessary to live, work, play and stay. This character area is designed at a pedestrian scale, with shallow or no setbacks, street-front activation, and a connected mobility network. Urban centers incorporate aesthetic and energy efficient design considerations for green infrastructure, plazas, and placemaking, and are generally of higher density than Urban General character areas.

Development Considerations

Urban Center character areas are high-intensity nodes that serve both as active neighborhoods and regional destinations. General considerations for this character area include:

- Permit a mix of civic, commercial (including professional office space), lodging, recreational, residential, and retail land uses.
- Construct mixed-use buildings with upper-floor residential and ground floor flex space for residential and non-residential uses.
- Promote street grid interconnectivity and a functional system of alleys.
- Design roadways with large active roadsides for pedestrian activity.
- Provide maximum tree cover along pedestrian corridors and in association with public gathering spaces.
- Conceal parking areas behind buildings and within structures.
- Establish minimum building frontage requirements to frame the street and public spaces.
- Orient buildings to provide direct pedestrian access from street-facing facades.

Example imagery includes images from outside Nassau County.

Representative Land Uses*

- Single-family (attached) and similar housing options
- Multi-family housing
- Commercial
- Office
- Mixed-use
- Public facilities

*List of land use categories not exclusive.

Example Imagery

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RURAL TOWN CHARACTER AREA
SPECIAL CONTEXT

Rural Town character areas represent preferred growth areas for the towns of Hilliard and Callahan. These character areas support residential development and neighborhood commercial land uses that are contextually appropriate to the scale and needs of existing neighborhoods. Land use types and intensities are strategically mixed in a manner to promote a distinct community identity.

Rural Town Successional Area:

Ruture rural town with commercial edge, to be developed contemporaneously with the availability of water and sewer. Development of this area and new roadway corridors connecting US-1 to Old Dixie Highway will likely occur outside of the 2050 plan horizon.

Development Considerations

Rural Town character areas should support the expansion of municipal boundaries to seamlessly promote compatible growth around existing town sites. General considerations for these areas include:

- Review and update land uses allowed within the rural town delineation to align with how each town envisions the growth around their municipal limits and allow for seamless annexations consistent with the desired growth character.
- Create annexation/joint planning policies for growth within the Rural Town boundary.
- Ensure transitions from lower density to higher density and mixed-use areas within the rural town.
- Evaluate development regulations to allow for a mixture of housing types, non-residential land uses, and diverse lot sizes to promote compatible infill development.

Representative Land Uses*

- Single-family (attached and detached) and similar housing options
- Multi-family housing
- Commercial
- Office
- Mixed-use
- Public facilities

*List of land use categories not exclusive.

Example Imagery

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EMPLOYMENT CENTER CHARACTER AREA

SPECIAL CONTEXT

Employment Center character areas accommodate large land uses of regional significance including business or industrial parks, government and institutional campuses, and transportation and utility facilities. These character areas provide space to attract new business development and create direct jobs that support the long-term economic vitality of the County. While the use and scale of some types of Employment Centers may not support pedestrian activity, all should promote efficient transportation connectivity and access, incorporate green infrastructure, and respect and connect to surrounding natural areas.

Development Considerations

Employment Center design will vary based on the type of industry classifications they provide and the necessary scale and arrangement of applicable uses. It will be important to ensure the Employment Center design provides for compatibility and transitional scale to protect surrounding property values. General considerations for this character area include:

- Ensure appropriate siting, buffers, and scale standards for more intensive employment centers (e.g., industrial uses).
- Evaluate access, parking, and other standards to create multiple ways to access employment areas to distribute traffic and deter from creating a "sea of parking."
- Work with large employers to evaluate opportunities for accessory services or residential development within or adjacent to institutional or business campuses.
- Require stormwater ponds to serve multiple purposes and explore opportunities to include low impact development techniques within developments.
- Evaluate open space and landscaping requirements to provide places to walk and be outside during breaks, and to also help soften the impact of more intense buildings and facilities.

Representative Land Uses*

- Commercial
- Office
- Industrial
- Warehousing
- Civic and institutional
- Transportation
- Public facilities

*List of land use categories not exclusive.

Example Imagery

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Why Use Growth Scenario Modeling?

Growth scenario modeling encourages transparent and inclusive decision-making. It involves residents, businesses, and policymakers to ensure that diverse perspectives are considered. Overall, scenario modeling helps the community plan for development while aiming to improve quality of life, economic health, and environmental sustainability. It leads to more comprehensive and widely supported growth strategies and frameworks.

The growth scenario models were created by conducting community conversations and reviewing existing data to analyze potential development patterns. The process used opportunity and constraint variables to identify which areas of the County may be most suitable for future development. Three scenarios were created to display different levels of growth:

- Trend Scenario which models replicating existing development patterns;
- Incremental Scenario which models growth by utilizing infill and existing development patterns; and
- Think Big Scenario which models how growth happens though concentrating growth around employment centers.

The three growth scenarios were then evaluated using public feedback and a fiscal analysis to evaluate the economic impact of various land use choices. Pages 67-70 describe each scenario based on its:

- Development parameters used to create the scenario;
- A map identifying the context areas to highlight programmed development areas;
- The scenario rating from the Growth Scenarios Survey;
- Anticipated alignment with the community's Building Blocks; and,
- Pros and cons derived from data and analysis, planning practice, and community input.

SCENARIO FEEDBACK

The three scenarios (Trend, Incremental, and Think Big) were presented to the Nassau Board of County Commissioners (BOCC), municipal leaders, the Plan Advisory Committee (PAC), and to the public at an open house event. Corresponding scenario maps were available for input at the Tree Lighting Ceremony. An online survey included the maps and short videos describing each scenario to solicit and collect additional public feedback.

The growth scenario survey ran from November 2024 to early January 2025, receiving 116 responses. Each survey asked respondents to react to each of the scenarios and rate each on a scale from 1 (strong dislike) to 5 (strong like). The average rating is presented for each scenario on subsequent pages.

strong dislike **strong like**

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GROWTH SCENARIO 1: TREND

The Trend Scenario assumes a reactive approach to planning. It represents a potential future where growth within the William Burgess District (WBD), Timber to Tides Overlay District (T2T), and the infill parcels around Yulee do not achieve their full potential. In this scenario, most development west of I-95 is concentrated along major roadways.

Key Parameters:

- Growth is decentralized, spreading westward along major roadway corridors
- Single-family residential and large lot residential are the primary housing types
- Strip commercial development is prominent
- Conservation efforts along major roadways are limited

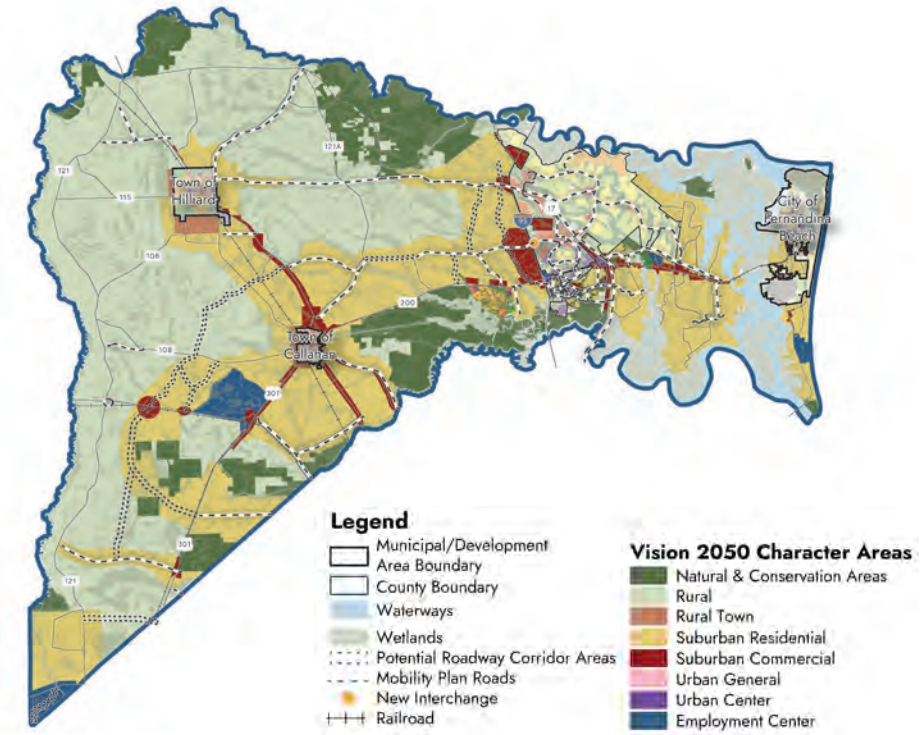

FIGURE 4.4 **Growth Scenario 1 — Trend**

GROWTH SCENARIO 1 ALIGNMENT WITH BUILDING BLOCKS[2]

TABLE 4.5 **Trend Scenario Building Block Matrix[2]**

BUILDING BLOCK	REDUCED ALIGNMENT	NO CHANGE	IMPROVED ALIGNMENT
AUTHENTICITY	●		
BALANCE	●		
CONNECTIVITY	●		
GOVERNANCE		●	
HOUSING		●	
LIVABILITY	●		
OPPORTUNITY	●		
RESILIENCY	●		

This scenario generally reflects a lack of alignment with the County's building blocks. Pros and cons associated with the scenario are listed to the right.

2.2★
AVERAGE RATING FROM GROWTH SCENARIOS SURVEY[1]

Pros:

- Consistent with existing development patterns
- Places less development pressure east of I-95

Cons:

- Loss of community identity/small-town feel
- Less incentive to conserve additional open space
- Reduced ability for multi-modal travel
- More land consumed for development, requiring much higher infrastructure investment
- Reduction in agricultural land
- More development westward resulting in loss of rural and conservation lands

[1]. The growth scenarios were presented during community meetings and an online survey for input. The rating indicates the average score for how favorable the scenario is on a scale from 1 to 5 stars. Survey responses can be found in **Appendix C: Community Engagement**.
[2]. Building block descriptions can be found on page 49.

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GROWTH SCENARIO 2: INCREMENTAL

The Incremental Scenario focuses first on infill within Yulee, the WBD, and T2T. There is still a westward expansion of growth, especially along I-95, near Jacksonville, and around Nassau's emerging employment centers. Smaller commercial centers are accessible throughout the County to provide services to residents.

Key Parameters:

- Infill and redevelopment proximate to Yulee at various scales and densities consistent with T2T and WBD transects
- Commercial and large-lot residential are decentralized west of I-95
- Employment centers with developed housing and services in close proximity

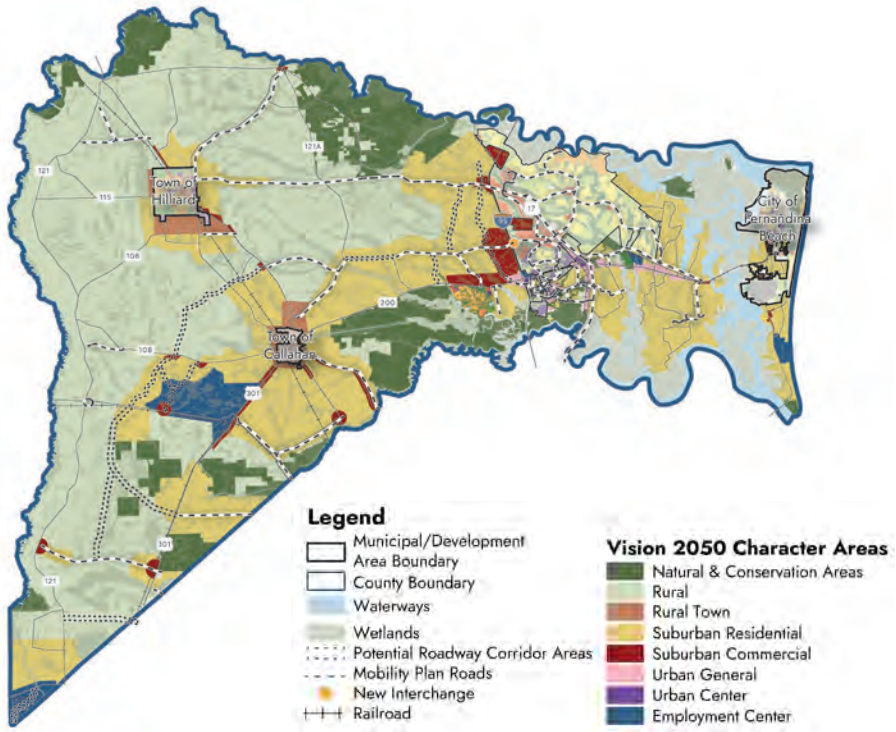

FIGURE 4.5 **Growth Scenario 2 - Incremental**

GROWTH SCENARIO 2 ALIGNMENT WITH BUILDING BLOCKS[2]

TABLE 4.6 **Incremental Scenario Building Block Matrix[2]**

BUILDING BLOCK	REDUCED ALIGNMENT	NO CHANGE	IMPROVED ALIGNMENT
AUTHENTICITY	●		
BALANCE			●
CONNECTIVITY		●	
GOVERNANCE		●	
HOUSING		●	
LIVABILITY			●
OPPORTUNITY			●
RESILIENCY			●

The scenario generally reflects no change and improved alignment with the County's building blocks. Pros and cons associated with the scenario are listed to the right.

2.2 ★
AVERAGE RATING FROM GROWTH SCENARIOS SURVEY[1]

Pros:

- Implements key County plans
- Encourages growth in defined areas
- Facilitates multi-modal transportation east of I-95
- Mixture of housing types near employment centers

Cons:

- Loss of community identity/ small-town feel west of I-95
- Less incentive to conserve additional open space
- More land consumed for development west of I-95
- Reduction in agricultural land
- More development in Yulee increases traffic on SR-200

[1]. The growth scenarios were presented during community meetings and an online survey for input. The rating indicates the average score for how favorable the scenario is on a scale from 1 to 5 stars. Survey responses can be found in **Appendix C: Community Engagement**.
[2]. Building block descriptions can be found on page 49.

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GROWTH SCENARIO 3: THINK BIG

The Think Big Scenario consolidates development around the planned I-95 interchange, near Crawford Diamond, around the towns, and within the WBD. Small-scale commercial centers would be strategically placed at key intersections throughout the County to support nearby residential neighborhoods.

Key Parameters:

- Growth is concentrated within specified context areas
- Conservation-focused areas are clearly established
- Encourages development where live, work, play and stay land uses are built in

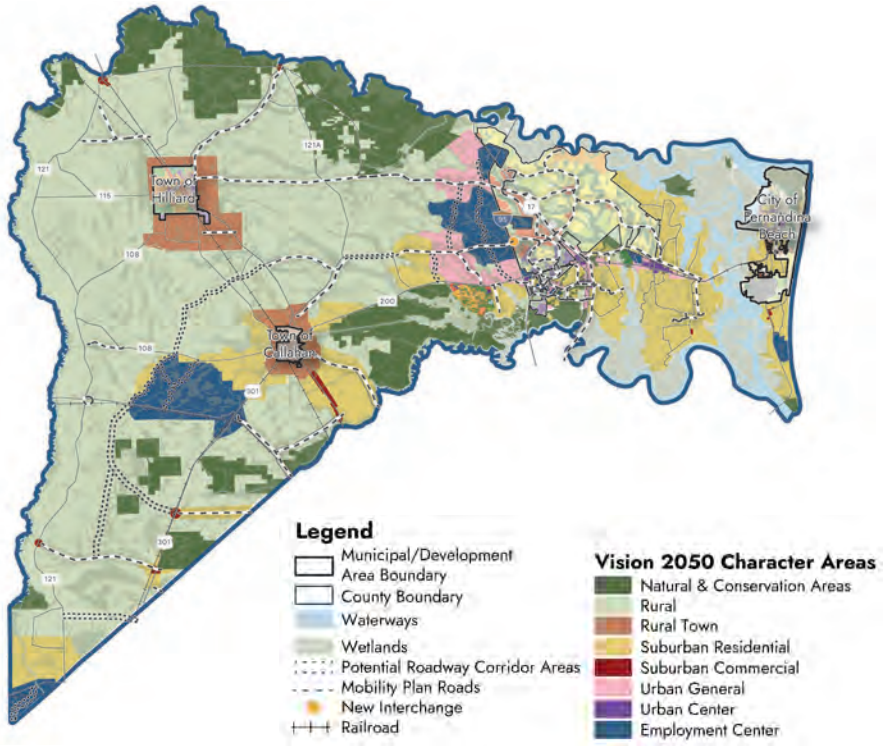

FIGURE 4.6 **Growth Scenario 3 - Think Big**

GROWTH SCENARIO 3 ALIGNMENT WITH BUILDING BLOCKS[2]

TABLE 4.7 **Think Big Scenario Building Block Matrix[2]**

BUILDING BLOCK	REDUCED ALIGNMENT	NO CHANGE	IMPROVED ALIGNMENT
AUTHENTICITY			●
BALANCE			●
CONNECTIVITY			●
GOVERNANCE		●	
HOUSING			●
LIVABILITY			●
OPPORTUNITY			●
RESILIENCY			●

The scenario generally reflects improved alignment with the County's building blocks. Pros and cons associated with the scenario are listed to the right.

2.8 ★
AVERAGE RATING FROM GROWTH SCENARIOS SURVEY[1]

Pros:

- Implements key County plans
- Encourages growth in defined areas
- With closer proximity between developed areas, facilitates multi-modal transportation in many areas of the County
- Mixture of housing types near employment centers
- Employment/business hubs with a variety of services support

Cons:

- Greater intensity development is not appealing in western Nassau
- Less open space within the more developed areas

[1]. The growth scenarios were presented during community meetings and an online survey for input. The rating indicates the average score for how favorable the scenario is on a scale from 1 to 5 stars. Survey responses can be found in **Appendix C: Community Engagement**.
[2]. Building block descriptions can be found on page 49.

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Vision 2050 Growth Plan

The Vision 2050 Growth Plan represents the preferred growth scenario for Nassau County. Development is focused in areas with planned or existing public infrastructure, incorporates additional conservation areas, and includes small commercial centers around Nassau County to improve access to services.

Key Parameters:

- Focused growth within the identified growth areas
- Additional conservation land established
- More urban development patterns with a mixture of uses to encourage live, work, play, and stay options

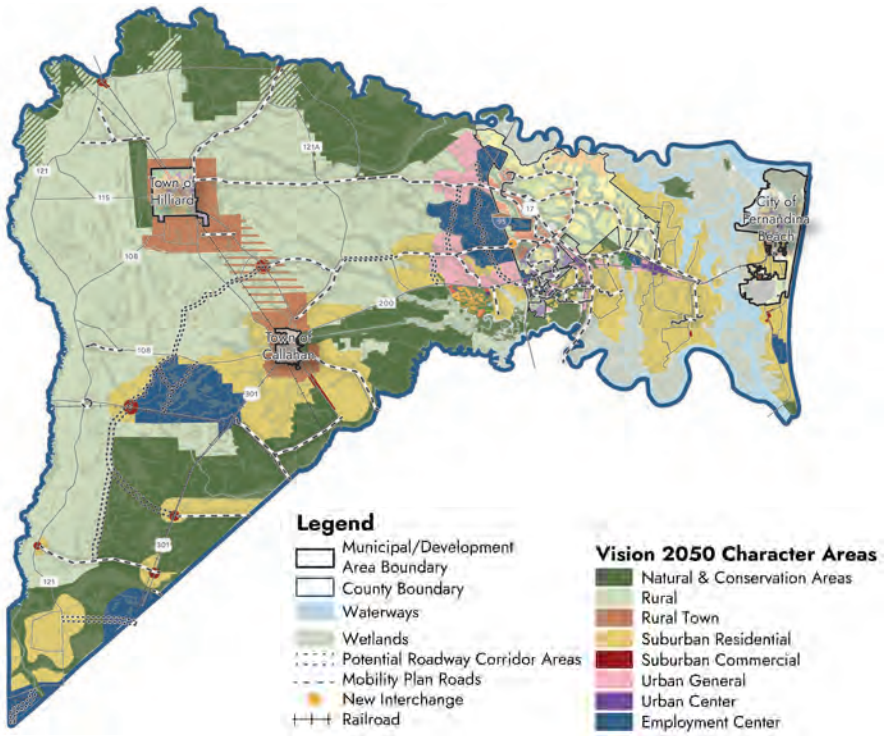

FIGURE 4.7 **Vision 2050 Growth Plan**

PREFERRED SCENARIO ALIGNMENT WITH BUILDING BLOCKS[2]

TABLE 4.8 **Preferred Scenario Building Block Matrix[2]**

BUILDING BLOCK	REDUCED ALIGNMENT	NO CHANGE	IMPROVED ALIGNMENT
AUTHENTICITY			●
BALANCE			●
CONNECTIVITY			●
GOVERNANCE		●	
HOUSING			●
LIVABILITY			●
OPPORTUNITY			●
RESILIENCY			●

The scenario generally reflects improved alignments with the County's building blocks. Pros and cons associated with the scenario are listed to the right.

Pros:

- Implements key County plans
- Encourages growth in defined areas
- Facilitates multi-modal transportation
- Mixture of housing types near employment centers
- Employment/business hubs with a variety of services support
- Greater areas of conservation west of I-95
- Maintains rural areas and agricultural lands

Cons:

- Greater intensity development is not appealing in western Nassau
- Less open space within the more developed areas

1. The growth scenarios were presented to the community in the form of community meetings and an on-line survey. The rating represents a neutral response to the scenario.

2. Building block descriptions can be found on page 49.

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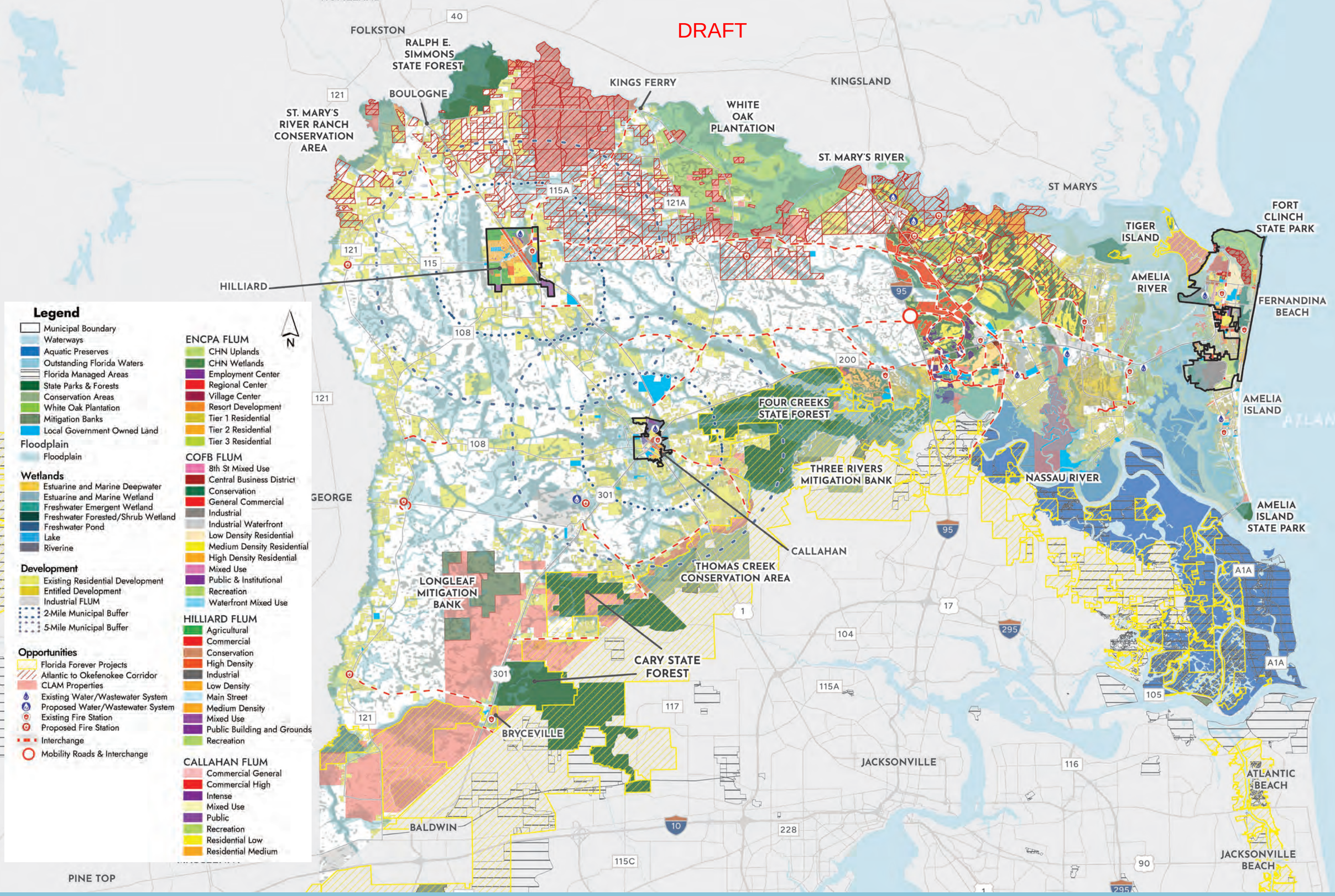

FIGURE 4.8 **Vision 2050 Growth Plan Opportunities and Constraints Map**

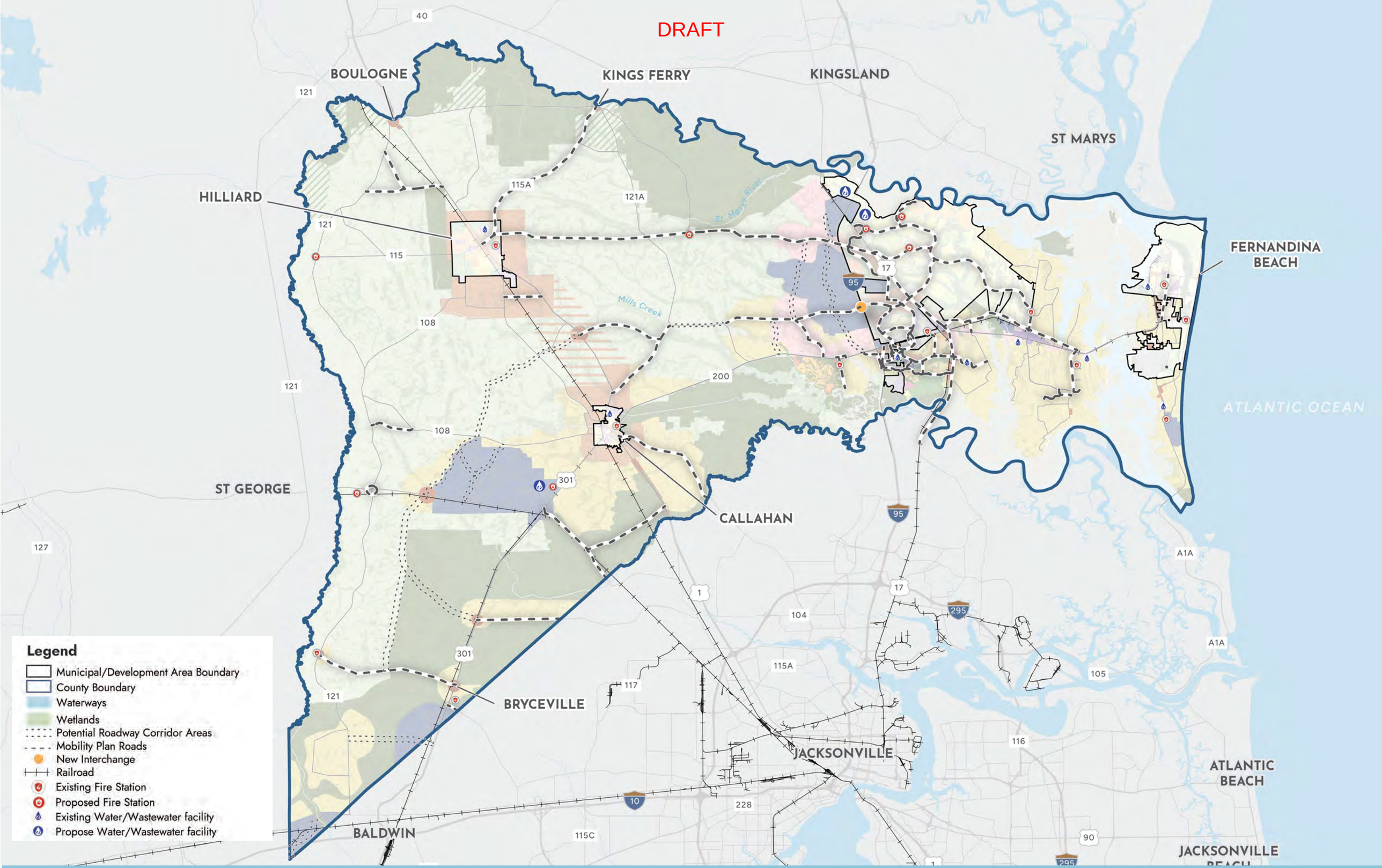

FIGURE 4.9 **Vision 2050 Growth Plan Public Infrastructure Map**

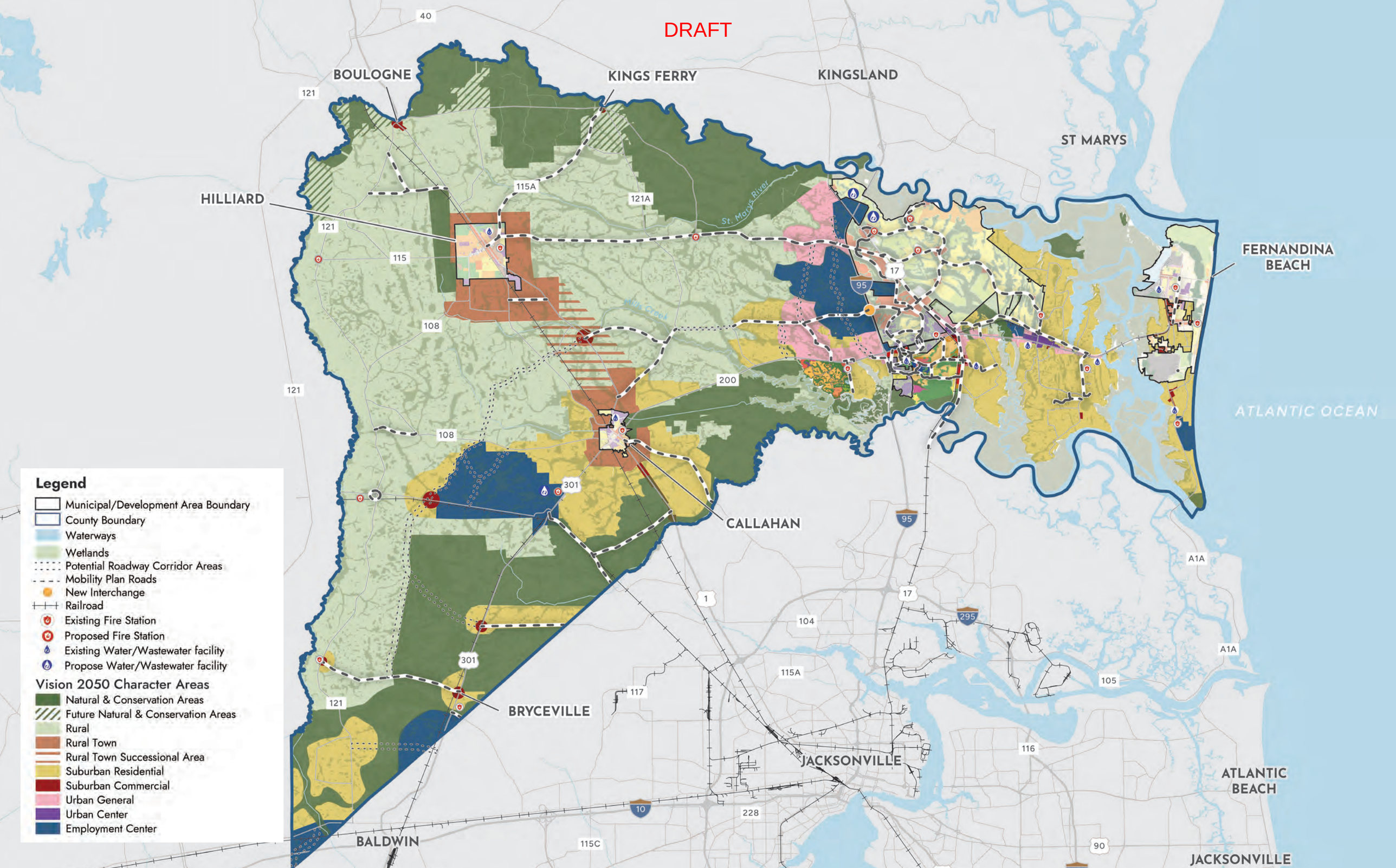

FIGURE 4.10 **Vision 2050 Growth Plan Map**

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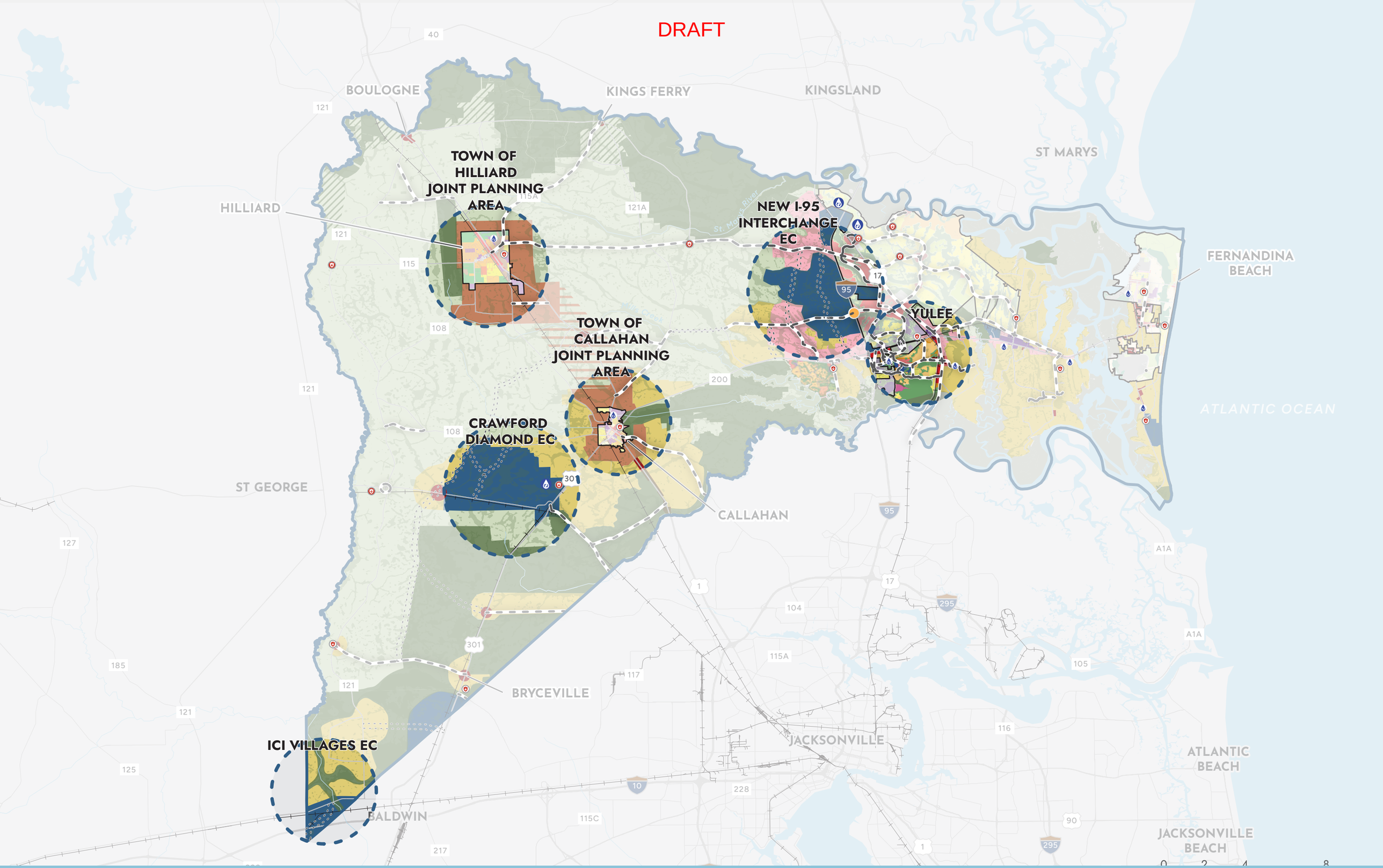

FIGURE 4.11 **Growth Areas**

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Special Planning Areas

The overarching purpose of the vision plan process is to create a blueprint or framework for the growth of the community. This plan aims to improve the quality of life for all county residents and balance social, environmental, and economic needs to create a vital and sustainable community for generations to come. The vision plan uses high-level character areas that cannot provide all of the refined details needed to guide implementation. Many of these details should be fleshed out during subsequent processes such as developing the comprehensive plan, strategic planning, land development code updates, and sub-area planning efforts.

This section identifies the overarching community direction for the major employment centers and growth areas. These areas provide the County with the greatest opportunity to direct growth through land use policies, zoning regulations, strategies, infrastructure investments, and considerations for environmental conservation. They also incorporate economic development initiatives and cultural and recreational enhancement considerations. As shown on Figure 4.13 (page 77, left) and as discussed below, these special planning areas include:

- Yulee
- New I-95 Interchange
- Joint Planning Areas
- Crawford Diamond Employment Center
- ICI Villages Employment Center

Existing development in the Town of Callahan

Green space in the Town of Hilliard

Large commercial centers in Yulee

Undeveloped area of Crawford Diamond

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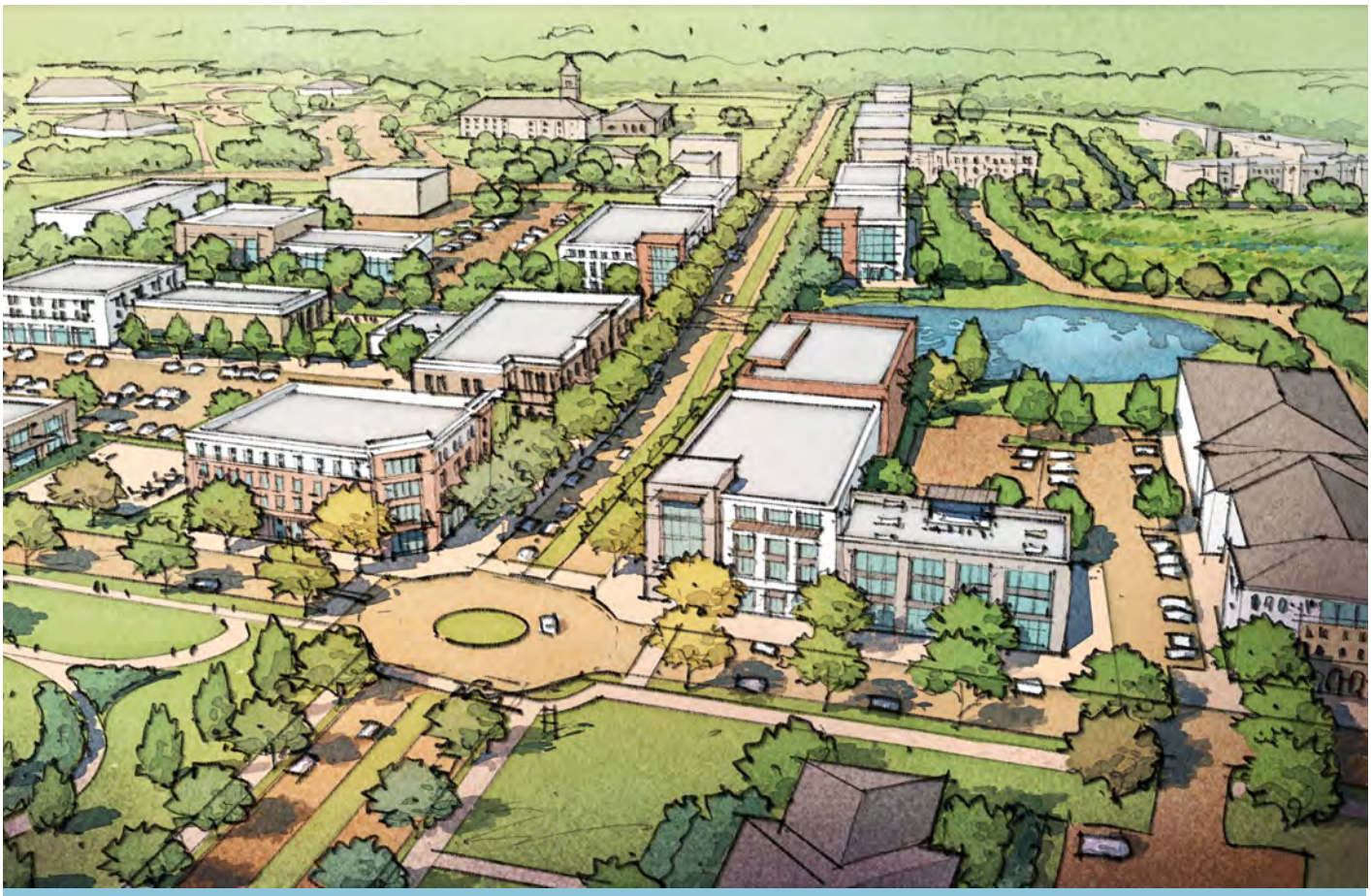

FIGURE 4.12 **William Burgess District Rendering**

FIGURE 4.13 **Sheriff's Office Redevelopment Rendering**

(Figure 4.15 Rendering Source: SR-200/A1A Corridor Master Plan)

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YULEE

The Yulee Area includes several small area planning efforts including the William Burgess District (WBD), the Timber to Tides Master Plan (T2T), and the East Nassau Community Planning Area (ENCPA). These areas are regulated by development programs and are intended to create new districts with a true "sense of place" and "sense of community". The future of these areas includes connected roadways, trail and bicycle connections, a diversity of uses, and interconnected social spaces.

Figure 4.14 (left, page 77) is an example rendering of new development along William Burgess Boulevard. Within the WBD, the regulations require development to interact with the pedestrian realm, creating a safe and walkable environment. Mixed-use buildings provide a range of services and establishments within close distance of homes. A system of parks and trails create a connected network of public spaces for playing, exploring, and socializing. The WBD is envisioned as a complete community, offering a high quality of life and opportunities to live, work, play, and stay.

Redevelopment and infill of existing shopping centers along the SR-200 corridor can be explored at different scales, depending on the preferred development type. The example graphics on the right side of the page illustrate various scales of suburban retrofitting.

- Small-scale infill may include outparcel development and standard residential development. Activation of the stormwater pond with trails provides access to passive recreation.
- Medium-scale infill may include the redevelopment of the shopping center with pedestrian scale buildings, tree-lined streets, and more diverse housing options. Additional recreational enhancements to the stormwater pond provide recreation and passive spaces for residents and visitors.
- Large-scale infill illustrates the redevelopment of the shopping center to a mixed-use node with higher density residential, office, institutional, and commercial spaces fronting along tree-lined streets. Open spaces are built into the fabric of the center, with parks, plazas, and other public spaces.

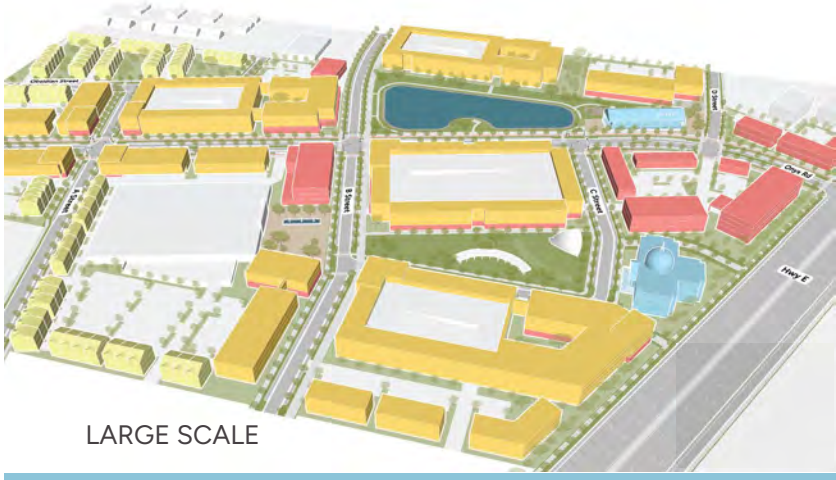

FIGURE 4.14 **Suburban Infill**

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NEW I-95 INTERCHANGE EMPLOYMENT CENTER

The new I-95 interchange between US-17 and SR-200 presents a unique opportunity to create a regional activity center that complements the growth within the East Nassau Community Planning Area (ENCPA). As a greenfield development, this area is essentially a blank slate with the potential to shape Nassau County's future for generations. With plans for expanded potable water and sewer infrastructure, the area can support large-scale development. Its strategic location along I-95, combined with planned roadway connections to Callahan and Yulee, further enhances its growth potential.

The vision for the I-95 interchange is a high-intensity and high-density regional employment and activity center that provides a wide range of jobs, housing, retail, dining and hospitality-related uses. It is intended that this area will provide an opportunity for diverse retail, employment, and mixed-use destinations at critical intersections to create denser, value-intensive development. In a changing retail environment, this center should be designed as a community destination with activities, amenities, shopping, restaurants and places to gather, live and work. Missing middle housing options should be available within the area and along its periphery. This will allow for greater access to housing close to employment areas.

Internal circulation will be critical to the long-term success of the area. Managing access and traffic will require planning and coordination. An interconnected network of roads and trails should be developed to create a "park and walk" environment, allowing people to easily access amenities and services. Special attention should be given to strengthening connections between non-residential developments and surrounding neighborhoods. Roadways should utilize more urban cross-sections within the core employment area but may have more suburban design characteristics where appropriate outside of core development areas.

The area should be developed with forward-thinking policies and practices that allow for the adaptability of buildings, low-impact development techniques, and other principles that help to protect the area for future generations. Wetlands and floodplains can provide natural delineation of development and provide extensive buffers between uses. Open spaces should serve multiple purposes, including stormwater management, green spaces, places for exploration and social interaction, and enhanced connectivity. Activated spaces should blend the urban environment with nature and provide for the enjoyment and use of the outdoor spaces as buffers between uses.

Example of how to create a walkable built environment, with streets fronting the roadways, a mixture of uses, a connected mobility network, and tree lined streets with programmed open space.

Large-scale developments such as corporate offices, office parks, service/repair, light industry, lean assembly facilities, and similar uses can be the dominant activities in this area. Retail, restaurant, and residential uses serving the campus industrial uses could also be included.

Large-scale uses serving a regional market, such as corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants, and similar uses will help create a central business district.

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CRAWFORD DIAMOND EMPLOYMENT CENTER

The Crawford Diamond Employment Center offers an opportunity to provide the County with a range of industry-related jobs. Its strategic proximity to rail infrastructure should be leveraged to promote industrial development. Additionally, the area will require supporting services, such as commercial, office, and other related uses, to ensure a well-rounded environment that can grow in a sustainable manner. Small area planning around the Crawford Diamond can be used to accommodate growth and development in an area experiencing great development pressure from northwest Jacksonville. Focused growth in this area can help support the preservation of rural character elsewhere.

As the central area is designated for industrial uses, it is assumed that the area will support a range of employers. Aside from the area already designated as industrial, there will be additional uses to support employment in this area. This may include commercial nodes with a variety of services, as well as residential areas with appropriate buffers and distances between the industrial uses. Surrounding the industrial center there may be other non-commercial uses to support employment needs.

Located along the CSX and Norfolk Southern rail lines and US-301, the area offers access to national shipping networks. Circulation will be crucial for successful movement around the area and should provide access not only within the employment center but to other areas of the County. A mixture of roadways and trails should be used to facilitate multi-modal access. Trails along roadways and through greenways should provide enhanced regional access to employment areas. To protect the rural nature of surrounding areas, new roadways providing regional access should be designed with access management and desired rural character in mind.

The natural environment should be preserved wherever possible. Given the extensive network of wetlands and floodplains within the area, the long-term environmental health of the county must protect these vital ecosystems. Additionally, connected parks and open spaces should be integrated throughout the entire Crawford Diamond Employment Center to enhance both environmental sustainability and quality of life. Low-impact development should be included in all development within the employment center.

Shipping and distribution centers are employment options that provide a range of job opportunities.

Environmental features can be preserved within developments to improve open spaces and enhance aesthetics..

Commercial and residential uses near the Crawford Diamond industrial complex will complement and support larger employers.

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ICI VILLAGES

The ICI villages is an industrial and mixed-use development area along US-90 and near I-10. With its proximity to the interstate and along the border with Duval County, it is a logical location for industrial development. Supporting services, such as commercial and retail, should be provided near the industrial complex to provide resources for employees.

The development has the opportunity to be another gateway to Nassau County mimicking the way Yulee has grown off the I-95 and A1A corridors. With the expansion of water and sewer to the area, the employment center should be buffered from residential development at varying scales and intensities. Providing a range of services and including affordable multi-generational housing would create opportunities for families to relocate to the area for work in the employment centers while also maintaining a high quality of life.

While this area provides unique growth potential for the County, the natural environment should be preserved wherever possible to allow for habitat corridor connectivity and buffer zones between land uses. Given the extensive network of wetlands and floodplains within the area, the long-term environmental health of the County is reliant on areas like this to provide critical recharge and conservation benefits. Developing the area with adequate conservation areas can also create the opportunity for trail systems to be created to enhance walkability and recreation. Waterwise plantings and low-impact development design should be included when developing properties in this area of the County.

Furthermore, engaging local communities and stakeholders in the planning process is essential to ensure that the development meets the needs of both current and future residents. Collaborative efforts can help identify areas requiring protection and enhancement, ensuring a balance between growth and conservation. Public consultations and regular updates can foster transparency and trust, making the development a model of sustainable progress. Additionally, adopting green building standards and investing in renewable energy sources can set a precedent for environmentally-conscious growth, attracting like-minded businesses and contributing to the overall well-being of the region.

Retention ponds can help manage stormwater runoff by collecting and storing excess rainwater, reducing the risk of flooding. It also improves water quality by allowing sediments and pollutants to settle before the water is released into the environment.

Surface parking areas allow parking for a mix of utility trucks, workers and visitors alike. They also allow for the use of more pervious materials and other low-impact development techniques.

Deep setbacks and large buffers can separate the more developed areas from surrounding properties in industrial-based areas.

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JOINT PLANNING AREAS

Three municipalities lie within Nassau County - the City of Fernandina Beach, the Town of Callahan, and the Town of Hilliard. Development and policies for the unincorporated areas surrounding the municipalities should be congruent with the needs and plans for each individual area.

Amelia Island Joint Planning Area

Currently, the municipal limits on Amelia Island create enclaves of City and County lands that do not always seamlessly flow together. For example, the County maintains some roadways that are fully within the jurisdiction of the City. A joint planning area between unincorporated Nassau County and the City of Fernandina Beach should be established to allow for the cohesive annexation of parcels and infrastructure into the City.

Callahan Joint Planning Area

Callahan is experiencing growth pressure from industrial and employment areas in northwest Jacksonville. Much of the development in the unincorporated areas around the town includes single-family on large lots, agriculture, and silviculture. As development pressure continue to increase, alternative growth patterns will need to be considered to better support the daily needs of residents, including a diversity of housing options, more services, and employment opportunities. There are environmental challenges around the town with flooding, low-lying areas, and wetlands. Through the comprehensive planning process, the County and the Town of Callahan can plan out future land uses and design policies.

Hilliard Joint Planning Area

The Town of Hilliard lies in the northwest portion of Nassau County. The northern extent of the County is bordered by the Saint Mary's River. Much of the land along the river has been identified as the "Atlantic to Okefenokee Corridor" (A2O) and is important for long-term conservation efforts. To best support conservation efforts around the Town, the County will need to identify opportunities to support growth near the town and discourage growth towards environmentally sensitive areas. With its distance from Callahan and Yulee, additional utility and infrastructure services would support future growth and development around Hilliard. With the comprehensive planning process, the County will need to work with Hilliard to determine how growth within the unincorporated areas should occur to support the long-term vitality of the Town and County.

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Roadway Elements

MOBILITY VERSUS ACCESS

A transportation system has a direct impact on the quality of life and economic potential of a community. There are two main functions of a transportation system; the first is to provide mobility and the second is to provide access. Mobility is best defined as the ability for people and goods to be moved efficiently, while access allows people and goods the ability to enter or exit the system or property. These are competing functions that must be balanced depending on the unique needs of an area. A well-designed and coordinated transportation system provides multiple modes of mobility to ensure residents and visitors can move in and through a city safely and with ease.

As shown in Figure 4.17, each thoroughfare provides differing levels of mobility and access (arterials, collectors, and local streets). Mobility and access have an inverse relationship, where streets that have greater mobility typically have less access, and vice versa. Streets that prioritize mobility (e.g., major collectors and arterials) are designed for faster speeds and greater traffic volumes. Conversely, streets that prioritize access (e.g., local streets) maximize ingress and egress to the network over mobility.

When the mobility system works well, movements go largely unnoticed and enhance the area's economic appeal and quality of life. When the system fails, even simple movement leads to frustration and a perceived lower quality of life. This not only applies to vehicles, but also to walking, biking, transit, and other non-vehicular mobility options. There is an understanding that the visual quality and type of development along roadway corridors also contributes to the overall aesthetics of an area. Visual appeal may have a direct impact on whether a business or person may want to locate in an area. As a result, there is increased attention to the design of roadways so that it either A.) minimizes the impact on, or B.) enhances the character of, the adjacent properties. When a mobility system meets the needs of all users, improves efficiency, and feels safe, it is oftentimes called a Complete Street.

Arterials
- Greater focus on mobility
- Low degree of access

Collectors
- Balance between mobility and access

Local Streets
- Lesser focus on mobility
- High degree of access

FIGURE 4.15 **Mobility Versus Access**

County Road 108 is a major collector in the northern part of the County. It provides access to Hilliard for vehicular mobility but currently lacks pedestrian infrastructure.

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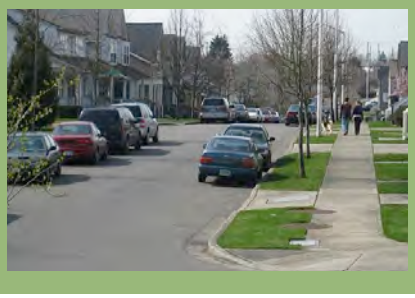
COMPLETE STREETS

Complete Streets embody a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel for users of all ages and abilities, regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods. From FDOT's Context Classification Guide, "Complete Streets means putting the right road in the right place."

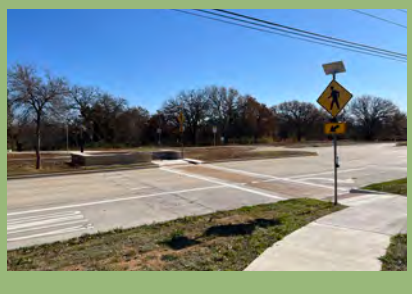
The design of Complete Streets is comprised of elements that accommodate the diverse needs of all users, including pedestrians, cyclists, motorists, and, when applicable, public transit users. The specific design elements of a Complete Street include:

Sidewalks. Wide and accessible sidewalks, buffered from the roadway provide a safe and comfortable space for pedestrians.



Bike Accommodations. Dedicated on street bike lanes or sidepaths create a safer environment for biking and other alternative modes of transportation.

Crosswalks. Clearly marked and well-designed crosswalks enhance pedestrian safety when crossing streets.



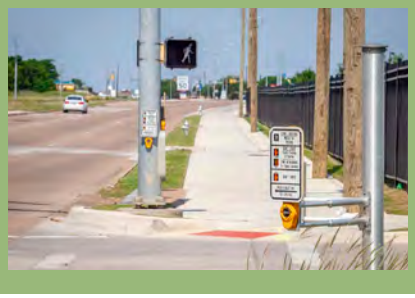
Traffic Calming Measures. Features such as curb extensions, roundabouts, and narrowed lanes slow down vehicle speeds and improve safety.

Street Amenities. Benches, trash bins, lighting, and other amenities contribute to a more comfortable and inviting urban environment.

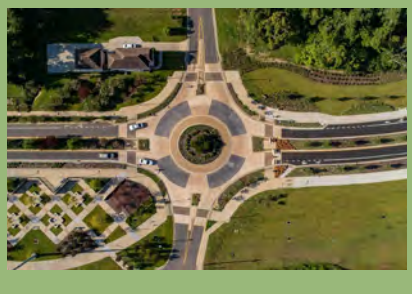
Accessible Design. Curb ramps, tactile paving, and other features ensure that the street is accessible to people with disabilities.

Green Infrastructure. Trees and natural landscaping contribute to aesthetics, reduce the urban heat island effect, and improve environmental sustainability.

Smart Street Technology. Integration of technology for traffic management, pedestrian signals, and other smart features enhance safety and efficiency.



Complete Intersections. Intersection designs, such as roundabouts prioritize the safety and efficiency of all modes of transportation.



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ROADWAY CONTEXT

Consistent with the Vision 2050 Growth Plan Strategy, roadway context serves as the basis upon which Nassau may build a transportation network that compliments development of varying character and intensity. Roadway design features should be determined by the context of an area. The three roadway context configurations include rural roadways, suburban roadways, and urban roadways and are illustrated in Figure 4.18.

Rural roadways are designed for mobility in areas with low development densities that do not rely on urban services (e.g. water, sewer), and that have limited access to nearby commercial or industrial uses. The roadways in these areas should be designed with low-impact design (LID) standards in mind.

Suburban roadways typically prioritize higher traffic volumes and have historically favored motor-vehicle travel with little accommodation for alternative modes of transportation. However, as suburban areas develop, more focus should be put to designing for safe speeds and access for pedestrians, bicyclists, and transit users.

Urban roadways provide comfortable and aesthetically pleasing environments for all users, including pedestrians, bicyclists, transit users, and motorists. Roadways in urban areas should include targeted locations where activated roadsides serve as a public gathering space, in addition to their inherent transportation purposes.

Tables 4.9 through 4.11, on pages 88 through 90, provide additional design guidance for each of these roadway context types. Guidance is informed by FDOT Roadway Design Standards.

FIGURE 4.16 **Example of Roadway Configurations**

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TABLE 4.9 **Rural Context Areas: Roadway Features**

Street Design Element	Local Road	Collector Road	Arterial Road
FUNCTION			
Functional Role	Rural property access	Connects arterials and local streets	Connects to major arterials
Streetway Continuity	Generally discontinuous, connects to rural (C2) collectors	Continuous between arterials	Cross-city connectivity
Right-of-Way	60 ft min	60 ft min	60 -100 ft
Maximum Speed Limit	25 - 30 mph	30- 40 mph	40- 45 mph
Traffic Volume (Average Daily Trips)	<1,000	1,000-5,000	1,000-10,000
STREETWAY			
Travel Lanes	2 lane, 10 ft	2 lane, 10 ft	2 lane, 11 ft
Turn Lanes	None	None	Optional
Decel Lanes	None	None	Optional
On-Street Parking	No	No	No
Curb and Gutter	No	No	No
Stormwater	Swale	Swale	Swale
Median	No	No	No
Bikeway	Not designated	Not designated	No
Traffic Calming	Not recommended	Not recommended	Optional
Designed for Transit	No	No	No
STREETSIDE			
Sidewalk/Path	6 ft min/ 10 ft preferred	6 ft min / 10 ft preferred	6 ft min/ 10 ft preferred
Edge Zone	Natural	Natural	Natural
Street Trees/Landscaping	None	None	None
Residential Driveways	Permitted	Permitted	Permitted

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TABLE 4.10 **Suburban Context Areas: Roadway Features**

Street Design Element	Local Road	Collector Road	Arterial Road
FUNCTION			
Functional Role	Property access	Connects arterials and local streets	Cross-city mobility
Streetway Continuity	Generally discontinuous, connects to rural (C3) collectors	Continuous between arterials	Cross-city connectivity
Right-of-Way	50 ft min	60 ft min	80 ft min
Maximum Speed Limit	25 mph	30 - 35 mph	35 - 40 mph
Traffic Volume (Average Daily Trips)	<1000	1,000-20,000	1,000-30,000
STREETWAY			
Travel Lanes	2 lane, 9 ft	2 - 4 lanes, 10 ft	2 - 4 lanes, 10 ft
Turn Lanes	None	Optional	Yes
Decel Lanes	None	Optional	Yes
On-Street Parking	Permitted	Typically restricted but may be appropriate in certain areas	No
Curb and Gutter	Yes	Yes	Yes
Stormwater	Subsurface storm drain	Subsurface storm drain	Subsurface storm drain
Median	Not recommended	Medians may be appropriate to improve aesthetics and traffic calming	Medians are intended to manage turning movements and access to provide refuge for pedestrian and landscaping
Bikeway	Not designated (Shared Lanes at ≤ 25mph)	On-street 4 ft bike lane or shared-use paths	Shared -use paths
Traffic Calming	Optional	Yes	Yes
Designed for Transit	Optional	Yes	Yes
STREETSIDE			
Sidewalk/Path	6 ft min/ 10 ft Preferred	6 ft min/ 10 ft Preferred	6 ft min/ 10 ft Preferred
Edge Zone	Yes, 3 - 5 ft	Yes, 3 - 5 ft	Yes, 4 - 5 ft
Street Trees/Landscaping	Shade trees in edge zones	Shade trees and/ or ornamental trees in median and edge zones, as appropriate	Shade trees and/ or ornamental trees in median and edge zones, as appropriate
Residential Driveways	Permitted	Infill/redevelopment appropriate; prohibited for new development	Infill/redevelopment appropriate; prohibited for new development

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TABLE 4.11 **Urban Context Areas: Roadway Features**

Street Design Element	Local Road	Collector Road	Arterial Road
FUNCTION			
Functional Role	Provides access to traditional residential areas	Provides access from traditional residential areas to downtown	Cross-city mobility
Streetway Continuity	Interconnected urban grid; alley access	Interconnected urban grid; alley access	Cross-city connectivity
Right-of-Way	50 ft min	60 ft min	80 ft min
Maximum Speed Limit	25 mph	25 - 30 mph	30 - 35 mph
Traffic Volume (Average Daily Trips)	<1000	1,000-20,000	1,000-30,000
STREETWAY			
Travel Lanes	2 lane, 9 ft	2 - 4 lanes, 9 ft	2 - 4 lanes, 10 ft
Turn Lanes	None	Optional	Yes
Decel Lanes	None	Optional	Yes
On-Street Parking	Permitted; both sides of street with parallel parking	Permitted; limited by presence of bike and pedestrian facilities and available ROW	No
Curb and Gutter	Yes	Yes	Yes
Stormwater	Subsurface storm drain	Subsurface storm drain	Subsurface storm drain
Median	Optional	Medians may be appropriate to improve aesthetics and traffic calming	Medians are intended to manage turning movements and access to provide refuge for pedestrian and landscaping
Bikeway	Not designated (shared lanes at ≤ 25mph)	Separate lanes	Separate lanes
Traffic Calming	Optional	Optional	Typically restricted, but may be appropriate in certain areas
Designed for Transit	Preferred	Yes	Yes
STREETSIDE			
Sidewalk/Path	6 ft min/ 10 ft Preferred	6 ft min/ 10 ft preferred	6 ft min/ 10 ft preferred
Edge Zone	Yes, 4 - 6 ft	Yes, 4 - 10 ft	Yes, 4 - 10 ft
Street Trees/Landscaping	Shade trees in edge zones	Shade trees and/ or ornamental trees in median and edge zones, as appropriate	Shade trees and/ or ornamental trees in median and edge zones, as appropriate
Residential Driveways	Permitted	Prohibited	Prohibited

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FUTURE TRANSPORTATION CONNECTIONS

To address growing concerns related to mobility within the region, it is essential to plan and develop new roadway corridors and mobility connections. This includes the creation of east/west connections that run parallel to SR-200, the construction of a Callahan bypass to alleviate congestion, multi-modal connections to provide alternative mobility options, and substantial improvements to the railway infrastructure. In addition, enhancing regional access will be a key priority to ensure smoother travel across different areas of the County. These proposed transportation options are designed to provide alternative routes and improve the flow of traffic and connectivity between various communities. By expanding the network of roads and increasing transit options, residents and visitors will have greater flexibility and efficiency in accessing community destinations, ultimately supporting regional growth and improving quality of life.

Figure 4.19 on page 92 graphically depicts a roadway network to enhance mobility connections for vehicular and rail options in the County for future considerations with growth and development. This includes key parallel corridors, the Callahan by-pass, and future rail corridors to connect to the region and provide alternative access to Amelia Island.

Parallel Routes

The development of alternative routes to SR-200 is essential for alleviating the traffic congestion that currently impacts this vital corridor. SR-200 serves as the primary connection between Western Nassau and the services in Yulee and Amelia Island, making it one of the most heavily traveled roadways in the area. While US-1, US-301/SR-200, US-17, and I-95 provide key north-south access throughout the County, they each face challenges. Aside from I-95, these routes pass through towns, encounter railroad crossings, and in the case of US-17, may not be able to accommodate future capacity demands. As the population continues to grow and new developments are planned, it will become increasingly critical to identify and implement alternative routes to relieve pressure on major roadways. Proper planning for these alternative routes will support both current and future transportation needs, promoting long-term sustainability and economic vitality.

Notable parallel corridors to SR-200 include the 108 Extension, a new I-95 interchange, and an I-95 overpass. The CR-108 extension will run through the ENCPA, connecting the existing roadway to Chester Road. This major roadway is planned to include multi-modal facilities and will provide access to other roadways within the ENCPA. A new I-95 interchange will connect to the CR-108 extension within the ENCPA and will also connect west to Middle Road. To the south of SR-200, an overpass from William Burgess Boulevard to Semper Fi will help to reduce congestion at critical intersections, enhance overall traffic flow, and improve access for residents and commuters alike.

West of I-95, a network of north-south and east-west roads will be developed to form a larger "grid" of roadways, improving connections and addressing mobility concerns before they arise. This plan includes the road extending from the new I-95 interchange, as well as north-south roads linking SR-200 to CR-108. For the new roads planned west of I-95, it will be essential to design them in a way that reflects the area's character, incorporating rural road designs where appropriate and urban designs where necessary.

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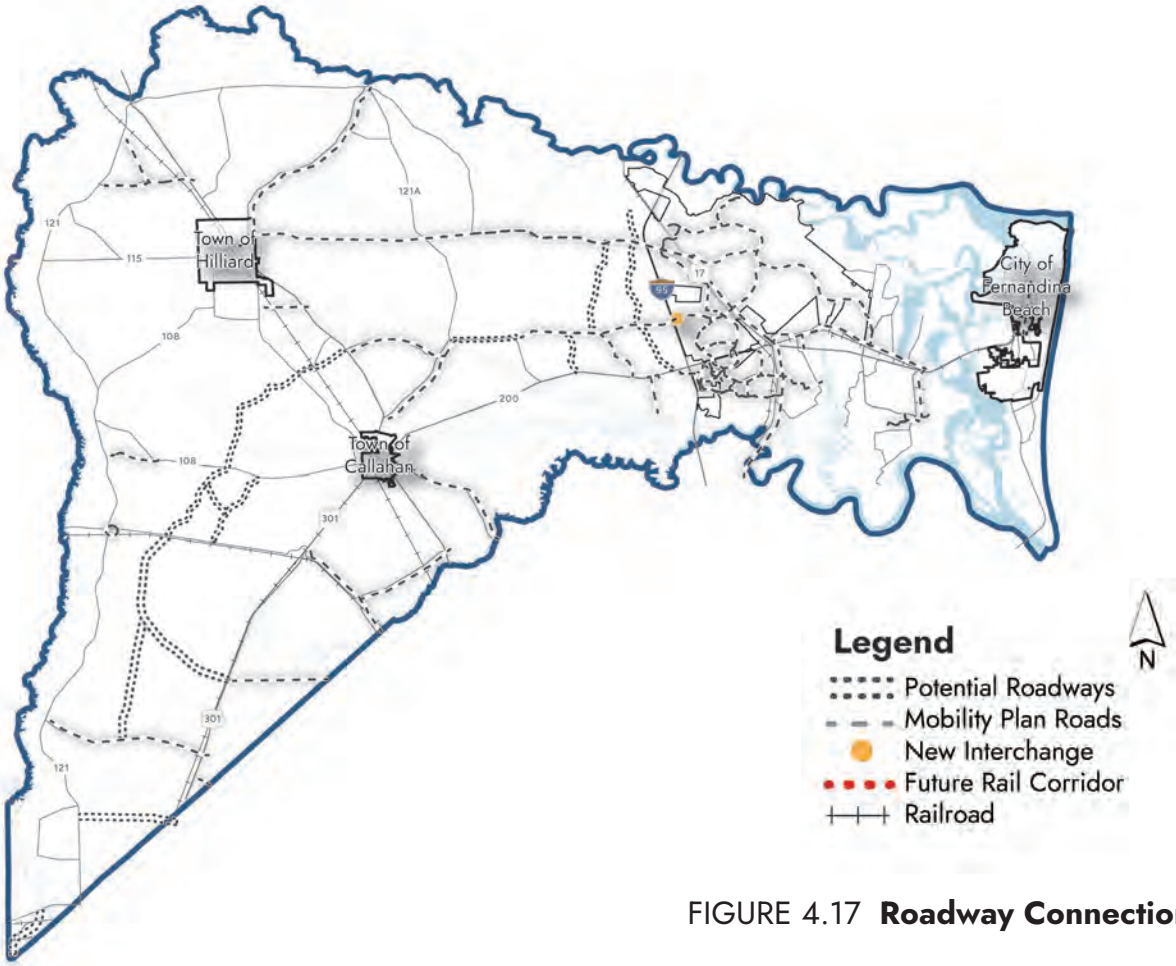

FIGURE 4.17 **Roadway Connections**

Callahan By-Pass

SR-200/US-301 and US-1 converge in Callahan, where the town's main shopping area is located. US-301 serves as a key route connecting I-10 to I-95 and is frequently used by cargo and logging trucks as an alternative to I-295. The combination of truck traffic and residential vehicles creates significant traffic congestion during peak hours. The creation of a truck bypass around Callahan would improve accessibility to local shopping centers and community services, while also enhancing safety for non-motorized users. However, a bypass could result in reduced revenue for businesses that rely on pass-through traffic. It will be important to carefully consider these potential impacts.

The bypass must be designed to facilitate efficient vehicle movement while limiting access to adjacent properties. An access-controlled roadway will support ongoing economic development around Callahan. The design should prioritize environmental protection and incorporate wide buffers with native vegetation to reduce stormwater runoff pollution. To safeguard the vitality of Callahan's business district, additional incentives, marketing efforts, and enhanced visibility may be necessary. Diverting truck traffic away from Callahan will enable roadway design to prioritize users in the business district.

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Railway Connections

The railroad has played a significant role in the establishment of Nassau County, and its impact remains substantial today, with several active and abandoned rail lines across the region. Norfolk Southern, CSX, and Florida East Coast Railway continue to operate rail lines throughout the County. These rail lines offer various benefits, starting with economic opportunities, which are ideal for industrial development, particularly around the Crawford Diamond and Wildlight Commerce Park. Through regional coordination, there is the potential to connect commuter rail services to Jacksonville, enabling transit-oriented development at key points along the rail corridor. This would also provide an alternative transportation option to major business centers in Jacksonville and the broader region.

Although the development of commuter rail may be years away, it is essential to plan and reserve land for future stations before it is developed. Additionally, a rail line already connects Yulee to Amelia Island, running over an Outstanding Florida Water (waters designated for special protection through the Florida Department of Environmental Protection) and primarily serving mills near of downtown Fernandina Beach. This existing rail line could be expanded to support passenger service, improving transit access to Fernandina Beach and enhancing connectivity to the island's major business district. Expanding transit options on Amelia Island could further reduce dependence on personal vehicles for both area employees and visitors, providing connections from the rail station to other key business areas and beaches.

Abandoned rail lines could be repurposed into "rails-to-trails" projects, creating safe, off-road trail systems that connect different parts of the community. One such abandoned rail line, located on the north side of SR-200, links Callahan to Wildlight. The new growth areas identified in the preferred development plan would greatly benefit from a multi-use trail connecting these two locations. Additionally, a diagonal rail line extending from Callahan to CR-108 could connect to the river and the new I-95 interchange. A comprehensive off-road trail system would not only serve as a valuable multi-modal asset but could also help attract tourism and sporting events, such as races, to the area.

While the railway presents opportunities for economic growth, it is important to recognize the challenges it brings. Primarily, the rail lines cut through key areas of the County, obstructing traffic flow and contributing to congestion. A notable example is the rail line crossing SR-200 at US-17, a critical intersection in Yulee. This intersection is planned to become an Urban Center in the future, therefore it is crucial to consider the railway's alignment in this area when planning redevelopment. Modifying this intersection to eliminate the rail/vehicular conflicts would be highly beneficial. By separating rail and vehicle traffic, the intersection could operate more efficiently, enhancing mobility for both residents and visitors. To facilitate smooth traffic movement, future roadway designs, where feasible, should incorporate overpasses and underpasses for vehicular traffic to prevent delays caused by train crossings.

An existing rail line that runs from Yulee onto Amelia Island facilitates the delivery of goods to the mills operating outside of Downtown Fernandina Beach. There may be an opportunity to explore connecting Yulee to Fernandina through a rail-based commuter by partnering with existing rail lines in the future. This could alleviate some of the traffic from SR-200 while offering parking-free options to access Downtown Fernandina.

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Transit oriented development (TOD) is centered around a major transit hub, such as a rail station or bus station. Generally, the area within a 15-minute walk to the station can be designed as a walkable, mixed-use district to support the use of the major transit network. Through vertically integrated buildings, TOD's can achieve a greater amount of residential units while supporting diverse shopping, dining, and personal experiences. The design of a TOD node should include public spaces, interconnected roadways, a variety of housing options, and design that incorporates sustainable and resilient design practices.

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Environmental Measures

The conservation of natural resources is critical for the long-term vitality and sustainability of Nassau County. The natural environment has played a significant role in Nassau's history, community development, and economy. Not only do natural spaces provide for parks and recreation opportunities, they serve as spaces to refill water aquifers, support biodiversity, and enhance the overall sustainability of the environment. The continued support of parks and open spaces, conservation efforts, and enhanced stormwater management is an important element of **Vision 2050**.

PARKS AND RECREATION

Parks offer unique opportunities for social interaction, health and recreation, developing a sense of place, and environmental conservation. The County has established a strong foundation for a comprehensive and connected parks and recreation system. To ensure the ongoing success of the parks system, it is essential to prioritize parks planning and support implementation. The County's current Parks, Recreation, and Open Space Master Plan, adopted in 2021, should guide park actions and be updated on a regular basis.

Given the County's access to water resources, continued efforts to enhance water-based recreational opportunities, as noted in the County's Parks Plan, should be prioritized throughout the parks system. Improvements to existing County-maintained parks should also be a focus, as these spaces are already valued by the community but may have outdated structures and amenities. Additionally, new regional parks should be designed to accommodate both local activities and larger-scale sports and eco-tourism events, providing diverse recreational options for residents and visitors alike.

Sports tourism may be promoted through the development of baseball and soccer parks that attract league play, with a focus on regional and multi-state competitions. With its proximity to Jacksonville, Georgia, and Alabama, Nassau is well positioned to attract multi-state regional tournaments. Event centers, racket courts, all-inclusive facilities, and multi-use centers provide for a range of activities. These types of parks and centers can also spur adjacent private investment including hotel development, commercial centers, and complementary activity-based uses. This type of economic development vehicle can be utilized as Nassau County continues to grow and develop.

COMMUNITY CASE STUDIES

The EPIC Center, a playground in Grand Prairie, Texas is a multi-use center and major community attraction. The facility includes a multi-generational center, hotels, restaurants, and an all-inclusive park and trail system. The Center provides opportunities for recreation for users of all ages and abilities. It also encourages play and provides over ten amenities and programmed areas.

Bonnet Springs Park in Lakeland, Florida is a large park that provides a variety of educational, exploratory, and playful experiences. It includes a Children's Museum, a Nature Center, an Event Center, gardens, miles of trails, playgrounds, and hosts a variety of events. Venue rentals, camps, and admissions to the Museum create revenue sources for Lakeland.

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Lakes and stormwater ponds should be used to serve multiple purposes, including recreation, play, and stormwater management.

Parks within urban areas may be designed as plazas and pocket parks to create open spaces and a reprieve from surrounding built spaces.

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LAND CONSERVATION

Nassau County is nestled between the St. Mary's River to the north, Nassau River to the south, the Atlantic Ocean to the east, and acres of forest and agricultural lands to the west. As a coastal and riverine County, it is highly vulnerable to coastal weather events and flooding due to heavy rain events. The prevalence of wetlands underscores its topography and susceptibility to these occurrences. The impacts of storms and recurrent flooding are already being felt, with significant consequences for community health, safety, and welfare, as well as impacts to County infrastructure. Beyond the immediate effects on public health and safety, the County must address long-term resiliency needs to ensure the community can adapt to future changing conditions. Land conservation efforts, particularly in key ecological corridors, can be used to mitigate flooding impacts and preserve the County's environmental fabric.

With increasing growth pressures, it will be critical to support land conservation and restore native vegetation and forests where possible. These efforts can be done through:

- Continuing to implement and expand the Conservation Land Acquisition and Management Program (CLAM);
- Working with property owners and partners on establishing conservation easements;
- Ensuring mitigation efforts to reconnect critical ecological systems; and,
- Continuing to expand policies and standards that protect environmental resources.

Figure 4.20 on page 98 illustrates key natural and conservation areas identified on the 2050 Growth Plan, which include some properties identified in the CLAM program, state and locally protected lands, floodplains, wetlands, and other conservation opportunities. The following sections describe how these elements continue to further conservation efforts in the County.

CLAM

The Conservation Land Acquisition and Management Program (CLAM) has established primary and secondary goals for land conservation, while also identifying priority areas for focused acquisition efforts. The CLAM was adopted by the Board of County Commissioners (BOCC) in 2021, and in 2022 the citizens of Nassau County voted to issue $30 million in general obligation bonds to fund the CLAM Program. Properties are ranked on a GIS-based plan and evaluated annually. Priority projects support the primary and secondary goals, including addressing water issues, protecting habitats and species, supporting working lands, and improving outdoor recreation opportunities and quality of life.

As the County continues to grow, preserving its ecological resources will be crucial. To maintain the connectivity of wetlands, protect property values, and ensure the long-term sustainability of the county's natural assets, it is essential to continue the CLAM program. This program offers vital funding to identify and acquire properties that provide high-quality environmental resources and long-term ecological connections.

Conservation Easements and Partnerships

Given the rising cost of properties in a growing County, it is unrealistic to expect the CLAM Program to acquire all environmentally significant land. To address this challenge, the County must collaborate with community organizations and engage property owners to explore opportunities for additional conservation efforts. These efforts can include private conservation easements, partnership acquisitions, and other strategies to protect and preserve environmental resources. Conservation easements can safeguard land in perpetuity for uses such as agriculture, silviculture, and other low-intensity activities, like hunting, while limiting residential development. Continued collaboration with organizations such as the North Florida Land Trust will help identify and acquire properties that enhance the connectivity of critical environmental resources, particularly those linking the Atlantic Ocean to the Okefenokee National Wildlife Refuge, known as the A2O Conservation Corridor.

Long leaf pine forests are a significant environmental feature of the County and provide timber to the mills and other companies throughout the region.

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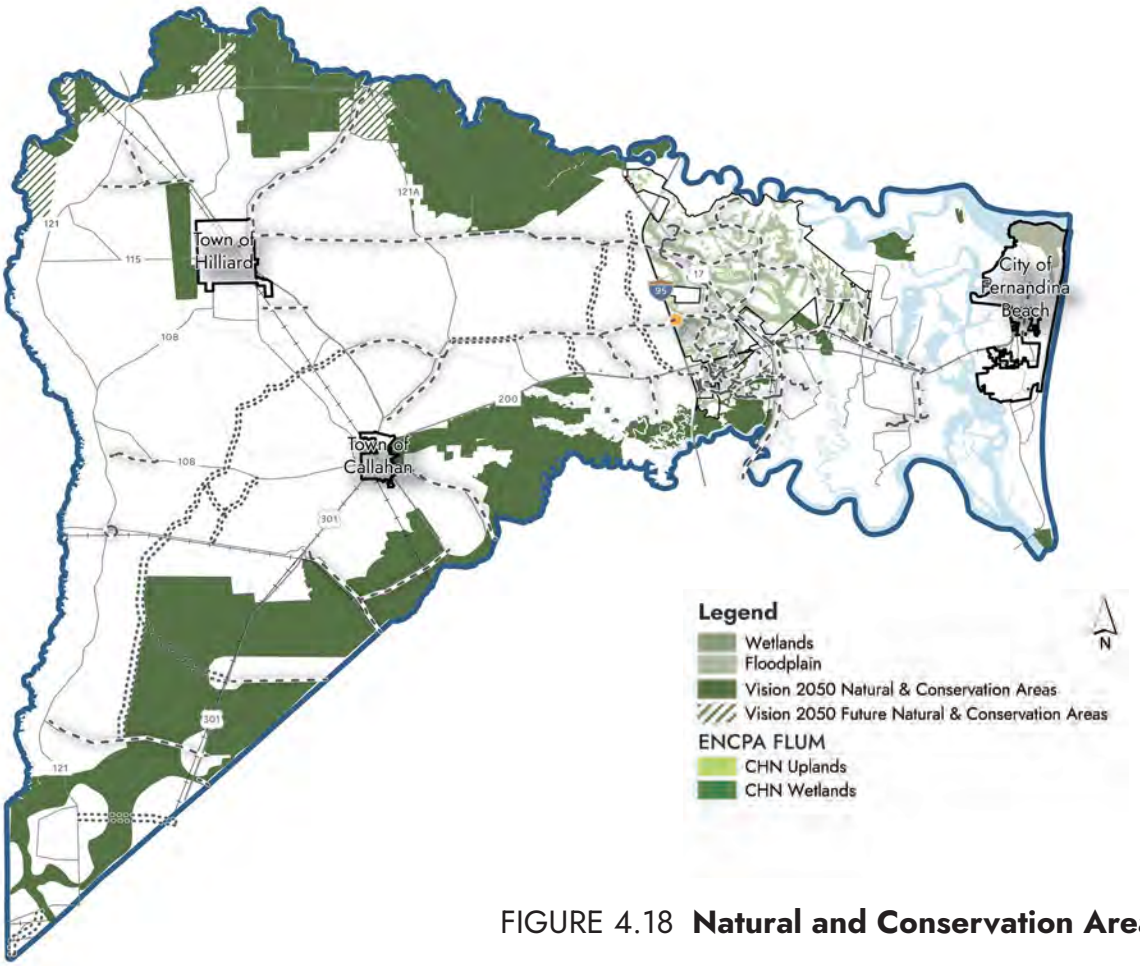

FIGURE 4.18 **Natural and Conservation Areas**

Mitigation Banks

Mitigation banks are designated wetland areas preserved by public or private entities to offset unavoidable wetland impacts within a specific region. These areas generate impact credits, which can be used to meet regulatory requirements for impacting wetlands. Mitigation banks help protect large, environmentally sensitive lands while enabling development in areas where growth is desired. They can also serve to establish growth boundaries or limit development in particular regions. However, mitigation credits can sometimes be expensive or difficult to obtain. This can limit the ability of public entities to build critical infrastructure, such as roads, due to the inability to obtain mitigation credits.

There are areas within Nassau County that would be suitable for the creation of a regional off-site mitigation area (ROMA), or mitigation bank. A ROMA serves as off-site mitigation for multiple projects and is governed by Chapter 373 of the Florida State Statutes. Nassau County could utilize ROMAs to pursue joint goals of conservation and building infrastructure where needed. This tool presents a way to deter growth in environmentally sensitive areas and use the resulting mitigation credits to build public infrastructure in other areas of growth. To establish the ROMA, conservation and restoration efforts may be needed to better connect larger environmentally sensitive areas and protect the long-term vitality of the environment.

"Mitigation banking" is the creation, restoration, enhancement, and preservation of natural habitats, such as wetlands and streams.

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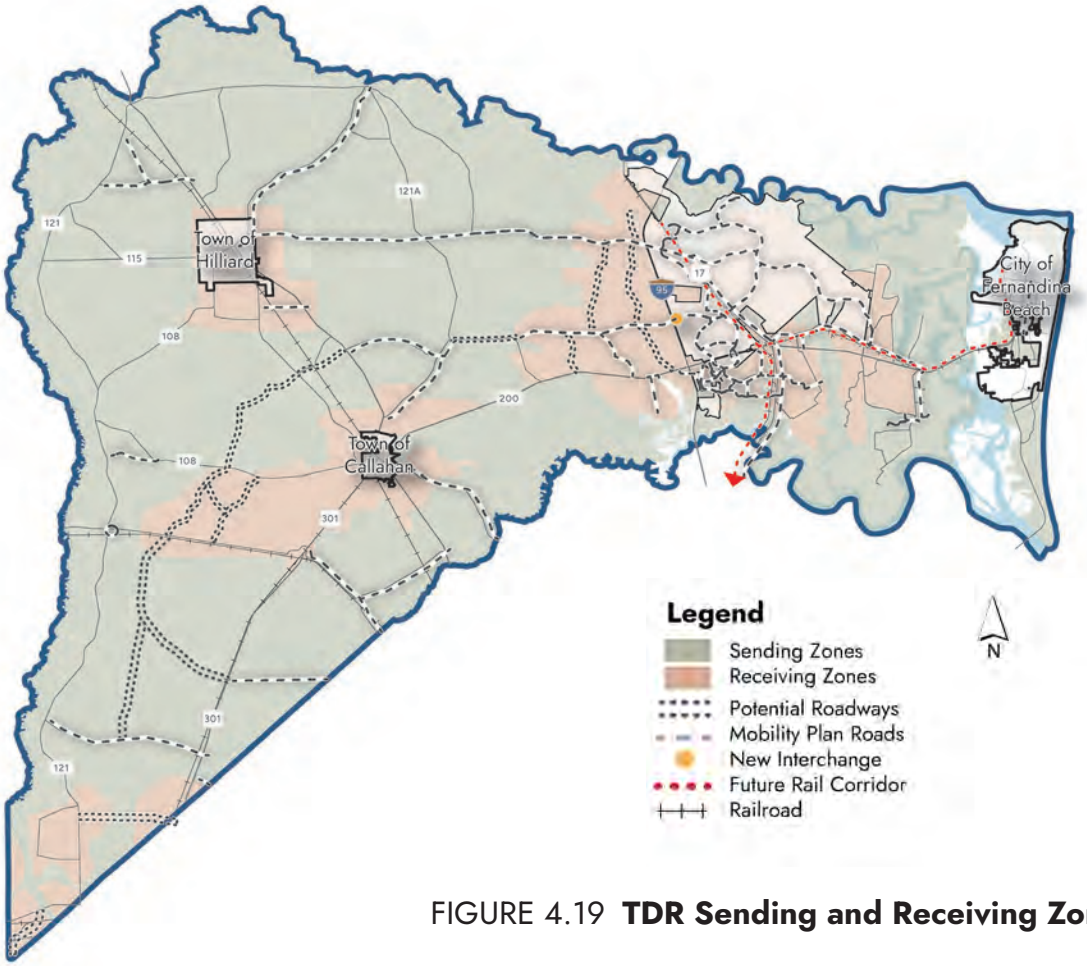

FIGURE 4.19 **TDR Sending and Receiving Zones**

Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program is a tool used to help a property owner to transfer development entitlements from their property when it is within an area desired for rural development or conservation (sending zone), to an area desired for development (receiving zone), as represented in Figure 4.22. Desired growth areas could be identified as receiving zones, shown in rusty orange in Figure 4.21. These areas are primarily those areas intended for public infrastructure and have been identified for more development in the Vision 2050 Growth Plan. Properties in sending zones could place conservation easements on their land to transfer their development rights in perpetuity. These tools would allow the County to preserve important agricultural and conservation lands while maintaining the rural character of Western Nassau.

For a TDR program to be successful, incentives may be needed to encourage property owners and developers to participate. This may also be done through the creation of an urban growth boundary. If a TDR program were implemented, a tracking system would be necessary to monitor compliance and to manage parcels within the designated areas.

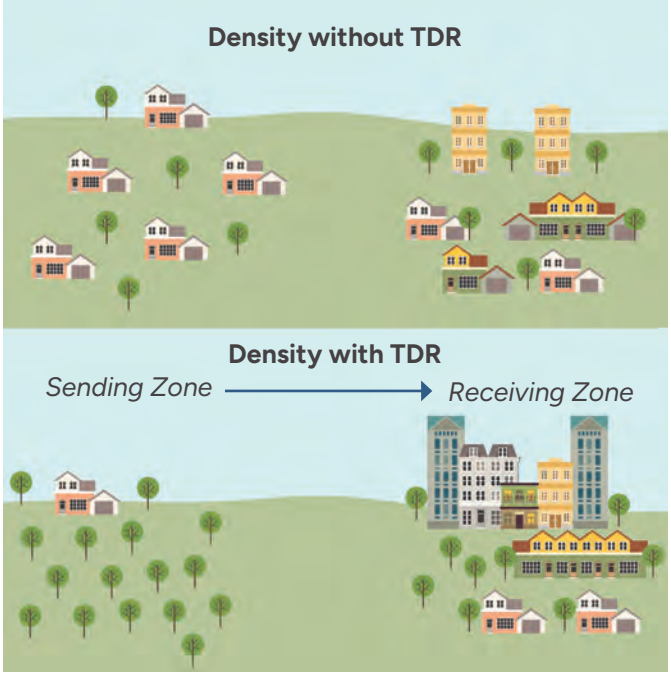

FIGURE 4.20 **Example TDR Development**

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Policies and Regulations for Conservation

The County should maintain and expand policies and regulations that protect the rich supply of natural resources in the area. For example, the Overlay District, which was created to protect the natural resources along the St. Mary's River, reduces the impacts of development and population growth on the watershed. Key features of the Overly District include requirements for larger buffers between the banks of the river and nearby development. Moving forward, the County should consider expanding the existing Overlay District to include other major rivers and primary tributaries within Nassau County.

There are existing requirements in the County Land Development Code for adequate landscape buffers to protect the quality of contiguous wetlands. The requirements could be strengthened to establish a minimum buffer for wetlands, which would enable the native vegetation to act as a filtration system for contaminants and further protect the natural areas and water resources. The St. John's River Water Management District (SJRWMD) serves as the principal regulatory authority for establishing wetland buffers, and all development must adhere to their standards. However, the County has the authority to enforce additional buffer requirements that may exceed those established by the SJRWMD for highly sensitive areas.

Additional preservation measures may be necessary on Amelia Island, as a barrier island that protects mainland Nassau County and is the most densely populated portion of the County with critical tourism and economic development. It has a unique ecosystem that should continue to be protected through tree canopy preservation measures and by reducing impacts to the critical wetlands and dune systems.

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STORMWATER MANAGEMENT

Stormwater runoff occurs when rain falls on impervious surfaces like roads, parking lots, and rooftops preventing water from soaking into the ground. This runoff collects pollutants such as oils, chemicals, trash, fertilizers, pesticides, and debris from streets and parking lots. It then flows into a network of pipes, channels, and ditches known as the County's Municipal Separate Storm Sewer System (MS4), which transports it away from developed areas, often carrying pollutants. The stormwater eventually reaches rivers, lakes, and coastal waters, impacting vital habitats for plants and wildlife. Heavy rain can cause excessive runoff, leading to riverine and urban flooding.

The pollutants in stormwater runoff can degrade water quality, disrupt ecosystems, and harm properties. This runoff is a major contributor to water pollution, particularly in urban and suburban areas where impervious surfaces are more common. Protecting water quality requires managing stormwater runoff more effectively and reducing the pollutants that enter our natural water systems.

Nassau has actively worked to address stormwater management, flooding, and other water-related challenges. Given the county's abundance of wetlands, floodplains, creeks, and low-lying areas, flooding is a primary concern frequently raised by residents. Assessing stormwater management and resilience measures will better equip the county to handle weather-related natural hazards. **Vision 2050** offers a valuable opportunity to establish a framework for creating a sustainable and resilient Nassau for future generations.

Stormwater Master Plan

A Stormwater Master Plan (SWMP) guides the safe and effective management of stormwater runoff to protect people and property. SWMPs are used to:

- Address concerns related to the health and safety of stormwater;
- Identify financial needs and funding opportunities for stormwater management;
- Assess drainage issues and provide recommendations to address needs;
- Prioritize and schedule improvements; and,
- Create a holistic approach to resilient and sustainable stormwater management.

As Nassau County updates its SWMP, it will be important to develop a plan of best practices and techniques that can be implemented throughout the County. Within the SWMP, the opportunity for regional stormwater ponds should be evaluated to help capture stormwater runoff for development that can be utilized for multiple purposes and mitigate flooding.

By planning for the future, communities can comprehensively document issues and consider solutions and better position themselves to compete for funding. With the flooding issues around the County as a coastal and riverine community, a SWMP would help identify which areas need additional planning and resources to support infrastructure and acquisition.

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Flooding

Flooding in Nassau County can be attributed to tidal influences, storm surge, riverine and stormwater flooding, or a mixture of the different flooding types depending on the weather event. The County's stormwater management system moves this water through drains, swales, creeks, rivers, ponds, and similar infrastructure. When heavy water events occur, a build-up of water due to undersized pipes, blocked culverts, or inadequate drainage areas can cause flooding.

Most homeowner insurance policies exclude flood-related property losses. However, flood insurance is available for various structures, including homes, condos, mobile homes, and commercial and agricultural buildings. It can provide coverage even without a federal disaster declaration, offering financial protection from flood events through the National Flood Insurance Program (NFIP) for homeowners and business owners. The NFIP includes minimum standards a property must meet to have flood insurance, such as where a building can be located on a property and the structural design of a building, depending on whether or not the building is located within a flood zone.

The NFIP's Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. This includes enhanced mapping, community engagement, and building code evaluations. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk culminating from community actions meeting the three goals of the CRS:

- Reduce flood damage to insurable property.
- Strengthen and support the insurance aspects of the NFIP.
- Encourage a comprehensive approach to floodplain management.

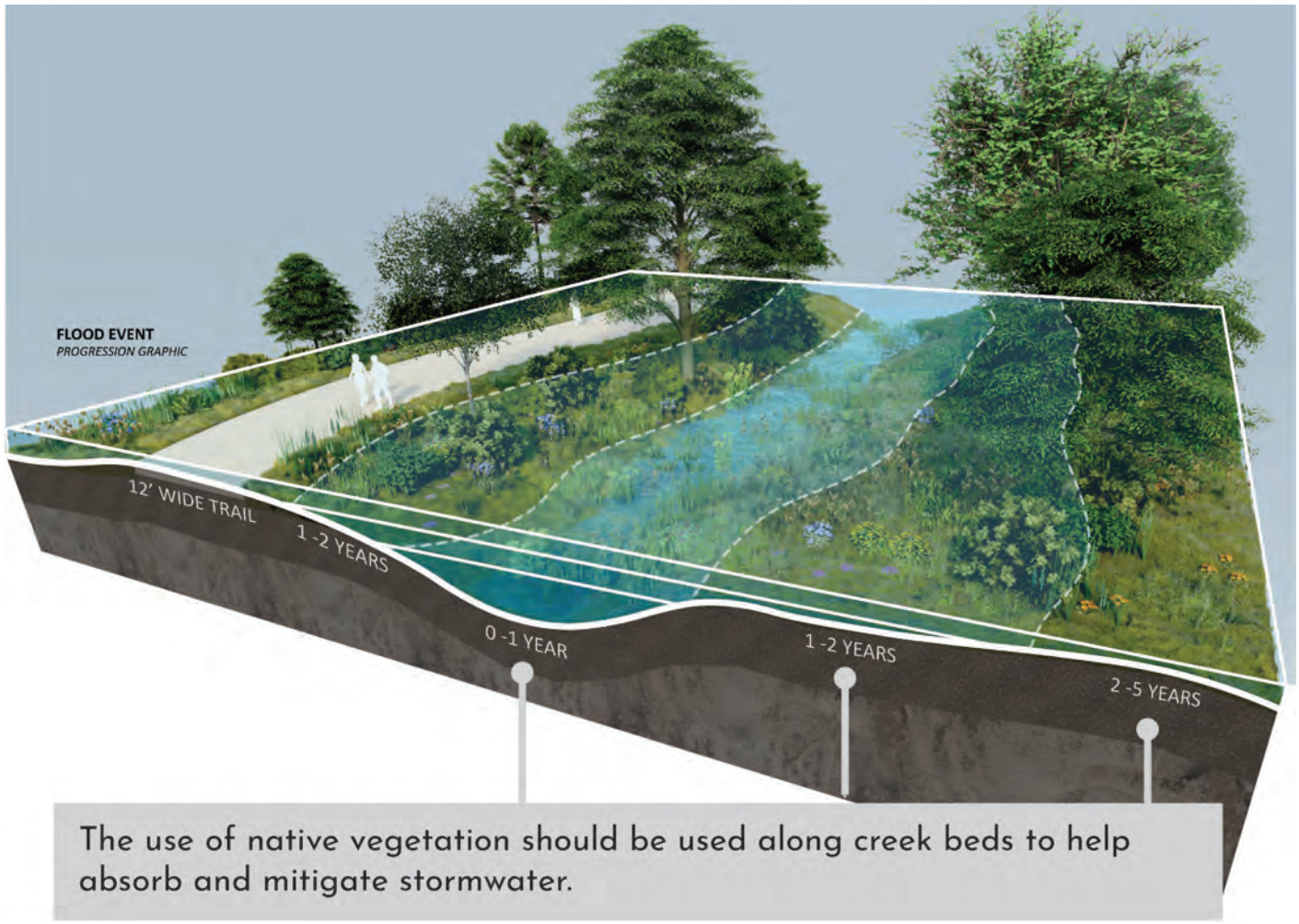

FIGURE 4.21 **Floodway Design**

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Low Impact Development

Low-impact development (LID) is an approach to mitigate stormwater runoff through the utilization of green infrastructure. LID uses on-site features to improve water quality to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source, before it enters the watershed. There are best practice guides provided by the Environmental Protection Agency that can help guide green infrastructure design. LID practices include, but are not limited to, the examples provided below.

Rain gardens represent a bioretention technique which filters runoff in a shallow detention area. They are most appropriate in suburban and rural character areas.

Curb extensions with vegetation are another type of bioretention which captures and filters water from roadways. They are most appropriate in urban to suburban character areas.

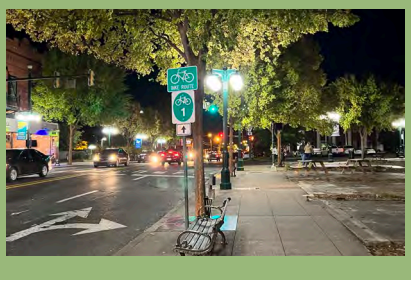
Bioswales retain and filter water from roadways and parking areas. They are appropriate in any character area.

Soil amendments during a site's development can improve filtration and reduce runoff due to compaction.

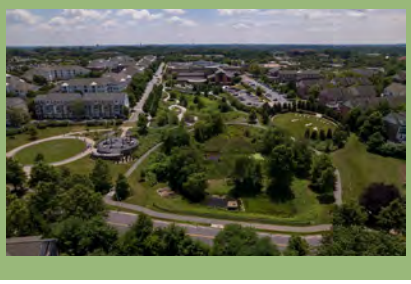
Living walls can be used to slow down and absorb runoff from building roofs.

Green roofs offer numerous environmental and social benefits including stormwater management, heat reduction, and improved air quality.

Street trees and vegetative buffers can be used to reduce the amount of stormwater runoff through absorption and transpiration; while facilitating filtration to the aquifer.



Parks and open spaces can be designed as "sponge parks," to reduce the impact of flooding while improving water quality and providing usable green space.



Rain barrels and cisterns can be used to store runoff from roofs for watering vegetation. Collected water can feed into storage container or flower bed.

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Streets for Environmental Improvements

Street design improvements can enhance safety and accessibility by providing bike lanes, enhanced sidewalks, and roadway crossing improvements. Stormwater management can be improved through the use of green infrastructure including: bioswales, landscape buffers, and street trees to help absorb and filter stormwater. A better drainage and piping system can move water from roads to off-site retention systems. Vegetation, such as canopy trees, and using lighter color pavement, such as concrete, can reduce surface temperatures and provide shade. These factors coupled together can create a more pleasant roadway environment.

These types of design guidelines can be used for the redevelopment of streets or the design of new streets. By including these types of elements, the County can evaluate and improve the quality of run-off before it re-enters the waterways. It can also be used to help support resiliency and sustainability measures in an urban environment.

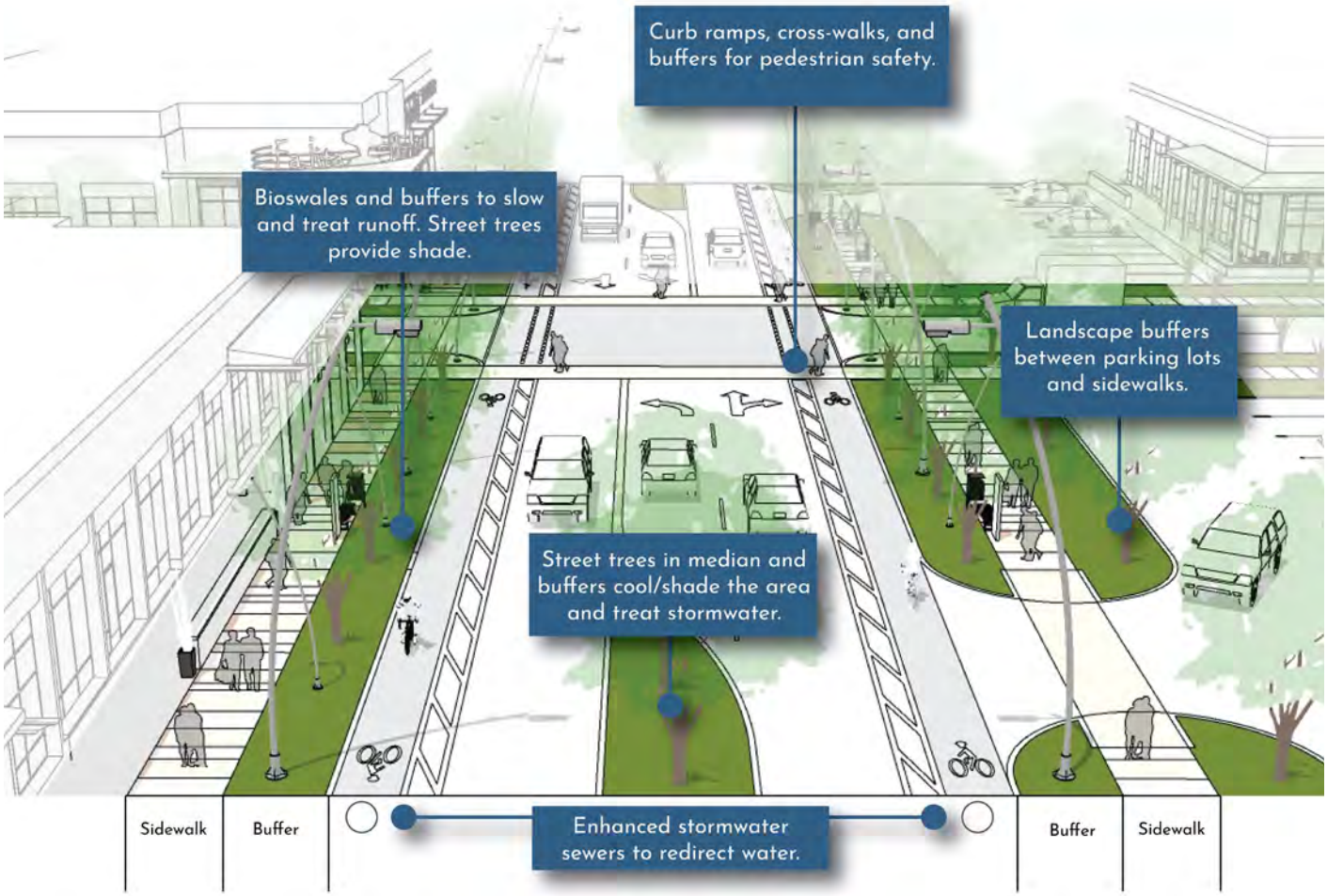

FIGURE 4.22 **Roadway Environmental and Safety Considerations**

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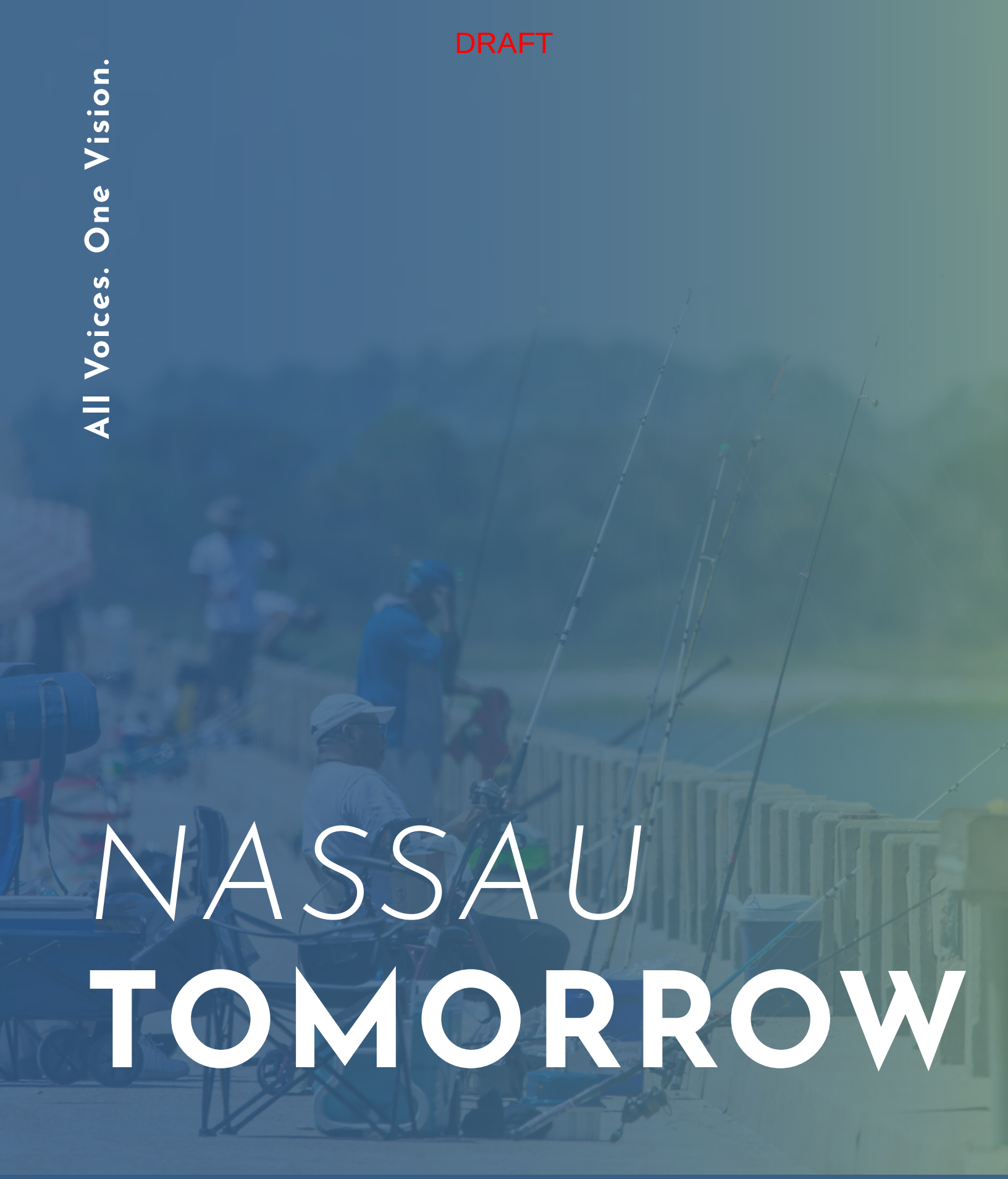
All Voices. One Vision.



NASSAU TOMORROW

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The final chapter, Nassau Tomorrow, outlines the objectives and strategies of the plan necessary to achieve the community's vision. Based on the eight building blocks, this chapter provides insight into critical components of each topic to ensure the long-term vitality of the County.

OVERVIEW

The **Vision 2050** Implementation Program is organized around the eight building blocks, described in Chapter 4, which were developed to reflect the community's values and desires for the future. The building blocks serve as the foundation for Nassau Tomorrow. To guide implementation, each building block is accompanied by objectives and a series of strategies to support the objectives.

BUILDING BLOCK STATEMENT

Broad statement of intent for a desired future.

↓

OBJECTIVE

Objectives outline the desired outcome that relates to the building block statement. They create a framework for how each building block can be achieved.

↓

OUTCOMES

The results of the successful implementation through the actions and strategies.

↓

ACTIONS & STRATEGIES

Specific, measurable steps and policies to achieve the objectives.

NASSAU'S BUILDING BLOCKS

Authenticity
Arts, culture, and traditions
Page 105-108

Balance
Growth and development, fiscal resilience
Page 109-114

Connectivity
Mobility and access
Page 115-118

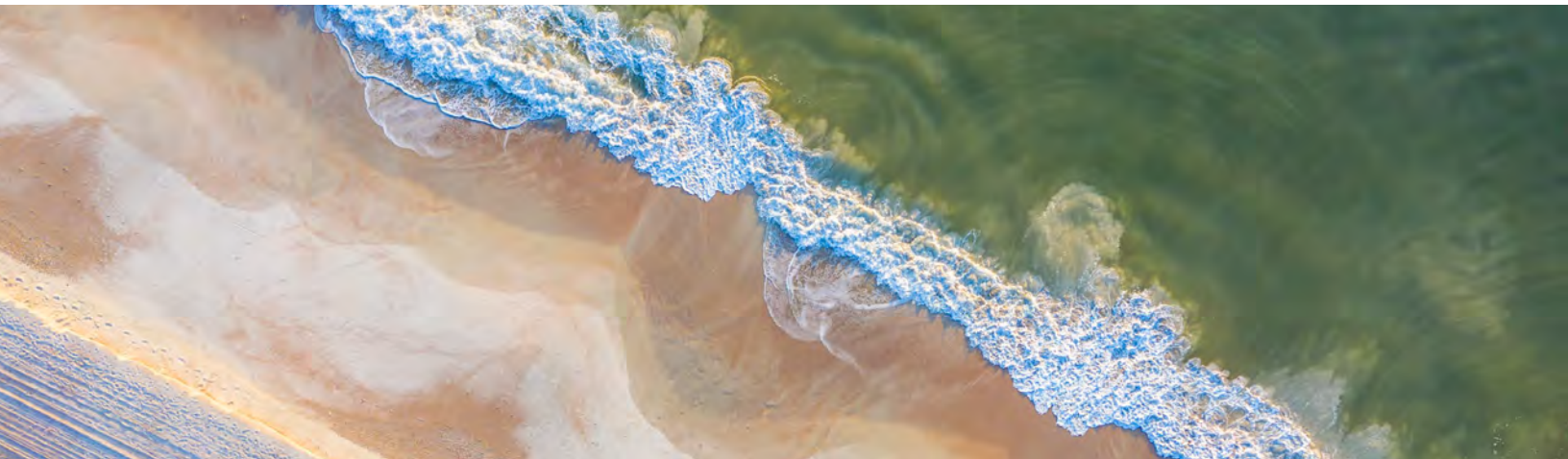
Governance
Government operations
Page 119-124

Housing
Housing options and availability
Page 125-128

Livability
Healthy living, built environment, and parks
Page 129-134

Opportunity
Economic development and vitality
Page 135-140

Resiliency
Conservation, preservation, stormwater management
Page 141-146



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AUTHENTICITY

We envision a Nassau County that celebrates the unique character of our communities, preserves history, and recognizes cultures and traditions.

Authenticity is vital because it ensures that the County's unique character and heritage is preserved and celebrated. Creating a strong sense of belonging and pride among residents, authenticity blends the community's rich history, traditions, and values to shape its identity. Moreover, authenticity in community planning honors the past while thoughtfully integrating contemporary needs and forward-thinking aspirations. It protects cultural landmarks and historical sites, ensuring future generations can experience and learn from their heritage. Ultimately, authenticity is not just about preserving the past; it is about creating a future that respects and builds upon the unique identities of Nassau's communities.

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OBJECTIVE A.1 - Protect historic sites, landmarks, and cultural assets, ensuring the county's unique heritage is preserved and celebrated for future generations.

A.1. Outcome: Historic resources and cultural assets are protected.

Nassau's residents take great pride in the small-town atmosphere and character of their communities. In recent years, the County has taken significant steps to support and safeguard its culture and heritage through initiatives like the Western Nassau Heritage Preservation Plan and the Historic Resource Survey. These efforts have helped to identify key cultural assets throughout the County and highlight opportunities to preserve historic and cultural sites. Continuing these programs, policies, and initiatives is vital to celebrating and protecting the County's rich heritage.

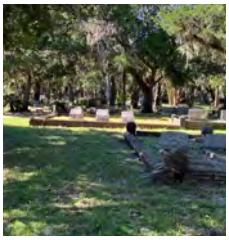
ACTIONS & STRATEGIES

A.1.1. Consider adoption of a Historic Preservation Ordinance to locally designate and protect historic districts, communities and structures that contribute to sense-of-place and Nassau's unique cultural heritage.

A.1.2. Consider the utilization of Conservation and Resiliency funding to identify and acquire culturally significant lands and structures.

A.1.3. Consider public policy that allows flexibility in the adaptive reuse of historic structures.

A.1.4. Support access to 4-H and FFA programs.



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OBJECTIVE A.2 - Utilize placemaking to enhance community character and sense of place.

A.2. Outcome: Community character and sense of place is strengthened.

Preserving the unique character of Nassau's communities will be essential for maintaining the integrity and identity of an area as it grows. As development increases, it will be crucial to implement thoughtful policies and regulations that guide the scale, type, and location of new projects.

Through development policies, Nassau can foster growth that enhances a distinct feel and atmosphere, ensuring that new developments contribute positively to the overall sense of place and align with the values and aspirations of local residents. This approach will help maintain the balance between progress and preservation, creating a community that evolves without losing the qualities that make it unique.

ACTIONS & STRATEGIES

A.2.1. Adopt public policy that requires the utilization of placemaking techniques to celebrate the uniqueness of our diverse communities by capturing and preserving identity.

A.2.2. Utilize placemaking techniques to create wayfinding systems, community landmarks, and streetscape elements that are representative of the communities in which they are integrated and reinforce community pride and local identity.

A.2.3. Encourage the inclusion of public art in public spaces.

A.2.4. Consistent with the four qualities of 'great places' as defined by the Project for Public Space, strive to create public spaces that (1) are accessible; (2) people are engaged in activities there; (3) the space is comfortable and has a good image; and finally, (4) it is a sociable place: one where people meet each other and take people when they come to visit.

A.2.5. Support private, nonprofit and citizen-based efforts to increase placemaking in neighborhoods.

A.2.6. Protect Nassau's remaining rural aesthetic and small town character.

OBJECTIVE A.3 - Expand access to arts, culture, and entertainment.

A.3. Outcome: Access to arts, culture, and entertainment is available to all residents.

Access to arts, culture, and entertainment offers residents and visitors valuable opportunities to engage socially, while also deepening their connection to the historic significance of the area. These activities play a crucial role in enhancing overall quality of life by fostering a sense of belonging and community and providing spaces for people to come together and share experiences.

Supporting local artists, musicians, performers, and cultural organizations ensures that the area's creative talents are nurtured and showcased, contributing to the local economy and the community's identity. Expanding access to arts, culture, and entertainment will not only broaden the range of experiences available to both residents and visitors, but it will also celebrate and preserve Nassau County's unique history.

ACTIONS & STRATEGIES

A.3.1. Work with the designated countywide arts council to establish design guidelines for the review, approval, and placement of public art.

A.3. 2. Continue to support and expand community attractions and amenities that celebrate Nassau's unique natural and cultural heritage.

A.3. 3. Create areas in public spaces for local artists to display their work.

A.3. 4. Continue to organize and support community events, festivals, and educational programs.

A.3. 5. Support organizations and partners that utilize public events to highlight local arts, cultures, and traditions and celebrate the unique character of different communities within the county.

A.3. 6. Consider public policy that creates flexibility to allow opportunities for live-work housing and workspace, temporary occupancy permits for pop-up galleries/entertainment venues, and rooftop cultural spaces.

OBJECTIVE A.4 - Form partnerships that celebrate and promote Nassau County's history.

A.4. Outcome: Nassau's history is widely recognized, celebrated and promoted.

Historic communities should be deeply valued and actively supported to ensure that the essence of their heritage is preserved for future generations. With a history that spans more than 200 years, there are several communities and landmarks that hold immense cultural and historical value. These areas must be safeguarded through a combination of cultural preservation initiatives, responsible development practices, and community engagement. By prioritizing the protection of these sites, Nassau can maintain its unique historical narrative, ensuring that the stories, traditions, and architectural landmarks that define the County's character are passed down to future generations. Preserving these historic communities not only honors the past but also builds a strong foundation for a sustainable and culturally enriched future.

ACTIONS & STRATEGIES

A.4.1. Coordinate with partners to develop walking tours, create interactive museum exhibits, and host cultural festivals.

A.4.2. Create a historical marker program to highlight each community's heritage and encourage interest in local history.

A.4.3. Encourage Heritage Trail Markers in key areas identifying Nassau history and culture.

A.4.4. Support the Nassau County School District in the creation of local history curriculum and interactive opportunities to educate students on the cultural and historical significance of Nassau and the importance of preserving and understanding the unique character of the community.

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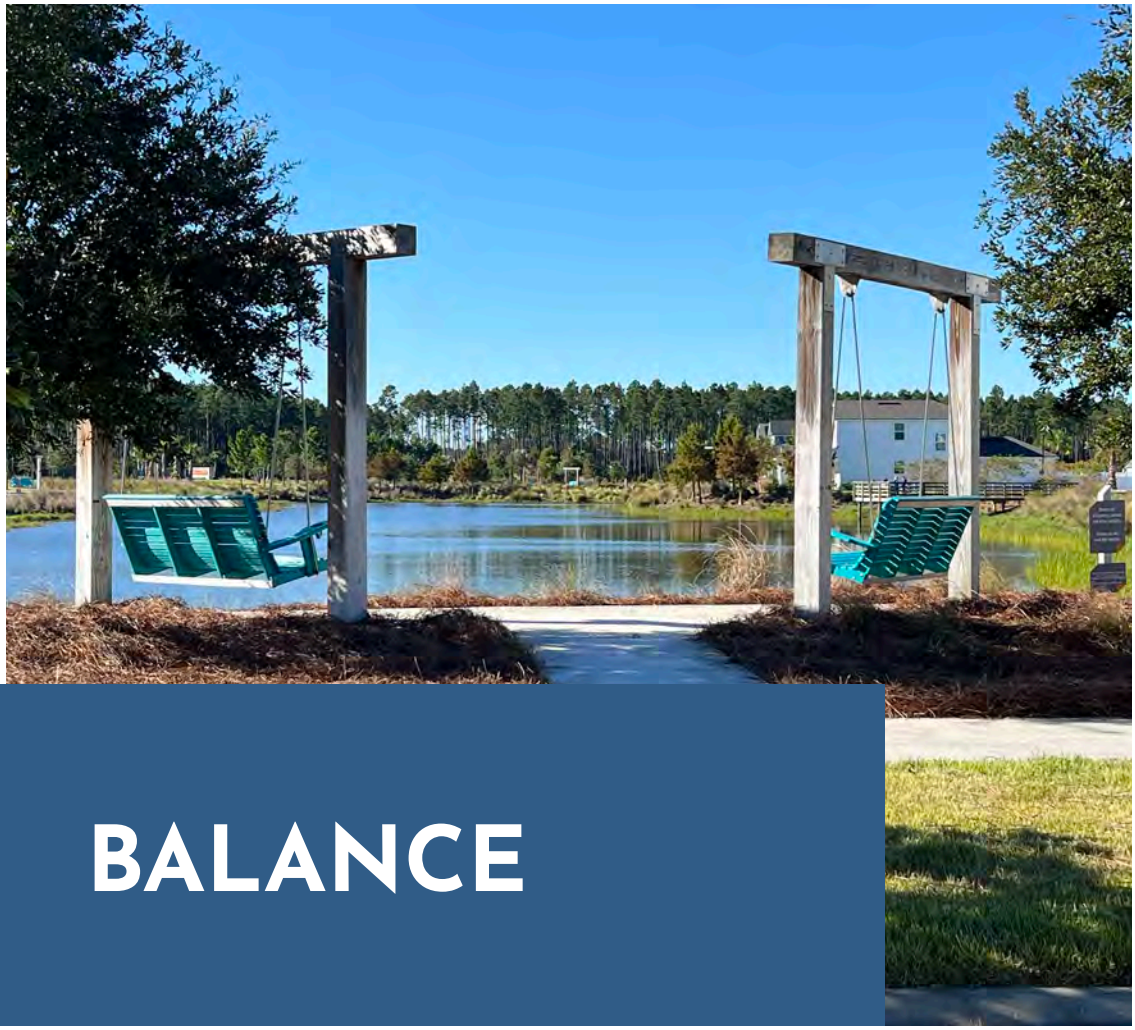

BALANCE

We envision a Nassau County that takes a balanced and responsible approach to growth, redevelopment, economic expansion, and protection of rural areas, active agriculture/silviculture, and land conservation areas.

Nassau County acknowledges that there needs to be a balance between growth and preservation. While the population will roughly double over the next 25 years, there is a need to shape that growth in a way that preserves the community feel of the County. The needs and desires of residents vary around the County.

The County is comprised of different, and often competing, interests. Ultimately, a balanced community not only caters to the immediate needs of its inhabitants but also paves the way for a sustainable future, ensuring that the resources and beauty of the region are preserved for generations to come while building opportunities for prosperity for all Nassau residents.

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OBJECTIVE B.1 - Establish public policy and adopt land development regulations that produce development patterns and uses which consider long-term fiscal impacts.

B.1. Outcome: Growth will consider the long-term fiscal impacts of development.

By considering the long-term fiscal implications of where and how growth occurs, the County can guide development in a way that preserves quality of life and strikes a balance between progress and sustainability. Land development regulations, policies, and investments can direct growth patterns, helping the government manage fiscal resources, plan infrastructure needs, and maximize public benefits while minimizing negative consequences. Evaluating the long-term fiscal effects of development ensures growth is sustainable and financially viable, enhancing the financial capacity to provide public services.

ACTIONS & STRATEGIES

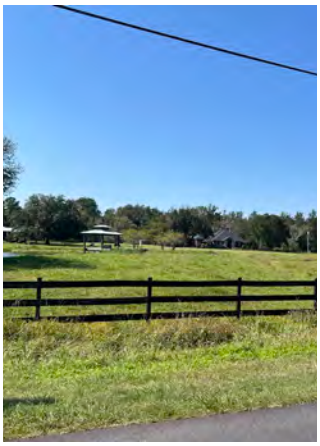
B.1.1. Local governments may consider utilizing the countywide **Vision 2050** to update local comprehensive plans. Nassau will use the **Vision 2050** to create the countywide 2050 Comprehensive Plan.

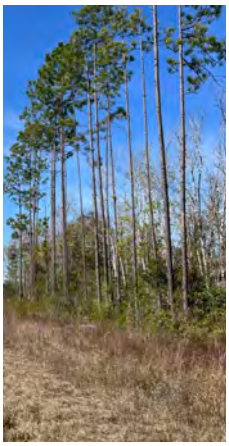
B.1.2. Nassau, based on the adopted 2050 Comprehensive Plan, will create and adopt modernized unified land development regulations that improve ease of use.

B.1.3. Support reinvestment and redevelopment of underutilized retail/service centers and commercial corridors.

B.1.4. Establish areas for high-wage and skilled-labor job creating uses.

B.1.5. Where appropriate, local governments could consider implementation of form based land development regulations to facilitate mixed use development patterns that result in authentic live, work, play and stay communities.





OBJECTIVE B.2 - As counter-weights,

(1) Designate areas for intense urbanization and economic expansion strategically located in Nassau County;

(2) Designate Rural Areas, Natural & Conservation Areas, agricultural/silviculture lands, and working lands that will be protected from development through the planning horizon of 2050; and

(3) Designate areas for perpetual conservation.

B.2. Outcome: Growth and protection of rural lands are balanced.

As the County prepares for future growth, it is crucial to establish policies, programs, and mechanisms that guide development to desired locations. A balanced approach identifies areas for future vitality and economic growth, recognizes where rural lifestyles should be preserved, and determines priority areas for conservation. Establishing areas for growth and areas for conservation can promote a more resilient development strategy that is easier to sustain over time.

To ensure the long-term well-being of residents, it's crucial to focus on strategies that guide development in a way that aligns with the community's long-term vision. Preserving small-town character, rural areas, and natural spaces are key aspects of this vision. Designating high-growth areas alongside low- and no-growth areas helps support these important goals.

ACTIONS & STRATEGIES

B.2.1. Utilize the Preferred Growth Scenario adopted with the **Vision 2050 Plan** as the foundation for creating the countywide Future Land Use Map adopted with the 2050 Comprehensive Plan.

B.2.2. Adopt public policy and land development regulations that discourage development in Rural Areas, Natural & Conservation Areas, agricultural/silviculture lands, and working lands consistent with the Preferred Growth Scenario adopted with the **Vision 2050 Plan**.

B.2.3. Adopt public policy and land development regulations that encourage the transfer of residential density from Rural Areas, Natural & Conservation Areas, agricultural/silviculture lands, and working lands consistent with the Vision 2050 Preferred Growth Scenario.

B.2.4. Explore the creation of a Transfer of Development Rights (TDR) program to transfer residential density from Rural Areas, Natural & Conservation Areas, agricultural/silviculture lands, and working lands to areas designated to support development in the Employment Center, Urban Center, Urban General, and Rural Town Character Areas consistent with the Vision 2050 Preferred Growth Scenario.

B.2.5. Explore the use of tools such as Urban Growth Boundaries to delineate growth areas from areas discouraged from development.

OBJECTIVE B.3 - Pursue aggressive land and natural resource conservation efforts.

B.3. Outcome: Nassau's natural resources are conserved for future generations.

The County has prioritized conservation efforts through various planning initiatives over the last decade. The continuation and strengthening of these efforts is critical for natural resource protection and long-term environmental sustainability for the County.

The County's diverse and lush ecological landscape provides invaluable resources, both financially and environmentally. The vitality of Nassau is dependent on the preservation of the critical resources that make Nassau one of the most beautiful places in Florida.

ACTIONS & STRATEGIES

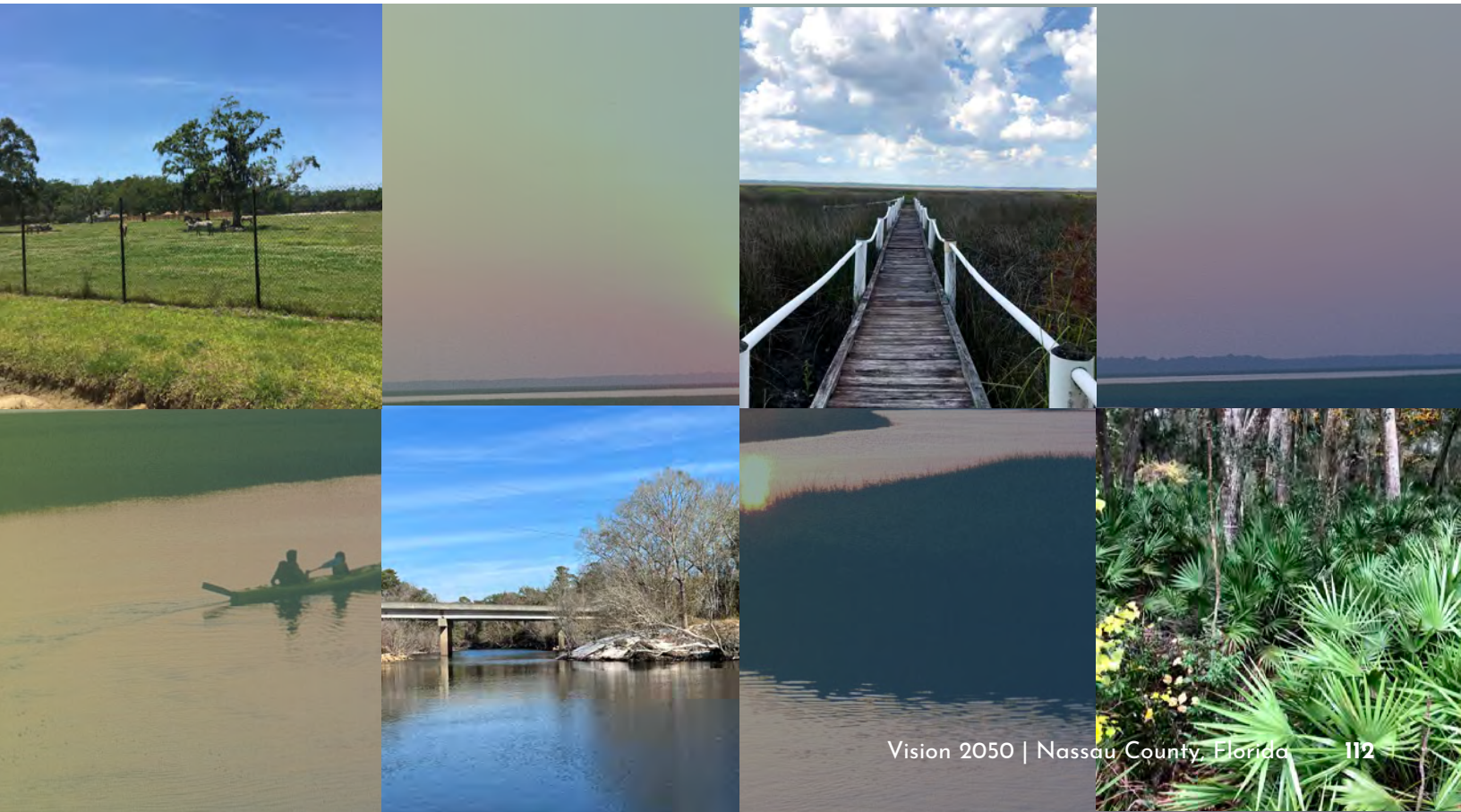
B.3.1. Leverage federal, state, local and private funding to acquire conservation lands.

B.3.2. Explore both fee simple and less-than-fee simple acquisitions to conserve land including purchase of development rights in exchange for the continuation of sustainable forestry practices and the protection of working lands.

B.3.3. Leverage partnerships to effectively manage conservation lands and resources.

B.3.4. Create a public awareness campaign to educate landowners about tax incentives for conservation easements.

B.3.5. Continue to pursue efforts to obtain a State of Florida Acquisition and Restoration Council priority ranking of High for the Atlantic to Okefenokee Conservation Corridor.



OBJECTIVE B.4 - Continue to prioritize civic engagement, community-based planning, and best practices to ensure a 'people first agenda' that:

1. Informs community planning initiatives;

2. Promotes high levels of Quality-of-Place and Quality-of-Life;

3. Balances the delivery of quality infrastructure with growth;

4. Promotes sense of place and sense of community in new neighborhoods and development;

5. Ensures existing neighborhoods and activity centers are supported and enhanced; and,

6. Creates jobs, expands the economy, spurs private investment and conserves natural resources.

B.4. Outcome: Nassau ensures active participation and community engagement to shape community-based plans that reflect residents' needs and priorities.

Community-based planning is an important approach to take when considering the future of Nassau County as it ensures that development and decisions reflect local needs, fosters participation, and leads to more sustainable and successful outcomes. Community-based planning incorporates opportunities for public involvement, builds transparency, and builds on a community's knowledge and understanding.

By allowing all voices to be heard in the planning process, there is more buy-in and ownership in a community's future, ensuring a plan's outcomes address the needs and priorities of the community. Community-based planning can incorporate the unique identities of neighborhoods and districts, incorporate placemaking and build social capital.

ACTIONS & STRATEGIES

B.4.1. Continue to implement the adopted Western Nassau Heritage Preservation Project adopted in December of 2019.

B.4.2. Continue to implement the Parks, Recreation and Open Space Master Plan and Conservation Land Acquisition and Management program.

B.4.3. Create public policy that couples increased development densities and intensities with higher standards of development.

B.4.4. Create public policy that couples development in rural areas with protections from urban sprawl and potential degradation of Natural & Conservation Areas, Rural Areas, agricultural, silvicultural, and working lands.

B.4.5. When warranted, explore financing mechanisms and revenue generation models that reinvest in designated areas for Quality-of-Life and Quality-of-Place improvements, e.g. Tax Increment Financing, Community Redevelopment Area, Municipal Service Benefit Unit, Municipal Service Taxing Unit, Stewardship Districts, etc.

B.4.6. Create the Nassau County Utility Authority for the purpose of coordinating and facilitating the timely, efficient, and effective delivery of critical utility infrastructure as needed.

B.4.7. Create public policy that facilitates infill and redevelopment that is served by existing and planned public infrastructure.

B.4.8. Continue to collaborate with local municipalities and the Nassau County School District in regards to community and infrastructure planning.

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CONNECTIVITY

We envision a Nassau County that is physically connected with safe, accessible multi-modal transportation options and virtually connected by leveraging existing and emerging technologies.

Mobility is crucial for economic development and improving connections between people and places and enhancing public health, safety, and quality of life. Proper planning for new development must prioritize connected roadways, alternative corridors, and emerging technologies to improve traffic flow and accessibility countywide.

Nassau should continue to evaluate opportunities to better connect its residents to services, amenities, and spaces. This can be done through improving existing infrastructure, planning for new transportation options in priority development areas, updating cross-sections and policies related to transportation, new technologies, and efficiency.

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OBJECTIVE C.1 - Create a safe, connected multi-modal transportation network.

C.1. Outcome: Nassau has a transportation network that enhances public safety and supports sustainable mobility options for all users.

Roadways should be designed for safe travel by all users, as their design can influence user safety, functionality, and intended use. Roadway strategies to promote safety can vary based on the surrounding development context. Safety measures include ensuring pedestrians are visible when crossing the street, providing pedestrian refuge islands or medians at identified crossings, incorporating bicycle lanes, wide shoulders, shared-use paths, or the use of rumble strips. Employing safer travel speeds along corridors to mitigate run-offs, collisions, and similar crashes can be a strategy used on lesser traveled roads. These types of elements can be used to ensure there are safeguards in place to protect all roadway users.

ACTIONS & STRATEGIES

C.1.1. Implement Complete Streets policies and practices that prioritize the safety and comfort of all users, including pedestrians, cyclists, and transit riders.

C.1.2. Continue to install, or facilitate installation of, bicycle and pedestrian mobility facilities with new development, redevelopment, and government-sponsored capital projects.

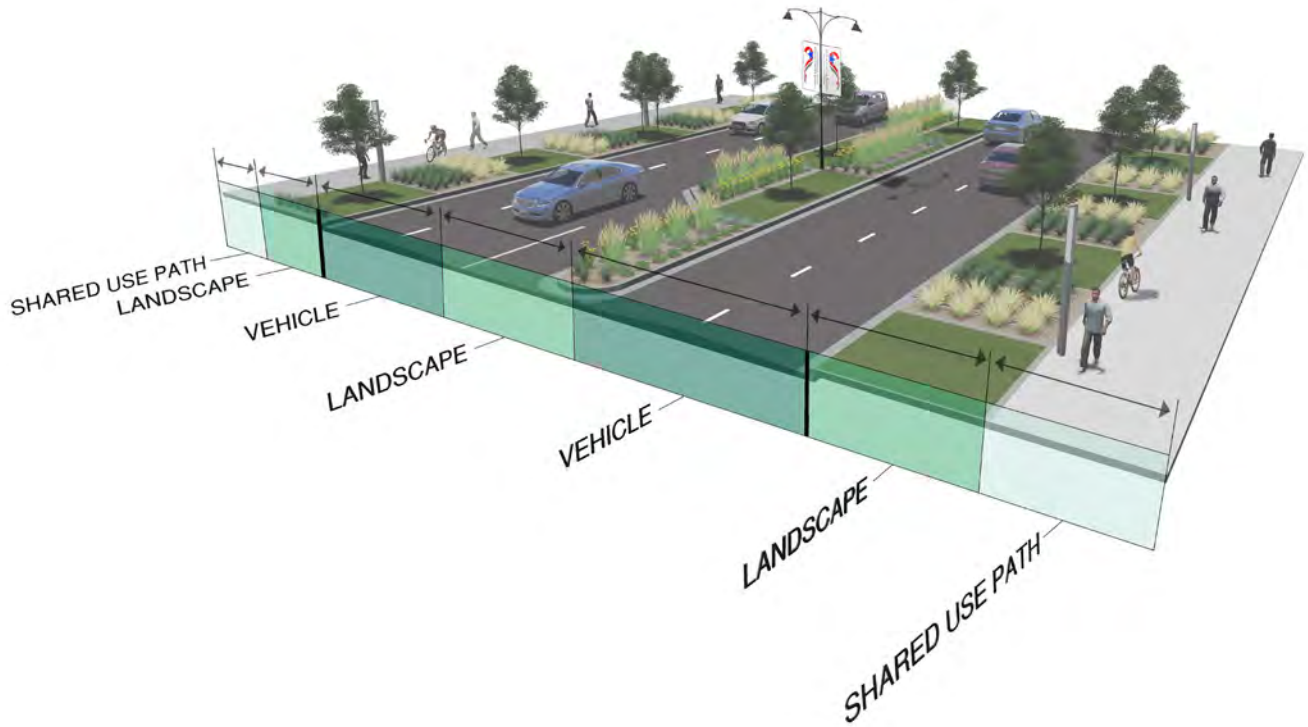
C.1.3. Require cross sections that support context-sensitive roadway designs.

C.1.4. Consider utilizing floodplains and greenways for multi-use trail corridors.

C.1.5. Continue to coordinate with regional partners to identify and construct multi-use trail projects of State and regional significance.

C.1.6. Create new roadway cross-sections for rural scenic byways and limited access rural roadways.

C.1.7. Continue to partner with citizen groups, nonprofits, and other governmental agencies to provide enhanced bicycle and pedestrian facilities.



OBJECTIVE C.2 - Collaborate with public and private partners to expand reliable and affordable high-speed internet access throughout the County and access to virtual services.

C.2. Outcome: All Nassau residents have reliable, affordable, and equitable internet access.

Ensuring access to the internet is important for the vitality of residents and visitors. In a world that relies on digital technology for communication and services, the continued expansion of reliable access to broadband should be a forefront priority.

The County has made strides recently to support the expansion of broadband infrastructure in western Nassau County. These efforts should be continued and expanded to ensure all residents have predictable internet coverage.

ACTIONS & STRATEGIES

C.2.1. Implement "dig-once" policies to coordinate broadband infrastructure into road, utility, and public works projects.

C.2.2. Utilize federal and state funding programs to support broadband expansion projects in unserved and underserved areas.

C.2.3. Create and maintain maps of broadband availability to inform decision-making and target investments effectively.

C.2.4. Expand availability of free public Wi-Fi in parks, libraries, and community centers.

C.2.5. Coordinate with the Nassau County Department of Health and local/regional partners to increase access to virtual medicine, virtual learning, and social interactions through technology.

OBJECTIVE C.3 - Strategically invest in an efficient and well maintained system of mobility infrastructure that maximizes economic growth, quality of life, fiscal sustainability, and long-term resilience.

C.3. Outcome: Nassau has a funded infrastructure improvement program to accommodate projected growth through the planning period.

A major challenge of growth is ensuring the community infrastructure needed to maintain a high quality of life is in place. Often, development occurs before the necessary infrastructure is ready to support a growing population. For Nassau County's future, it's crucial to ensure that adequate roads, water systems, and other public facilities are in place before developing greenfield areas, as well as making improvements to the existing infrastructure to enhance mobility and accessibility. The County has utilized mobility fees, grants, and other public resources to fund infrastructure, and it will be essential to continue using various funding mechanisms to ensure a quality transportation system for future generations.

ACTIONS & STRATEGIES

C.3.1. Continue to implement and fund the Pavement Management Plan and Chip Seal Program.

C.3.2. Utilize alternative sources such as Municipal Service Taxing Unit/Municipal Service Benefit Unit, Tax Increment Financing, grants, industrial bonds, special districts, etc. to reduce strain on local countywide ad valorum property taxes to fund critical mobility infrastructure improvements.

C.3.3. Incorporate the recommendations of the Jacksonville Transportation Authority Transit Study - 2024 Update to expand public transit options and reduce congestion and wear and tear on major roadways.

C.3.4. Identify new strategic roadway corridors and begin to secure the necessary right-of-way to execute future construction.

C.3.5. Continue to actively participate in the decision making process of the North Florida Transportation Planning Organization and Technical Advisory Committee.

C.3.6. Continue to proactively manage the countywide Mobility Plan, Mobility Fees, and Long Range Transportation Plan.

C.3.7. Create a parallel road network to reduce congestion on major roadways and distribute traffic across alternative routes.

C.3.8. Utilize intelligent traffic systems, smart transit apps, and real-time travel displays to improve transportation efficiency.

C.3.9. Continue to fund and implement a proactive maintenance program to keep roads, bridges, and other transportation infrastructure in good condition.

C.3. 10. Evaluate railroad crossings and work with railroad operators to improve mobility, provide bicycle and pedestrian crossings, and cost share in maintenance responsibilities.

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GOVERNANCE

We envision a Nassau County served by an effective and accountable local government that gives equitable validity to competing values and interests, expands civic capacities, pursues the greater common good, and places the long-term best interest of the whole community at the apex of decision making.

Good governance involves striking a balance by fairly weighing competing values and interests. When community values conflict, public officials must make decisions that serve the greater public good. No single organization can address complex issues alone; local governments must collaborate to find shared solutions. A collaborative approach to public policy is key to ensuring effectiveness, efficiency, and fiscal stability when delivering services. Elected and appointed leaders must demonstrate strong leadership and promote genuine collaboration while avoiding divisive actions. Decision-making must be transparent to foster public trust and acceptance. Ultimately, working together for the long-term benefit of the community is vital.

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OBJECTIVE G.1 - Create a more efficient, effective, and transparent local government.

G.1. Outcome: Nassau enhances public trust and ensures responsive and accountable governance.

Trust in local government leads to better outcomes for all residents. It's essential for residents to hold governing bodies accountable for how they use resources, create policies, and implement practices to support the community. A well-run government contributes to a higher quality of life and ensures long-term vitality and resilience.

When trust is present, residents are more likely to support policies and spending that address community needs. Trust extends beyond growth and development decisions to include public safety, emergency responses, crisis management, and social stability. While the community may not always agree with every decision, there should be transparency and trust in the decision-making process.

ACTIONS & STRATEGIES

G.1.1. Where appropriate, local governments should implement automated platforms to streamline services, decrease human error, provide more predictability and make obtaining information easier, e.g. permitting, development review, citizen requests, work orders, agenda publication, etc.

G.1.2. After adoption of the 2050 Comprehensive Plan, the Board of County Commissioners should create a new five-year organizational strategic plan.

G.1.3. Local governments should evaluate existing Key Performance Indicators (KPIs), create new KPIs, and publish real-time performance dashboards accessible to the public.

G.1.4. Local governments should create simplified budget and financial reports that citizens can utilize to easily obtain information related to resource allocations, e.g. Citizens Guide to the Budget.

G.1.5. Follow through on implementation of **Vision 2050**.

G.1.6. Continually review and, as appropriate, adopt new technologies that improve operational efficiencies and effectiveness, result in better decision making, and reduce long-term liabilities, e.g. Artificial Intelligence, 'Code Review' programs, etc.

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OBJECTIVE G.2 - Reduce dependency on residential property ad valorem tax revenue and diversify the local economy through job creation, nonresidential development, and alternative revenues.

G.2. Outcome: Nassau reduces reliance on residential property ad valorem tax revenue through expanded commercial investment.

Nassau County's current revenue is primarily dependent on ad valorem taxes. Expanding the County's tax base is important because it will boost revenue, providing more funding for public services. This expansion will also help reduce the tax burden on residents by offering alternative sources of funding. A larger tax base can improve public infrastructure by increasing available funds for road repairs and development, parks, conservation efforts, public services, and other community needs. Ultimately, additional revenue helps the community become more fiscally resilient over the long term and provides greater flexibility in spending to enhance quality of life.

ACTIONS & STRATEGIES

G.2.1. Identify, designate and support strategic locations for the creation of high-wage and skilled labor jobs in proximity to major infrastructure installations.

G.2.2. Create opportunities for mixed-use developments that integrate commercial and retail spaces with residential units. [Create 'Live, Work, Play, Stay' communities.]

G.2.3. Actively pursue and support public-private partnerships, that are demonstrated to be in the long-term best interests of the citizens, to fund necessary infrastructure in or near designated employment centers to create shovel-ready project sites and 'spec' buildings.

G.2.4. Leverage existing publicly owned lands and facilities to create recurring revenue streams to support government services, programs and economic expansion.

G.2.5. Leverage alternative funding and financing mechanisms to incentivize nonresidential development and job creation, e.g. Industrial Bonds, State and Federal grants, Tax Increment Financing districts, Municipal Service Benefit Unit/Municipal Service Taxing Unit, etc.

G.2.6. Protect job creating land-uses from intrusion by residential uses.

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OBJECTIVE G.3 - Facilitate authentic civic engagement, expand civic capacities, nurture the collaborative pursuit of the common good.

G.3. Outcome: Nassau residents inform decision-making, and a shared commitment to the common good.

Civic engagement is essential for a place's success as it builds social capital, strengthens community ties, and fosters trust among residents. It also creates opportunities for collaboration and discussion about the community's needs and priorities. Local governments must cultivate relationships with the community to enhance decision-making, follow through with implementing plans, and ensure projects and policies benefit the community. Engaged citizens hold governing bodies accountable for their actions and decisions, resulting in more responsive public services. Education and involvement ensures the government is acting in the pursuit of the common good.

ACTIONS & STRATEGIES

G.3.1. Local governments should consider the creation of 'Citizens Academies' to educate citizens, nurture positive public-government relationships, increase meaningful communication between local government officials and citizens, and inspire future civic leaders and public officials.

G.3.2. Proactively engage with communities through targeted outreach, accessible meeting locations [go to the citizens], and use of multiple communication mediums.

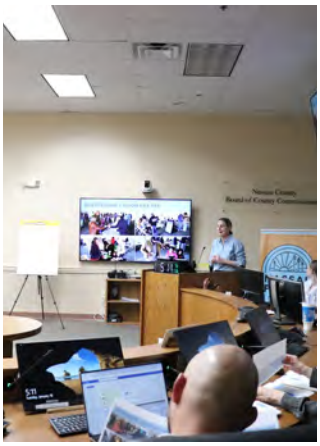
G.3.3. Find, encourage, and support community champions.

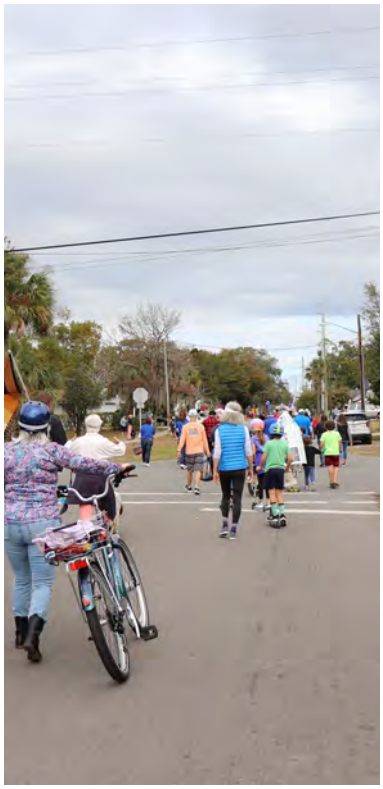
G.3.4. Provide monthly updates to the community on government activities and initiatives.

G.3.5. Local governments should consider requiring community engagement plans for all major community planning initiatives and capital projects.

G.3.6. Consider public policy that requires large private development projects to hold community meetings.

G.3.7. Local governments should push back against NIMBYism [Not In My Back Yard] when projects are in the long-term best interest of the greater community.





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OBJECTIVE G.4 - Prioritize intergovernmental coordination for the betterment of the community.

G.4. Outcome: Local, state and federal organizations and agencies regularly coordinate, collaborate, and partner for the betterment of the community.

Nassau County cannot operate in isolation; it must collaborate with its municipalities, infrastructure providers, and regional partners to shape a better future. Regular coordination is essential to ensure the County's actions align with the needs of its partners. Through open communication, the County can plan for the future while addressing current needs, ensuring that infrastructure, land use, and policies are in place to support both present and future residents. The County's long-term success depends on effective coordination with partners, which includes pursuing funding opportunities, planning infrastructure development, and addressing community needs for today and in the future.

ACTIONS & STRATEGIES

G.4.1. Local governments, Nassau staff, and officials should proactively and regularly collaborate, partner and pursue joint efforts that are in the long-term best interest of the greater community.

G.4.2. Regular meetings between leadership of all three municipalities and Nassau should take place regularly.

G.4.3. Local governments should coordinate, collaborate, and partner with other local, state and federal agencies and organizations for the betterment of the community.

G.4.4. Nassau should explore joint planning and annexation agreements with each municipality to align the countywide comprehensive plan and Future Land Use Map (FLUM) Series with municipal comprehensive plans and FLUMs for lands within designated joint planning and annexation areas.

G.4.5. Nassau should continue to provide grant programs and partnerships to deliver community events and public infrastructure in collaboration with municipalities.

G.4.6. Through the creation of the Nassau County Utility Authority, begin to coordinate and leverage the resources of the various public utility providers operating in Nassau County.

G.4.7. Continue proactive coordination between the Nassau County School District, local governments, and Nassau County to provide best-in-class public schools.

G.4.8. Continue effective coordination between the five local Constitutional Officers and the Nassau County Board of County Commissioners.

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OBJECTIVE G.5 - Make policy, financial, and design decisions that are in the long-term best interests of the citizens as a whole and with the expectation that Nassau County will exist in perpetuity.

G.5. Outcome: Nassau ensures the sustainable growth, prosperity, and well-being of its citizens, safeguarding its vitality for future generations.

Effective planning evaluates the needs of today and in the future. In order to ensure fiscal resilience, near- and long-term programming is needed for infrastructure, projects, and investments. Managing projects, costs, and funding will help plan where additional funding resources are needed, prioritize projects, and ensure fiscal responsibility.

This ensures the County stays on track with the needs of today while considering those in the future. Creating a capital improvements plan that encompasses 20 years allows the County to map out infrastructure to best support the community's vision for the future, while offering flexibility if desires change.

ACTIONS & STRATEGIES

G.5.1. Long-term fiscal sustainability should be a priority in the decision making process of local governments.

G.5.2. Local governments should proactively cure and prevent deferred capital maintenance through the allocation of resources, sound financial policies, asset inventory management systems, and forward-looking budget practices.

G.5.3. Local governments should create short-term (5-year) and long-term (20-year) capital improvement plans to anticipate future expenses and revenue trends, operations and maintenance costs, explore funding mechanisms, and prioritize essential infrastructure projects.

G.5.4. Protect the uniqueness of place, protect job creating land uses, diversify the economic base of the County, and create an environment that facilitates prosperity on a generational scale that balances short-term success with long-term viability.

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HOUSING

We envision a Nassau County that is intentional about creating and safeguarding attainable housing near local employment centers, public facilities, amenities, and high performance public spaces for residents of all ages and their families no matter their stage in life.

A diversity of housing options, at various price points, should be available throughout Nassau County. The County has taken initiatives to increase the types of housing available countywide, such as establishing an affordable housing committee, participating in state housing programs, adopting ordinances to permit accessory dwelling units and tiny home developments, and creating overlay districts that promote higher density to diversify housing options within developments. These efforts, along with planned developments offering a mix of housing types, have led to an increase in the availability of townhomes and rental units over the past five years. It will be important to incorporate housing types in the future to meet the needs of residents.

OBJECTIVE H.1 - Create incentives that increase the availability of quality, affordable housing options for residents across income levels [based on Nassau County income levels].

H.1. Outcome: Nassau has quality, affordable housing to accommodate residents from all income levels.

Creating incentives that increase the availability of quality, affordable housing options for residents across income levels is critical. The County can explore inclusionary zoning, expand the tiny home development ordinance, and create revenue streams to support affordability options. Incomes vary widely across the County; as such, there should be a wide range of housing options incorporated into new developments.

Additionally, leveraging public-private partnerships can help to pool resources and expertise to create more innovative and sustainable housing solutions. The County could also consider implementing measures in certain areas to ensure that lower-income residents are not priced out of their neighborhoods. By adopting these strategies, Nassau can work towards a more inclusive and equitable housing market where everyone has access to a safe and affordable place to live.

ACTIONS & STRATEGIES

H.1.1. Consider expanding the Tiny Home Development ordinance to include “for-sale” options.

H.1.2. Consider public policy similar to inclusionary zoning/pay-in-lieu requirements for multifamily residential and mixed use projects in exchange for increased density and intensity levels that produce affordable housing at or below 80 percent of the Area Median Income.

H.1.3. Consider public policy that establishes linkage fees for new development as a revenue stream for affordable housing.

OBJECTIVE H.2 - Promote quality infill development along primary corridors and in areas with a focus on proximity to transit (existing and future), employment hubs, activity centers (existing and future) and essential services.

H.2. Outcome: Nassau provides housing opportunities near jobs, transit, and essential services.

The current housing stock consists mainly of low- to medium-density single-family homes, typically separated from commercial areas within a traditional Euclidean zoning framework. Changing policies to allow for a wider range of densities around emerging and existing centers will create more diverse housing options. Providing housing near employment, services, activities, and transit promotes “live, work, play, stay” opportunities, reducing reliance on automobiles. Reusing and adapting existing buildings can revitalize areas, reduce greenfield development, and create more livable communities. As the County develops new employment and activity centers, incorporating higher-density housing will expand housing options and offer residences closer to essential services.

ACTIONS & STRATEGIES

H.2.1. Consider a flexible density bonus/Transfer of Development Rights program for residential and mixed-use developments near transit hubs, employment centers, and essential services.

H.2.2. Adopt regulations to increase minimum density, minimum lot size requirements and increase building heights to encourage smaller-scale, infill housing developments.

H.2.3. Consider an adaptive reuse ordinance to convert existing nonresidential structures for residential use.

H.2.4. Encourage infill development of vacant land and reuse of existing and underutilized buildings to address housing needs.

H.2.5. Protect existing neighborhoods from encroachment of high density/intensity development.

OBJECTIVE H.3 - Develop and maintain partnerships with private sector and nonprofit entities to promote housing for all ages and stages of life.

H.3. Outcome: Nassau ensures that housing is available for all ages and stages of life.

The County can partner with non-profit and private developers to diversify housing options in the County. The County should address the needs of its aging population and increase the stock of affordable and accessible housing for seniors by working with developers and using housing tax credits to facilitate new seniors housing development. Options to "age in place" will provide residents with the flexibility to stay where they are comfortable.

ACTIONS & STRATEGIES

H.3.1. Work with area agencies that focus on aging and disability advocacy groups to promote accessory dwelling units and residential care facilities to support older adults, caregivers, and their families.

H.3.2. Work with the development community to adopt incentives for master planned communities that offer age-in-place housing options.

H.3.3. Work with area business owners to explore an incentive program for employers who invest in workforce housing.

H.3.4. Implement programs and partnerships to create a range of housing options that cater to the needs of individuals and families at different life stages and affordability levels [based on Nassau County income levels].

OBJECTIVE H.4 - Ensure adequate residential entitlements to ensure that a variety of housing types are in place to meet population demands projected over the planning horizon of 2050.

H.4. Outcome: Nassau satisfies the demand for housing through the 2050 planning period.

Nassau County's population is expected to nearly double over the next 25 years. While much of the housing needed to accommodate this growth could be built within existing development areas, new development areas will still need to be identified to prevent the low- to medium-density development pattern from encroaching on the County's desired rural areas. By designating areas for higher-density, context-appropriate infill and redevelopment, the County can better direct where new residential development takes place. Additionally, developing mixed-use, walkable, and vibrant centers will not only support the tax base, generating more revenue for public services, but also offer residents healthier living options.

ACTIONS & STRATEGIES

H.4.1. Create public policy that requires a mixture of housing types and affordability ranges in new development, redevelopment, and infill development in exchange for increased density and intensity standards.

H.4.2. Promote mixed-use developments near current and future public transit facilities, employment opportunities, and amenities to create vibrant, walkable communities that enhance residents' quality of life and reduce transportation costs.

H.4.3. Promote mixed use developments that create places where citizens can live, work, play and stay.

OBJECTIVE H.5 - Identify opportunities to allow the impact fee system to accommodate desired development types.

H.5. Outcome: Nassau provides incentives to encourage the development of affordable housing.

Impact fees are a method used to fund public infrastructure by charging a reasonable fee on new development. These fees, assessed periodically by the community, are used to support roads, parks, services, and other public needs. The County's current fee structure applies to all new commercial and residential development, without flexibility for accessory dwelling units or affordable housing. Introducing a more flexible system that reduces fees for certain types of attainable housing could help incentivize the development of these housing options.

ACTIONS & STRATEGIES

H.5.1. Amend the impact fee ordinance to allow reduced fee levels for accessory dwelling units as defined by Nassau.

H.5.2. Establish a yearly impact fee subsidy allocation for affordable housing units.

H.5.3. Amend the impact fee ordinance to calculate the fee on square feet of living space.

OBJECTIVE H.6 - Ensure the availability of affordable housing options for essential workers, public employees, first responders, educators, and support staff.

H.6. Outcome: Nassau has ample housing options to accommodate its workforce.

Another type of housing that would benefit the County is workforce housing. The County's Area Median Income (AMI) varies significantly across the region. While the overall AMI for the County is around $84,000[1] annually, it drops to below $65,000[1] on the western side. Many of the essential workers, such as public employees, teachers, and first responders, are not paid high wages. Using the 100 to 120 percent AMI calculation commonly used by many communities, the "affordable" units may still be unaffordable for many residents. To address this, the County can increase the availability of employer-assisted housing by offering financial incentives or encouraging collaboration between companies and non-profit organizations to support workforce housing initiatives.

ACTIONS & STRATEGIES

H.6.1. Continue to work with the Nassau County School District to provide affordable housing options for School District employees.

H.6.2. Continue to work with major employers and the hospitality industry to provide affordable housing options for employees.

H.6.3. Continue to expand the allocation of local State Housing Initiative Partnership funds to facilitate the creation of new affordable units at or below 80 percent Area Median Income based on Nassau County income levels.

[1] Source: US Census Bureau ACS 5-Year Estimates (2017 - 2022)

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LIVABILITY

We envision a Nassau County that evolves with its citizens by providing access to healthy food, medical services, education, the arts, parks, nature, entertainment, socialization, and leisure activities.

Livability plays a crucial role in determining the quality of life for all residents. While what is considered "livable" may vary slightly from person to person, it generally refers to a community where everyone has access to the essential services and amenities that make daily life not just possible, but enjoyable. This includes access to public transportation, healthcare, education, parks, arts, entertainment, and open spaces. By promoting a high standard of livability, Nassau County can attract and retain residents, support local businesses, and create a vibrant environment where everyone feels valued and supported.

OBJECTIVE L.1 - Maintain, expand and create new parks, open spaces, recreational facilities, and social spaces across the County that embrace the principles and standards of the adopted Parks, Recreation, and Open Space Master Plan.

L.1. Outcome: Residents have a quality parks, recreation, open space, and trails system that embraces the "Power of 10."

A critical component of a healthy community is its parks, recreation, and open space system. Implementing the Parks, Recreation, and Open Space Master Plan, along with the trails system, has improved access to recreational activities throughout the County since its adoption in 2021. Expanding the parks system and incorporating various elements within each park will offer additional play and social opportunities for residents of all ages and abilities. With its proximity to rivers, estuaries, and the ocean, public access to waterways should be enhanced. Educational components can be incorporated into parks and greenways through signage and public art. A connected network of trails, both on-street and through greenways, will ensure safe and alternative transportation to parks and other destinations. Offering diverse programs through the Parks Department or in partnership with private entities will provide residents with a variety of classes, programs, and activities at lower costs.

ACTIONS & STRATEGIES

L.1.1. Implement the Nassau Parks, Recreation and Open Space Master Plan.

L.1.2. Require that all new parks incorporate Integrated Public Realm, High Performance Public Spaces, 10-Minute Walk, and Power of 10 principles.

L.1.3. Create public policy that requires implementation of High Performance Public Spaces standards when creating public and quasi-public social spaces.

L.1.4. Take all actions necessary to protect and preserve the public's customary use of the beaches of Amelia Island including beach driving and parking.

L.1.5. Aggressively protect existing, and pursue new, public access points to rivers, creeks and the beaches of Amelia Island. This includes protecting publicly accessible roadways and public rights-of-way, whether open or not, that provide access to bodies of water or marshlands.

L.1.6. Consider new revenue streams to offset the cost of managing parks, recreation, open space and social spaces, e.g. beach park parking fees for non-county residents and property owners.

L.1.7. Establish a formal blueway system (paddling trails) and public access to Nassau's waterways.

L.1.8. Make investments to connect people with nature.

OBJECTIVE L.2 - Incorporate quality of life amenities into all new development and redevelopment.

L.2. Outcome: Quality of life amenities are incorporated into all residential and mixed-use areas.

Quality of life amenities include parks and recreation services, healthcare options, schools, arts and culture, entertainment, transportation options, social services, and similar opportunities to meet daily needs. While the composition of these amenities may vary throughout the County, it is important to determine how public and private developments can ensure that quality of life amenities are included in the future. These amenities not only improve offerings for existing residents, but can play a role in new businesses locating to the County, people moving to Nassau County, or the continued support of tourism in the County.

ACTIONS & STRATEGIES

L.2.1. Implement the standards of the Parks, Recreation and Open Space Master Plan for design of parks, recreation, open space and social spaces within private developments.

L.2.2. Ensure new developments have a well-connected network of streets, sidewalks, and trails.

L.2.3. Consider public policy that requires stormwater facilities be designed as a recreation and social space that is meaningfully integrated into the adjacent community.

L.2.4. Ensure natural amenities, historic resources and sense of place are protected and prioritized.

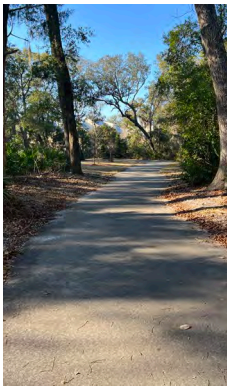
L.2.5. Adopt public policy that requires a built environment that is engaging, vibrant, and contains a mix of use designed at a human scale, intended to promote social interactions, and facilitate a sense of community.

L.2.6. Consistent with the Parks, Recreation and Open Space Master Plan, strive for a built environment that results in every resident being within a 10-minute walk of an accessible park.

L.2.7. Encourage leisure programming and the arts in public parks and social spaces.

L.2.8. As new development occurs and new public infrastructure and amenities are provided, ensure that existing communities receive investments. Celebrate existing assets while maintaining and pursuing a future orientation.

L.2.9. Be nimble and open to exploring new and emerging opportunities to improve quality of life.



OBJECTIVE L.3 - Support public and private educational institutions, vocational training, and career development.

L.3. Outcome: Nassau's education system is the best in the state.

A quality education system is fundamental to the success and prosperity of a community. Access to educational opportunities often influences the decisions of young families when choosing where to reside. Furthermore, education provides valuable social and cultural experiences, contributing to greater cohesion within communities. An educated population is also more likely to make informed decisions about their health and lifestyle choices.

Additionally, education plays a critical role in economic development, as businesses are more inclined to establish themselves in areas with a skilled workforce. Offering higher education opportunities within the community can foster upward mobility and provide individuals with the ability to advance in their careers or pursue new professional paths, all while remaining within their home community.

ACTIONS & STRATEGIES

L.3.1. Assist the Nassau County School District in creating affordable housing for district employees.

L.3.2. Create a vibrant, engaging, and walkable mixed use development pattern around the Florida State College at Jacksonville Nassau Center campus with the intent of creating an integrated campus that mimics the social, housing, and amenity offerings of larger universities.

L.3.3. Support expanded transportation opportunities to educational institutions.

L.3.4. Support programs that develop skilled-labor and the trades.

L.3.5. Continue to implement and expand trade related apprenticeship programs, professional development of planners, engineers, plans examiners, etc., and equipment operators training program.

L.3.6. Ensure implementation of Nassau's Interlocal Agreement for Public School Facility Planning.

L.3.7. Continue to assist the Nassau County School District with (1) installation of critical infrastructure to expand existing and build new schools and (2) negotiating and securing new school sites.

L.3.8. Partner with nonprofits and community organizations to identify opportunities to enhance the education system.

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OBJECTIVE L.4 - Support expanded access to medical services, fresh foods, and recreation/social programing and amenities.

L.4. Outcome: There are opportunities to access medical services, fresh foods, and recreation/ social programing and amenities.

An emerging medical hub at the SR-200 and I-95 interchange offers a wide range of medical services; offerings that are more sparse west of I-95. Much of western Nassau is also located in a food dessert and recreation programming is limited countywide.

As a growing community there are opportunities to enhance access to medical services, fresh food, and recreation programs through funding resources, incentives, and partnerships. Mobile services can allow providers to be more responsive to the community's needs and provide for better coverage.

ACTIONS & STRATEGIES

L.4.1. Consider converting a portion of the Department of Health brick and mortar rural clinics to mobile clinics that can serve residents throughout the community.

L.4.2. Encourage and support partnerships that provide recreation, social programing, and wellness events in public spaces to support healthy lives.

L.4.3. Continue to support nonprofit entities that provide services and programming that promote access to medical services, fresh foods, and recreation/social programing and amenities.

L.4.4. Protect existing working lands and agricultural operations, and the potential for future working lands and agricultural operations, by enforcing agricultural land use densities of one dwelling unit per twenty acres of land as defined in the 2030 Comprehensive Plan.

L.4.5. Adopt land development regulations that promote agri-hood developments, clustering of residential units, and conservation communities.

L.4.6. Continue to work with the Transportation Disadvantaged Local Coordinating Board and the Nassau Community Transportation Coordinator to provide transit access to medical services.

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OBJECTIVE L.5 - Provide public safety services that meet the needs of the County.

L.5. Outcome: Public safety services meet the needs of the County.

Ensuring public safety is critical to fostering a thriving community where residents feel secure and protected in addressing both the immediate and long-term needs. By investing in trainings and partnership opportunities for fire and safety personnel, services can be tailored to effectively respond to the unique challenges faced by different neighborhoods. Continuous assessment and improvement of emergency response protocols, crime prevention programs, and disaster preparedness plans are essential to maintain a robust safety infrastructure that adapts to evolving threats and circumstances.

Collaborative efforts between governmental agencies, local organizations, and community leaders can facilitate a more integrated approach to public safety, fostering trust and cooperation among diverse groups. Through these partnerships and investments, Nassau County can build a resilient public safety framework that not only safeguards the well-being of its residents but also enhances their quality of life.

ACTIONS & STRATEGIES

L.5.1. Continue to prepare for and respond to natural and manmade disasters and severe events.

L.5.2. Expand the effectiveness of the Local Mitigation Strategy to support the public safety and resiliency needs of the community.

L.5.3. Continue to examine interlocal agreements for delivery of Fire and Rescue services and implementation of primary and secondary responders.

L.5.4. Continue to explore opportunities to improve evacuation routes and options.

L.5.5. Continue to evolve and adapt the Nassau Comprehensive Emergency Management Plan.

L.5.6. Continue to provide disaster response and recovery training to essential personnel and partners.

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OPPORTUNITY

We envision a Nassau County that supports retail, business, and industrial innovation, resulting in a robust local economy and variety of job opportunities for existing and future residents.

Economic growth is essential for the future of Nassau County, affecting every aspect of residents' lives. About 67 percent of workers residing in Nassau County currently commute outside the County for work, a trend likely to grow without efforts to attract new employers. As residents shop while commuting, local spending declines. Nassau's budget relies heavily on ad valorem taxes, but residential taxes do not generate as much revenue as non-residential property taxes. To maintain a high quality of life and provide services, the County needs to expand its tax base. Economic growth drives innovation, offering new opportunities in education, employment, and entrepreneurship, which attracts more residents and businesses. By diversifying industries like agri-tourism, boutique hotels, nature activities, and sports tourism, the County can boost prosperity. Economic vitality depends on a skilled workforce, which is essential for attracting industries and ensuring sustainable growth. Ultimately, opportunity is key to community development and prosperity for all.

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OBJECTIVE O.1 - Create a sufficient amount of new high wage and skilled jobs to support the local economy and expanding population.

O.1. Outcome: Nassau has ample high-wage and skilled jobs to support the local economy and expanding population.

Industries driving Nassau County's economy include Paper and Packaging (largely fueled by timber production), Hospitality and Tourism, Healthcare, and Transportation and Logistics. To attract continued growth in these specialized industries, the County should prioritize workforce development initiatives that create and maintain jobs and secure a strong talent pipeline for target employers. The County should ensure its land use plan is aligned to protect and promote these industries and preserve space to support new development and expansion for existing and potential target industry users. In addition, incentives such as direct assistance, accelerated permitting processes and/or dedicated staff to manage applications for target industry users can help to facilitate growth.

ACTIONS & STRATEGIES

O.1.1. Strive to maintain or exceed the current jobs to housing ratio by expanding areas to accommodate high-wage job generating uses in strategic locations adjacent to existing or planned infrastructure.

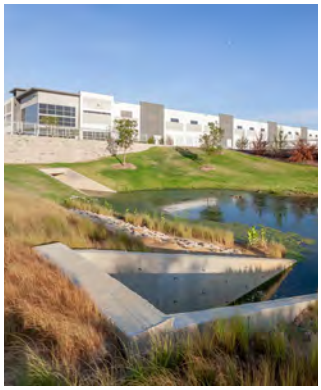
O.1.2. Amend the Future Land Use Map to designate future employment centers consistent with the 2050 Vision Preferred Growth Scenario and protect the areas from encroachment of incompatible uses.

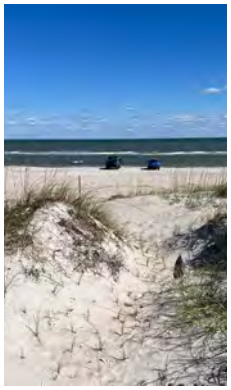
O.1.3. Invest in infrastructure to support target industries and stimulate economic growth in designated employment centers.

O.1.4. In areas designated for growth, encourage mixed-use activity centers at residential densities that can support and sustain retail and service businesses while also providing job opportunities in proximity to housing and leisure activities.

O.1.5. Consider funding mechanisms to support economic expansion.

O.1.6. Accelerate the permitting process for target industries and/or dedicate staff to managing applications for target industries.





OBJECTIVE O.2 - Build and sustain a strong talent pipeline by attracting, supporting, and retaining the County's workforce.

O.2. Outcome: Nassau successfully cultivates a robust talent pipeline of skilled and ready professionals and tradesmen/craftsmen.

To attract new employers and improve the jobs to housing ratio, the County should explore ways to support workforce development and training opportunities. The County can partner with the School District, private schools, trade programs, and higher education institutions to evaluate the types of programs that would be beneficial for target industries.

Building a workforce can bring new employers to the region. Furthering education or workforce skills can also provide opportunities for upward mobility, higher paying jobs, and greater stability in a job market. As the County focuses on bringing in target industries, new local businesses, and supporting existing employers in the County, a reputable workforce is key to maintaining a stable economy.

ACTIONS & STRATEGIES

O.2.1. Partner with the Nassau County School District and other educational institutions, vocational programs, and businesses to equip a workforce for today and the coming decades.

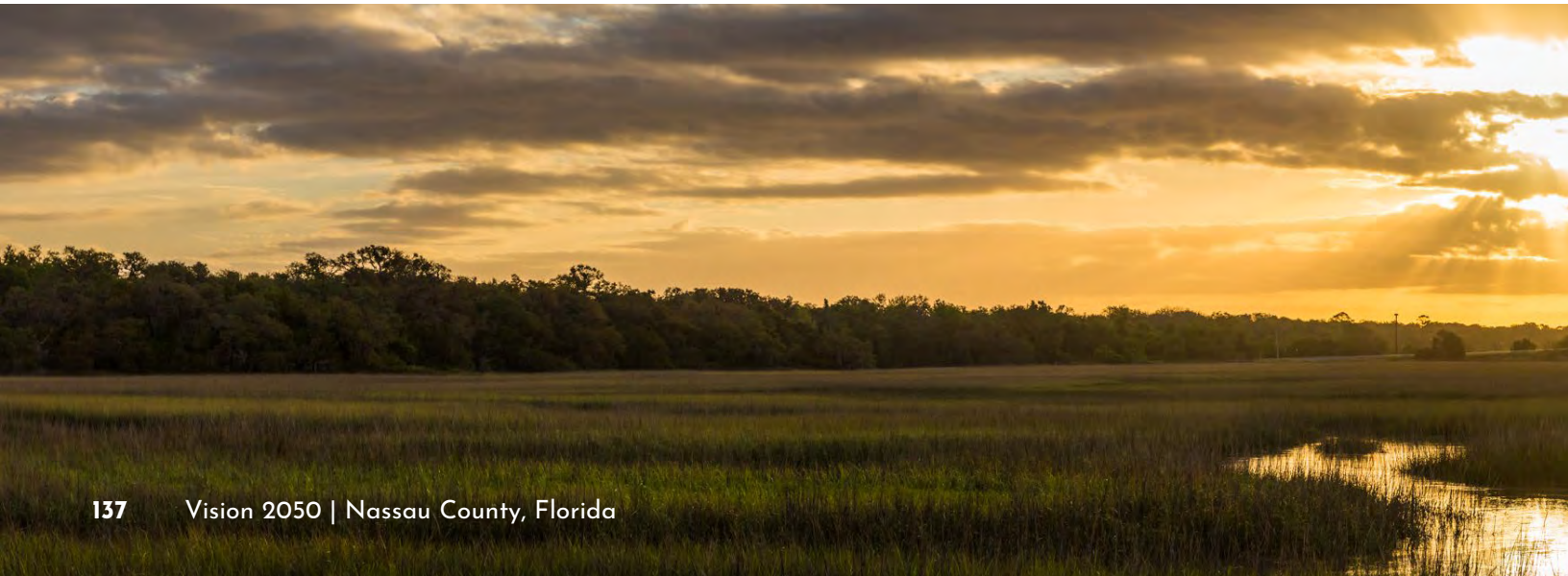
O.2.2. Consider the creation of a workforce council comprised of industry leaders and educational institutions to develop workforce training priorities and curriculum development.

O.2.3. Support certification programs that address high-demand skills in the healthcare, technology, skilled trades, and manufacturing sectors.

O.2.4. Invest in amenities and services that enhance the quality of life for entry-level workforce residents (parks, recreation, cultural venues, public transportation).

O.2.5. Create vibrant, active, and engaging communities that attract the creative class, remote workers, dual professional income households, and upwardly mobile professionals.

O.2.6. Create opportunities for talented locals to professionally and financially prosper and experience a vibrant, socially engaged life in Nassau as means to prevent their relocation and loss of skill-set and to stimulate future contributions; prevent 'brain drain'.



OBJECTIVE O.3 - Businesses and target industries are recruited, retained, expanded and supported.

O.3. Outcome: Target industries and local businesses in Nassau flourish creating an adaptive and resilient business environment.

By focusing on target industries, the County can make the necessary infrastructure improvements to incentivize and attract businesses to Nassau County. To plan for economic development and growth, an economic development plan should be created to outline steps government officials and staff can take to build a more diverse tax base and support employment growth within Nassau County.

Policy and land use planning can be used to direct employment growth to desired areas and best support the vision for the community. The attraction and support of businesses does not fall solely on the County. Maintaining partnerships with economic development entities and non-profits are vital to economic success.

ACTIONS & STRATEGIES

O.3.1. Adopt a comprehensive economic development strategy, including communications and marketing plan, in concert with economic development and business partners.

O.3.2. Partner with Nassau Prosperity Alliance members, nonprofit partners, and the private sector to actively promote Nassau and aggressively recruit target industries and business expansion/relocation into the Nassau market.

O.3.3. Consider public policy that allows flexibility in the adaptive reuse of blighted areas, underperforming retail centers, and infill areas to support job creation, small business expansion and entrepreneurship.

O.3.4. Accelerate the permitting process for target industries and/or dedicate staff to managing applications for target industries.

O.3.5. Maintain dedicated staff members to serve as liaisons between Nassau and existing businesses to assist with expansion efforts (site plan review process, permitting, land use, zoning).

O.3.6. Coordinate with the local chambers of commerce, Nassau County Economic Development Board, Fernandina Beach Main Street, and other business advocacy groups to support local business initiatives.

O.3.7. Encourage the co-location of small entrepreneurial firms with similarly focused industry clusters to share technology, skills, knowledge, and innovations.

O.3.8. Support agricultural businesses and evaluate opportunities to expand financial stability for agricultural/silvicultural operations and activities.

O.3.9. Ensure County regulations are consistent with Right to Farm statutes and support the long-term vitality of farming.

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OBJECTIVE O.4 - Tourism continues to be an important economic base for Nassau County.

O.4. Outcome: Tourism maintains its vital role in sustaining Nassau's economic prosperity.

Tourism plays a major role in Nassau County's economy. Every year more than 1.2 million people visit Amelia Island and surrounding areas, contributing significant revenues to the County. A majority of visitors spend their time on Amelia Island but there are opportunities to expand tourism revenues outside of Amelia Island by applying hotel and tourism taxes off the island, marketing eco-tourism and agri-tourism events, and building a sports tourism network. With new parks planned for development with sports fields, access to hunting and fishing, open spaces, and miles of trails, the County has unparalleled potential to build a comprehensive sports tourism network. Eco-, Agri-, and sports tourism can also drive private development. The County and its municipal partners can support the development of boutique hotels and motels through policies, investments, and programs. This will help drive hotel occupancy taxes off Amelia Island.

ACTIONS & STRATEGIES

O.4.1. Augment, grow, and strategically evolve the tourism economy to expand the value-adding benefits of tourism to the community by creating new products and revenue streams that will create jobs, expand the economy, and improve quality-of-place/life for visitors and residents.

O.4.2. Expand the Tourist Development Tax District to include all of Nassau County.

O.4.3. Explore sports-tourism, agri-tourism, eco-tourism and similar opportunities that have potential to result in new product development and off-island revenue generation.

O.4.4. Execute and implement the Amelia Island Beach Front Park Harmonization and Visitor Experience Enhancement Initiative.

O.4.5. Create a countywide blueway plan and secure land for public access to rivers and creeks.

O.4.6. Prioritize tourism strategies that promote fewer visitors that stay in market longer and spend more money; a value vs. volume model.

O.4.7. Prioritize tourism strategies that encourage the preservation of historic places and structures, natural resources, rural lifestyle, and quality-of-place; a quality vs. quantity model.

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OBJECTIVE O.5 - Protect and promote agricultural operations, silvicultural operations, manufacturing, and working waterfronts to ensure they remain a foundational element of Nassau's economic base.

O.5. Outcome: Agriculture, silviculture, manufacturing, and working waterfront, continue to be foundational elements of Nassau's economic base.

Agriculture and silviculture are important for Nassau's economy and self sufficiency in the future. These areas contribute to flood control, provide habitats for local flora and fauna, are critical for flood control, carbon sequestration, and a reduced heat island effect. The operation of these economies should be protected through policies, incentives, and partnerships.

Manufacturing and working waterfront areas are another important element of Nassau's economy. While less focused on the environmental benefits, these areas support job creation and a diversified and high-yield tax base. Existing manufacturing operations should be supported and expanded where appropriate.

ACTIONS & STRATEGIES

O.5.1. Protect agriculture and silviculture industries from intrusion by incompatible uses.

O.5.2. Support the financial viability of bonafide agricultural and silvicultural operations through the purchase of development rights, transfer of development rights and alternative revenue streams for dude ranches, event venues, recreational operations, etc.

O.5.3. Protect working waterfronts from conversion to residential uses.

O.5.4. Protect and support existing manufacturing operations.

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RESILIENCY

We envision a Nassau County that is environmentally, socially, and economically resilient which protects our rich supply of natural resources, supports conservation, and creates a diversified, sustainable and resilient local economy.

The County is committed to environmental protection through initiatives like increasing conservation lands, improving stormwater management, and supporting development that prioritizes environmental care. By participating in the Community Rating System (CRS), the County exceeds floodplain management and building standards. Its many floodplains, wetlands, and waterways offer opportunities for sustainable development, green spaces, improved access to nature, and environmental education, while also protecting vital natural resources. Resiliency is key to helping the community adapt to economic, environmental, and social changes. It is a proactive strategy that ensures long-term sustainability, enabling the County to prepare for and respond to challenges while safeguarding property, investments, and people.

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OBJECTIVE R.1 - Protect natural resources, scenic views, and ecosystems from impending development.

R.1. Outcome: Growth is directed away from environmentally sensitive lands, ecological corridors, natural floodplains, and working lands.

Nassau County should continue prioritizing the protection of natural resources and the conservation of environmentally sensitive lands. Approximately 40 percent of the County lies within a floodplain, and 32 percent is designated as potential wetlands. Additionally, there are conservation areas and active agricultural lands that offer significant benefits to both the community and the environment. While growth is expected to persist in the County and the broader Jacksonville region, the County can implement policies and initiatives to guide development away from these vital areas. Continued political and financial support for the Conservation Land Acquisition and Management (CLAM) Program will be essential for sustaining conservation efforts and acquiring critical environmental resources. Collaborations with local, nongovernmental, nonprofit, and other governmental organizations can also help identify additional funding sources and incentives for conservation initiatives.

ACTIONS & STRATEGIES

R.1.1. Explore creating a Transfer of Development Rights program that incentivizes the transfer of residential densities away from vulnerable areas, Rural Areas, Natural & Conservation Areas, agricultural/silviculture lands, and working lands consistent with the Vision 2050 Preferred Growth Scenario.

R.1.2. Explore local regulations that require the clustering of residential units on development parcels away from environmentally sensitive areas and to create a network of interconnected ecological corridors (greenways).

R.1.3. Aggressively pursue implementation of land conservation initiatives in Nassau through both fee simple and less than fee acquisitions to execute the Conservation Land Acquisition and Management program, Atlantic to Okefenokee Conservation Corridor, protect agricultural lands/working lands, provide access to bodies of water, and other conservation efforts.

R.1.4. Prohibit the increase of residential density in the Coastal High Hazard Area.

R.1.5. Maintain the minimum 60 percent Open Space requirement for all lands in a Special Flood Hazard Area and consider more effectively defining Open Space in local regulations.

R.1.6. Acquire identified viewshed properties within the Timber to Tides Design Overlay.

R.1.7. Consider the creation of a regional off-site mitigation area to conserve land and provide the County with mitigation credits for public infrastructure improvements.

R.1.8. Consider public policy that prohibits the use of septic tanks in Special Flood Hazard Areas.

OBJECTIVE R.2 - Increase the total acreage of land held in permanent conservation and maintain local character.

R.2. Outcome: Nassau ensures the preservation of its natural resources and cultural heritage.

Conservation and preservation of the natural and cultural environment was noted as paramount for Nassau's residents. Through continuing to support the Conservation Land Acquisition and Management (CLAM) program, partnerships with nonprofit organizations, and public policies, the County can continue to improve the total acreage of land held in conservation. This effort can help protect long-term sustainability and environmental resilience for generations to come. These lands support biodiversity, can help mitigate flooding impacts, and provide opportunities for exploration, learning, and economic development.

ACTIONS & STRATEGIES

R.2.1. Leverage federal, state, local, and private funding to acquire lands within the Atlantic to Okefenokee Conservation Corridor.

R.2.2. Actively pursue Conservation Land Acquisition and Management (CLAM) program priority projects and other conservation opportunities outside of the CLAM program.

R.2.3. Coordinate and partner with local municipalities, state and federal agencies, and local, regional and national conservation entities to maximize conservation land acquisition funding and management.

R.2.4. Consider local incentives, such as a Transfer of Development Rights density bonus to encourage agricultural scale conveyance of land, extension of ecological corridors, and reduction of suburban scale development patterns in rural and natural areas.

OBJECTIVE R.3 - Prepare Nassau for natural disasters.

R.3. Outcome: Nassau is prepared for natural disasters.

As a riverine, estuary, and beach county, Nassau is susceptible to natural disasters, especially those that are water related, such as heavy rainfall, tropical storms, and hurricanes. These events can cause major damage related to flooding and wind damage. With its timber industry, there are also susceptibilities to wildfires. Proper planning and hazard mitigation is necessary to ensure there is limited loss of life and property when a hazardous event occurs. Through having strong building codes, leadership, and emergency management policies, the County can better prepare for, and respond to, severe weather events.

ACTIONS & STRATEGIES

R.3.1. Utilizing the recommendations of the Vulnerability Assessment, create a long-term adaptation plan and implementation strategy to prioritize and fund projects.

R.3.2. Continue to participate in the Community Rating System.

R.3.3. Continue to implement and support the Local Mitigation Strategy.

R.3.4. Continue to implement, and update as necessary, the Continuity of Operations Plan to minimize disruption and facilitate rapid restoration of essential services.

R.3.5. Hire a Communications Manager to disseminate information and engage with the community regarding emergency preparedness and response.

R.3.6. Implement increased standards for development in defined Volume Sensitive Areas and explore the identification of additional Volume Sensitive Areas.

OBJECTIVE R.4 - Create opportunities for healthy social interactions and networks to maintain a strong sense of community well-being and stability.

R.4. Outcome: Nassau fosters a vibrant, connected community where residents have ample opportunities to build meaningful relationships, strengthen social networks, and feel supported, valued and engaged.

Social interactions help to create strong community ties, build sense of place and sense of belonging, and can help neighborhoods and groups thrive. By fostering and building better relationships amongst the community, the County can continue to support the creation of social capital. Strong community ties support long-term social resilience and create a network people can lean on in times of need. Nassau County can help facilitate social gathering by continuing to implement the parks master plan, creating and offering programs that bring community members together, and partnering with community organizations for events, programs, and services available to residents.

ACTIONS & STRATEGIES

R.4.1. Require that the design of all parks and recreation facilities incorporate principles of High Performance Public Spaces as defined in the Parks, Recreation and Open Space Master Plan.

R.4.2. Support neighborhood scale events, social engagements, and programs such as farmer's markets, craft fairs, book clubs, seniors' night out, movies in the park, food truck rallies, etc.

R.4.3. Create and maintain a calendar of events across the county to facilitate consistent and equal opportunities for social gathering and interpersonal interactions; facilitate the 'sense of community'.

OBJECTIVE R.5 - Maintain a Nassau County that is safe and family-friendly.

R.5. Outcome: Nassau is safe and family-friendly.

Public safety is a key driver in quality of life. Ensuring the County has safe roadways, quick response times, adequate staffing, and proper site design all contribute to a community's sense of safety. The County can employ Crime Prevention Through Environmental Design (CPTED) techniques when designing new public places.

As the population continues to expand, it will be important to maintain a safe and family friendly community through investments in infrastructure, expand community-oriented events, improve recreation programming opportunities, and encourage social cohesion in the community. A community can feel safer when there are more connections and cohesion among its inhabitants.

ACTIONS & STRATEGIES

R.5.1. Continue to invest in public safety.

R.5.2. Continue to support and promote affordable family-friendly events and activities.

R.5.3. Expand access to free County sponsored family-friendly activities and events.

R.5.4. Provide safe and walkable streets.

R.5.5. Increase access to public parks and recreational programing.

R.5.6. Support local schools and nonprofits who provide afterschool and summer care.

OBJECTIVE R.6 - Create economic resiliency by diversifying the tax base; equipping the workforce with the skills and education needed to thrive in a changing economy; and strengthening public infrastructure as a means to attract private investment.

R.6. Outcome: Nassau secures long-term economic prosperity and resilience for its residents and businesses.

Creating economic resiliency necessitates a multifaceted approach, beginning with diversifying the tax base to ensure a stable and robust revenue stream that can weather economic changes. This diversification can be achieved by attracting emerging industries, supporting small businesses, and fostering innovation through tax incentives and grants. Equipping the workforce with the skills and education needed to thrive in a changing economy is another essential component of creating economic resiliency. As industries evolve and new technologies emerge it is important to have training programs and vocational education opportunities to empower residents to adapt and excel. Additionally, strengthening public infrastructure, such as transportation networks, utilities, and digital connectivity, can attract private investment and stimulate economic growth while also enhancing the quality of life for residents.

ACTIONS & STRATEGIES

R.6.1. Nassau County will adopt a 2050 Comprehensive Plan that identifies and entitles future employment centers consistent with the Vision 2050 Preferred Growth Scenario.

R.6.2. Strengthen partnerships with educational institutions, trade groups, nonprofits, and the business community to expand vocational programs, development of skilled trades, and to create a workforce pipeline that supports target industries.

R.6.3. Invest in infrastructure in or near designated employment centers to create shovel-ready sites.

OBJECTIVE R.7 - Improve stormwater management systems, water quality, and support sustainable development techniques.

R.7. Outcome: Stormwater management adequately protects the natural and built environments and promotes sustainable growth.

Effective stormwater management helps prevent flooding and pollution, and improves water quality. Nassau County's new Stormwater Drainage Department is creating an inventory of the current stormwater system, including drainage easements and culverts. Once the system is fully understood, the County can implement best practices for stormwater management to promote sustainable growth and reduce the effects of rain events. Stormwater ponds, which have been required in Florida for new developments for years, are designed to manage runoff but can also serve multiple purposes, such as providing open space and protecting local biodiversity.

ACTIONS & STRATEGIES

R.7.1. Consider creating new and expanding Volume Sensitive Areas.

R.7.2. Maintain the existing 60 percent Open Space requirement for lands in a Special Flood Hazard Area.

R.7.3. Update the 2012 countywide stormwater management plan.

R.7.4. Consider master stormwater plans for specific areas, e.g. Timber to Tides Design Overlay.

R.7.5. Continue to partner with the City of Fernandina Beach to create a master stormwater plan for Amelia Island.

R.7.6. Support the restoration of degraded wetlands and promote the establishment of aquifer recharge areas.

R.7.7. Stewardship of water resources (potable, sewer, reuse, and stormwater) is managed to promote business and job growth.

R.7.8. Stewardship of water resources (potable, sewer, reuse, and stormwater) is managed to protect environmentally sensitive areas.

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OBJECTIVE R.8 - Implement landscaping and site design standards to reduce heat absorption and improve air quality.

R.8. Outcome: Nassau mitigates the urban heat island effect, allowing for cleaner air to breathe, and creating a more comfortable environment for residents.

Nassau County is home to state parks, forests, a national preserve, wildlife management areas, and local parks. In addition to these natural areas, the tree canopy and landscaped spaces contribute to the environment. While development has removed some of the native vegetation, County code requirements ensure vegetation, landscape buffers, and open space are included in new developments.

The County can take steps to further improve the natural environment. A tree canopy assessment involves inventorying the trees in the community, including their number, species, age, and health. This data helps determine the environmental and economic benefits of the tree canopy and identifies areas where new native trees could be planted to improve coverage.

ACTIONS & STRATEGIES

R.8.1. Maintain and expand partnerships to plant trees and native landscapes on public lands and rights-of-way.

R.8.2. Consider expanded funding for the Amelia Island Tree Planting Program.

R.8.3. Consider amendments to local land development regulations to increase the number of trees required in asphalt and concrete parking areas.

R.8.4. Consider public policy that provides incentives and flexible land development regulations for maintaining native landscapes and tree cover.

R.8.5. Through conservation programs, secure native landscapes and mature forests in perpetuity.

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Implementation

The success of the Vision Plan will be measured through the implementation actions. The planing process ensures that future development can occur in an organized and consolidated fashion. The future of Nassau County will be shaped by the policies and recommendations laid out in this plan.

Vision 2050's directives will often require interpretation, adaptability, and flexibility. The recommendations should be thoughtfully approached and evaluated based on compliance and implementation with the goals and initiatives set forth within this plan.

County representatives, staff, and dedicated citizens make up the "champions" of the plan. Their roles are crucial to the effective implementation of the plan. On the right is a sidebar to discuss the roles and responsibilities of various groups in correlation with the plan.

PARTNERING FOR SUCCESS

Implementation will need coordination from a host of community leaders, including individual citizens, appointed and elected officials, and outside agencies. Recognizing that the County has a responsibility to partner with all local, state, and federal public and private organizations that can assist in bettering Nassau County is essential for its growth and development. At a minimum, this includes cooperation with:

- Nassau County elected and appointed officials;
- County administration and staff
- Nassau County Prosperity Alliance
- Municipalities (Callahan, Hilliard, Fernandina Beach)
- Florida Department of Transportation
- North Florida Transportation Planning Organization
- North Florida Land Trust
- Nassau County School Board

ROLES AND RESPONSIBILITIES

County Commission, County staff, and the Planning and Zoning Board should assess all decision-making and recommendations for consistency with the Vision Plan as outlined below.

County Commission (BOCC)

- Adopting amendments to the Plan by ordinance
- Adopting new or amended land development regulations to implement the plan
- Approving inter-local agreements
- Establishing the overall action priorities and timeframes for initiation and completion
- Considering and approving funding commitments
- Approving projects, activities and budgets in a manner consistent with this plan
- Providing policy direction to the Planning & Zoning Board, other boards, and County staff

County Staff

- Managing day-to-day implementation of the plan, including ongoing coordination
- Supporting and carrying out capital improvement planning efforts
- Managing drafting of new or amended land development regulations
- Conducting studies and developing additional plans
- Reviewing development, zoning, and other land use applications for consistency with this plan

Planning and Zoning Board (PZB)

- Making recommendations related to development and redevelopment
- Ensuring that development is consistent with the vision, guiding principles, objectives, actions, and policies of this plan.

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BENCHMARKING AND MONITORING

The County will monitor the plan implementation activities and the corresponding effects on the community environment, prosperity, and livability. Creating a benchmarking and monitoring system will keep a record of the accomplishments and measure the successes within the County. It will also reveal any opportunities that arise to modify or amend **Vision 2050**.

As part of the ongoing implementation process, benchmarking and monitoring should take place regularly and be summarized in a succinct report. These reports should include a status update on the implementation, important actions and accomplishments occurring over the past year, and identification and recommendation of needed actions and programs to be created and implemented in the coming year. This report should be presented with other County performance reports.

PLAN UPDATE

As the County evolves, the plan has the flexibility to change to maintain community support and relevancy. In order to remain consistent with the community's vision and growth expectations, implementation must allow for adjustments over time. It is recommended that the Plan be revisited at five-year intervals, with a comprehensive update in ten-years, unless otherwise identified as not needed due to the continual benchmarking and monitoring process.

FIVE-YEAR UPDATE

The purpose of the update is to evaluate the original assumptions from the plan regarding growth and development trends, emerging issues, and to determine if remaining proposed action strategies are still relevant. The five year update should include the following:

- A summary of plan amendments and accomplishments to date;
- Changes in trends and issues since the previous plan adoption (e.g., changes in the predicted growth rate and the corporate boundaries; demographic composition; community attitudes; or other social, environmental, or political issues which may affect the feasibility of implementation);
- Conflicts between decisions made and implementation actions yet to be undertaken;
- Changes in law, procedures, or programs which will affect identified implementation actions; and
- A comprehensive re-evaluation of the Implementation Action Plan.

TEN-YEAR UPDATE

The plan should be taken through a full update process every ten years. The ten-year update should include the following:

- Comprehensive re-evaluation of the community's vision for the future;
- Evaluation of action items from this plan that are yet to be considered;
- Re-engagement of the public;
- Re-analysis of the issues and trends related to community growth, transportation, land use, parks and recreation, public facilities and services, and infrastructure; and
- A new plan of action reflective of the refined vision for the future.

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

NASSAU COUNTY VISION 2050

APPENDIX

APPENDIX TOC

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- Appendix A: Community Foundational Studies & Vision 2032 Performance Report
- Appendix B: Market Existing Conditions
- Appendix C: Engagement Synthesis

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

APPENDIX A: COMMUNITY FOUNDATIONAL STUDIES

COMMUNITY FOUNDATIONAL STUDIES

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Performance Report Indicator	Community Foundational Study	Link to County Website
Attached	Vision 2032	Link
Contact the County Manager's Office for performance reports related to other community foundational studies.	Nassau County Strategic Plan	Link
	Western Nassau Heritage Preservation	Link
	SR200/A1A Corridor Master Plan	Link
	William Burgess Context and Connectivity Blueprint (WBD)	Link
	East Nassau Community Planning Area	Link
	Nassau County Mobility Plan	
	Parks, Recreation, and Open Space Master Plan	Link
	Conservation Lands Acquisition and Management (CLAM)	Link
	Vulnerability Assessment	Phase 1 Phase 2
	2030 Comprehensive Plan	Link
	Nassau County Transit Study	Link

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

APPENDIX B:

MARKET EXISTING CONDITIONS

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

NASSAU COUNTY VISION 2050

Market Existing Conditions | August 2024

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CONTENTS

- COUNTY OVERVIEW
- MARKET ANALYSIS
  - INDUSTRIAL SUPPLY
  - RESIDENTIAL SUPPLY
  - RETAIL SUPPLY
  - OFFICE SUPPLY
  - HOSPITALITY SUPPLY
  - FUTURE GROWTH ZONES, OPPORTUNITY SITES AND MARKET CONSIDERATIONS

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COUNTY OVERVIEW

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COUNTY BASICS

Strong population growth, high homeownership rate

Since the 2020 Decennial Census, the Nassau County population surpassed 100,000 people – an increase of almost 12% from 2020 to 2023. The county housing market – comprised of 42,000 housing units – is dominated by owner-occupied housing (80% of the inventory). The median household income is just over $84,000, 24% higher than the statewide median household income. The county economic base has diversified in recent years. While a large share of the 44,000 county employees work in tourism-related occupations, industrial and healthcare industries have also become central to the economy.

POPULATION	HOUSEHOLDS	HOUSING UNITS	EMPLOYEES	HOUSEHOLD INCOME
100,763	40,209	41,628	43,670	$84,085

20%
RENTER OCCUPIED

[1] Population and household estimates as of April 2023 from University of Florida Bureau of Economic and Business Research.
Source: Bureau of Economic and Business Research, Esri Business Analyst, US Census Bureau ACS 5-Year Estimates (2017-2022), SB Friedman

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EMPLOYMENT IN NASSAU COUNTY

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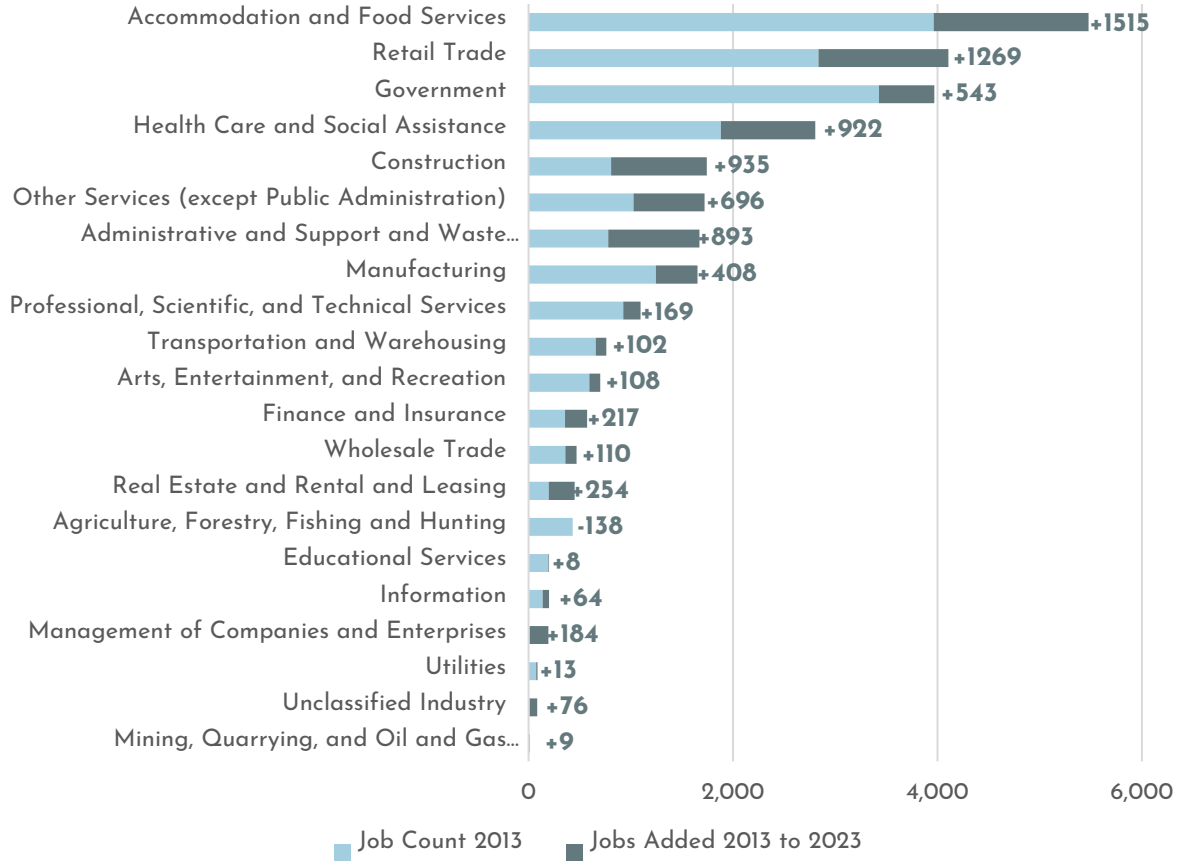
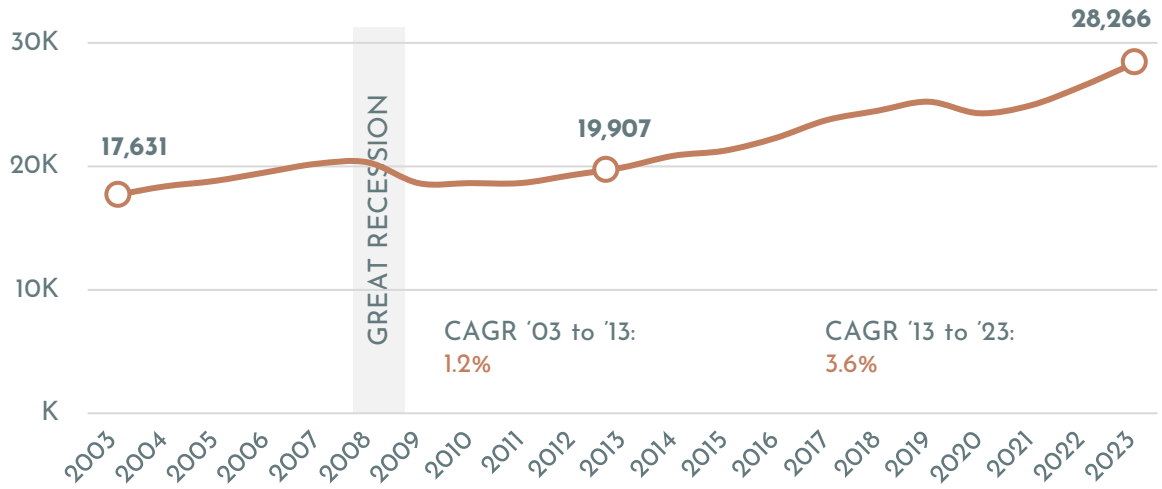
Nassau County added approximately 8,300 employees from 2013 to 2023

NASSAU COUNTY – EMPLOYMENT CHANGE (2013-2023)



Nassau County's employment has grown steadily since 2003 with the rate of growth increasing between 2013 and 2023. The County added approximately 8,000 employees over the last decade. Sectors with the largest growth in employment were Accommodation and Food Services, Retail Trade, and Government.

HISTORIC COUNTYWIDE EMPLOYMENT



Source: Lightcast, SB Friedman
SB Friedman Development Advisors, LLC

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JACKSONVILLE MSA ECONOMIC CLUSTERS

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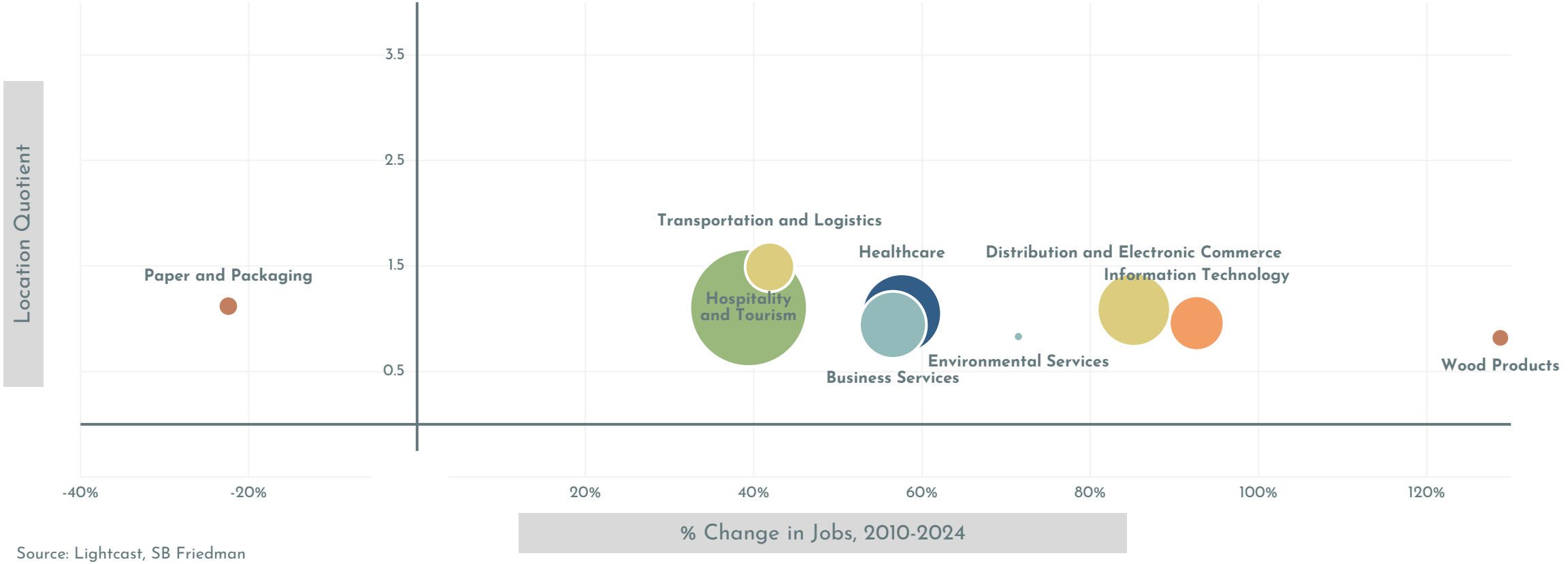
Hospitality and Tourism & Healthcare are the largest clusters by job count in the MSA

The top five economic clusters in the Jacksonville MSA are Hospitality and Tourism, Healthcare, Business Services, Distribution and E-Commerce, and Information Technology. Of the top employment clusters, Information Technology is the fastest growing. Multiple economic clusters saw a greater than 50% increase in employment from 2010 to 2024.

TOP ECONOMIC CLUSTERS BY JOB COUNT - JACKSONVILLE MSA



Source: Lightcast, SB Friedman

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NASSAU COUNTY ECONOMIC CLUSTERS

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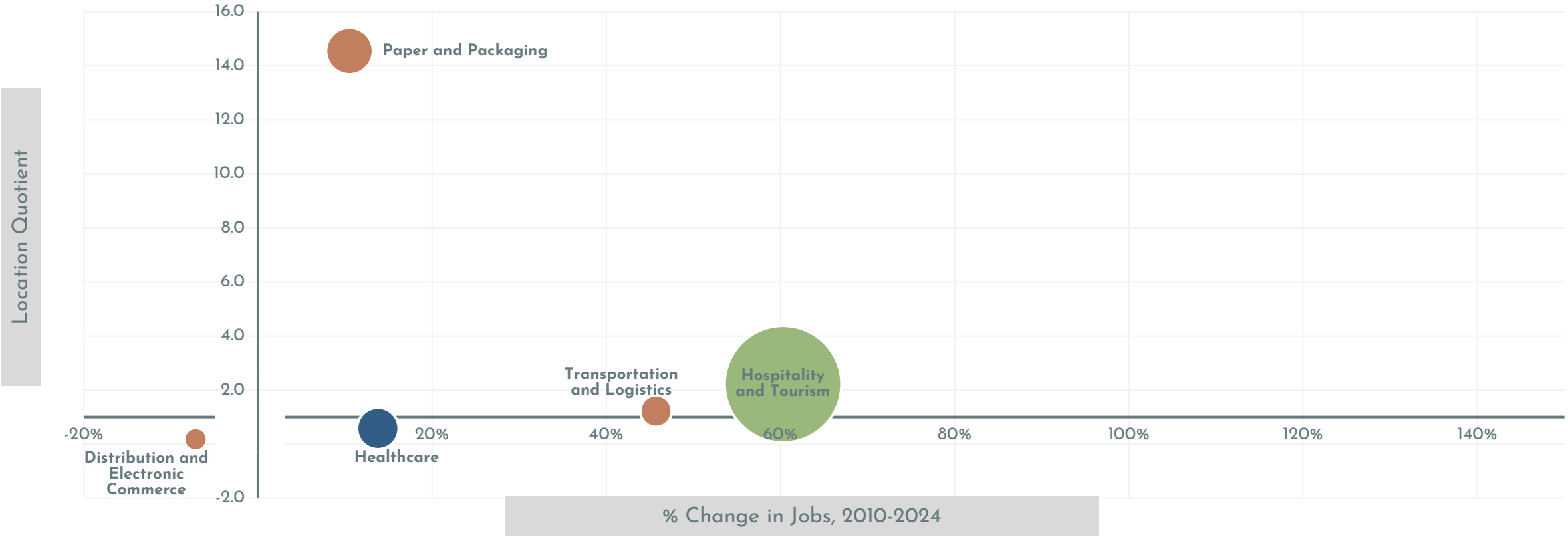
County economy is dominated by Paper & Packaging Manufacturing and Tourism

A much larger share of the Nassau County economy is attributable to Hospitality and Tourism than compared to the region overall. Other economic clusters driving the Nassau County economy include Paper and Packaging, Transportation and Logistics, Healthcare and Distribution and E-Commerce. Hospitality and Tourism has the greatest number of employees and continues to see growth, with number of employees increasing by 60% from 2010 to 2024.

TOP ECONOMIC CLUSTERS BY JOB COUNT- NASSAU COUNTY



Source: Lightcast, SB Friedman

COUNTY INFLOW/OUTFLOW

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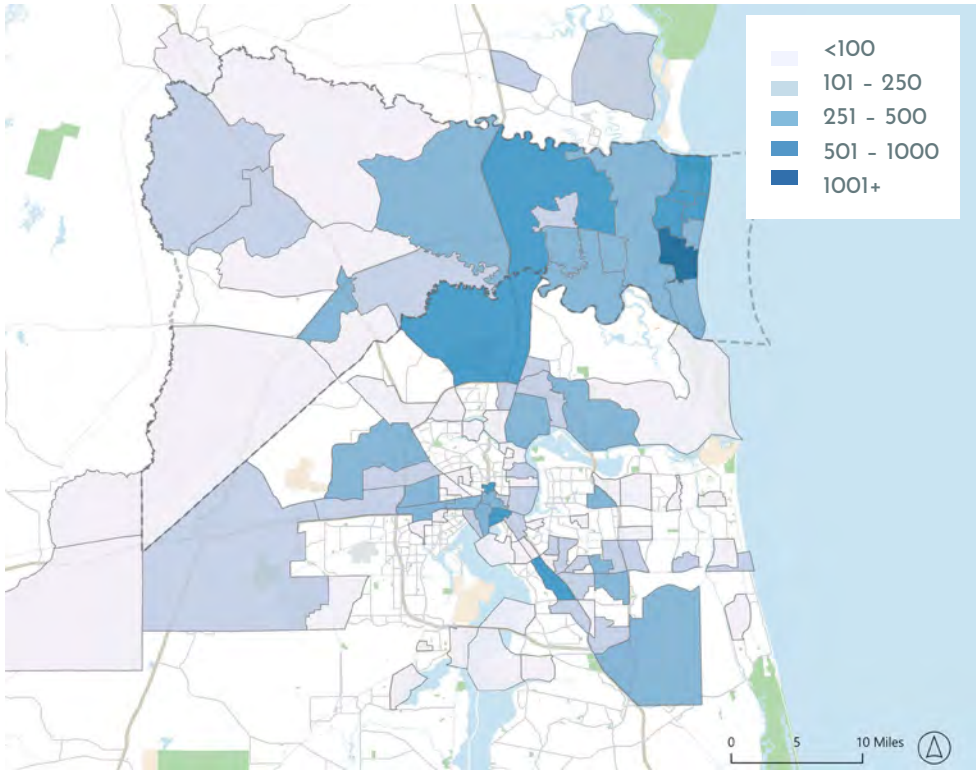
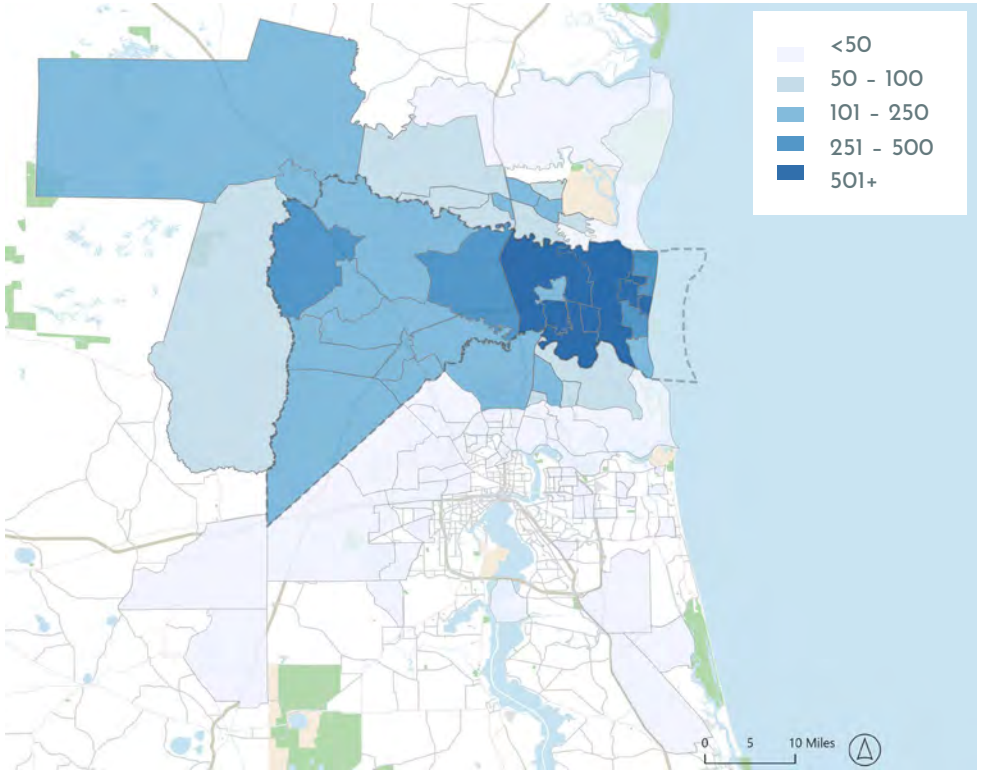
52% of Nassau County employees live and work in Nassau County

WHERE RESIDENTS IN THE COUNTY WORK [1]



WHERE WORKERS IN THE COUNTY LIVE [1]



Despite a growing economy, the majority of workers living in Nassau County continue to commute to nearby labor markets for work. Almost 23,000 residents commute outside the County for work, with the largest share traveling to Duval County.

Approximately 9,300 people both live and work in the County (52% of employees).

A little over 8,700 commute into the County for work but live elsewhere. Hospitality employees account for the majority of commuters into the County.

[1] Data reflects private primary jobs among top 100 census tracts.
Source: US Census Longitudinal Employer-Household Dynamics, SB Friedman
SB Friedman Development Advisors, LLC

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INDUSTRIAL SUPPLY

REGIONAL INDUSTRIAL MOMENTUM

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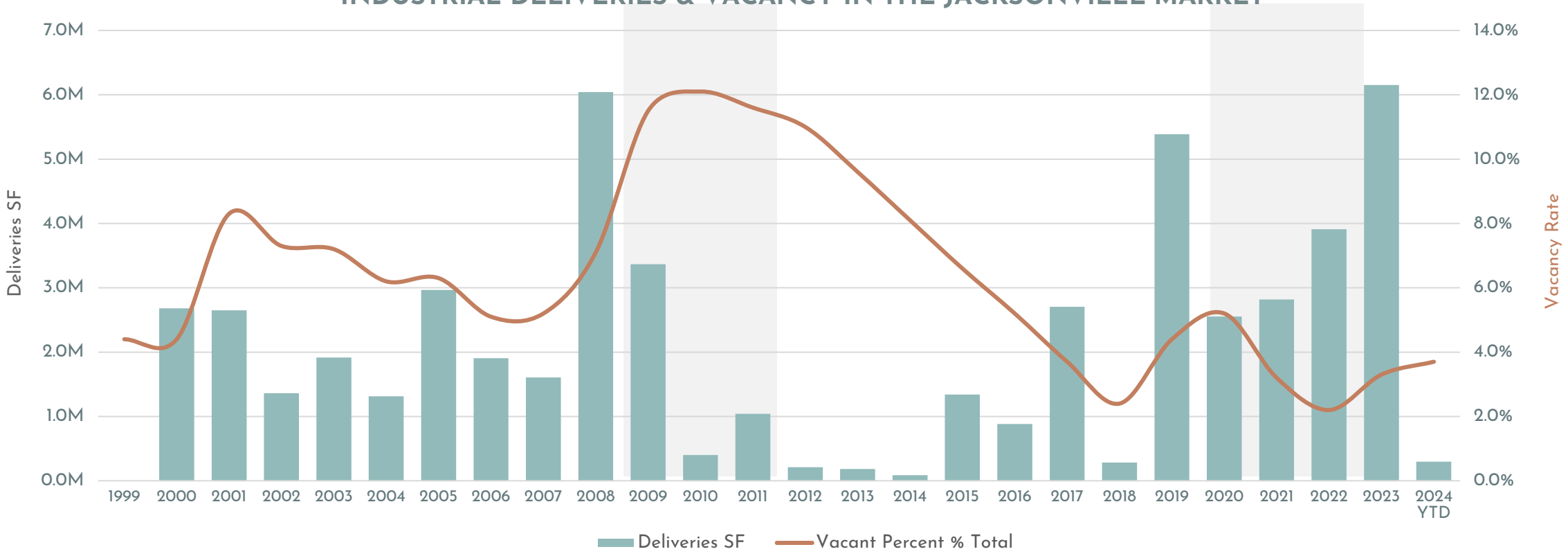
The region added over 25M SF of industrial in the past 10 years; averaging 2.6M SF annually

From 2015 to 2024, the Jacksonville MSA added over 25M square feet of industrial property, averaging 2.6M square feet per year. The Jacksonville MSA experienced a 20-year record in industrial development in 2023, developing over 6M square feet in the 12-month period. Industrial vacancy spiked during the Great Recession but has steadily declined since. Since 2018, vacancy in the industrial market has hovered around 4% despite substantial new deliveries.

INDUSTRIAL DELIVERIES & VACANCY IN THE JACKSONVILLE MARKET



Source: CoStar (data retrieved December 2023), SB Friedman

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REGIONAL INDUSTRIAL SUPPLY AND PIPELINE

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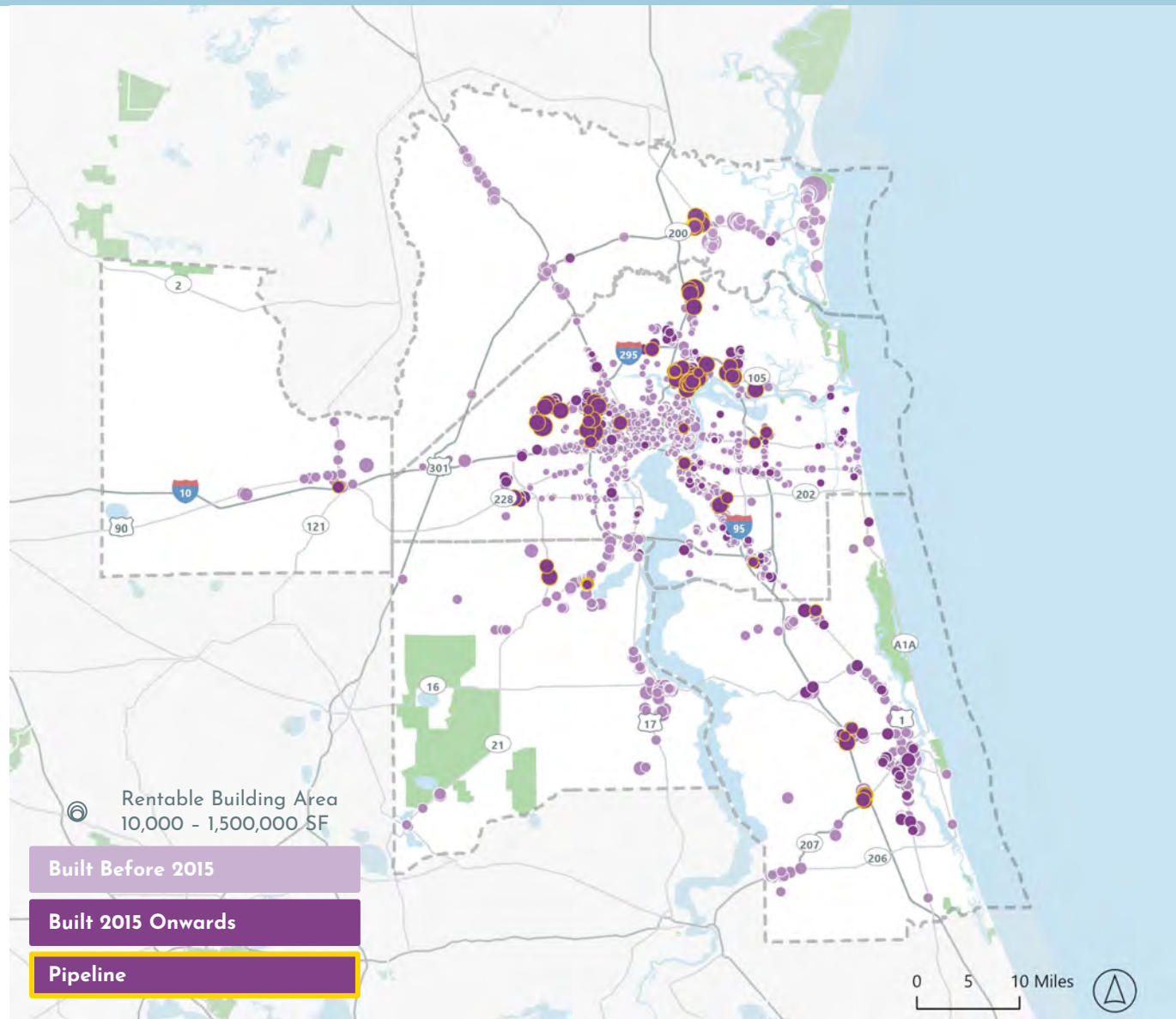
Nassau is expected to capture a much higher share of industrial development in the pipeline

Nassau County is home to a relatively small share of the regional industrial inventory. The county only captured 2.6% of all industrial built prior to 2015 in the Jacksonville MSA. Despite limited recent construction, the County accounted for 7.0% of the industrial development reported in the market pipeline as of December 2023. The higher capture rate is largely attributable to pipeline development within the Wildlight master planned community.

COUNTY CAPTURE RATES OF MSA

2.6%	0.1%	7.0%
Pre-2015	2015-Onward	Pipeline
133M SF IN MSA	26M SF IN MSA	19M SF IN MSA



[1] Pipeline reflects reported projects in CoStar. Crawford Diamond and ICI Villages are not included.
Source: CoStar (data retrieved December 2023), Esri, SB Friedman

INDUSTRIAL - EXISTING SUPPLY & PIPELINE

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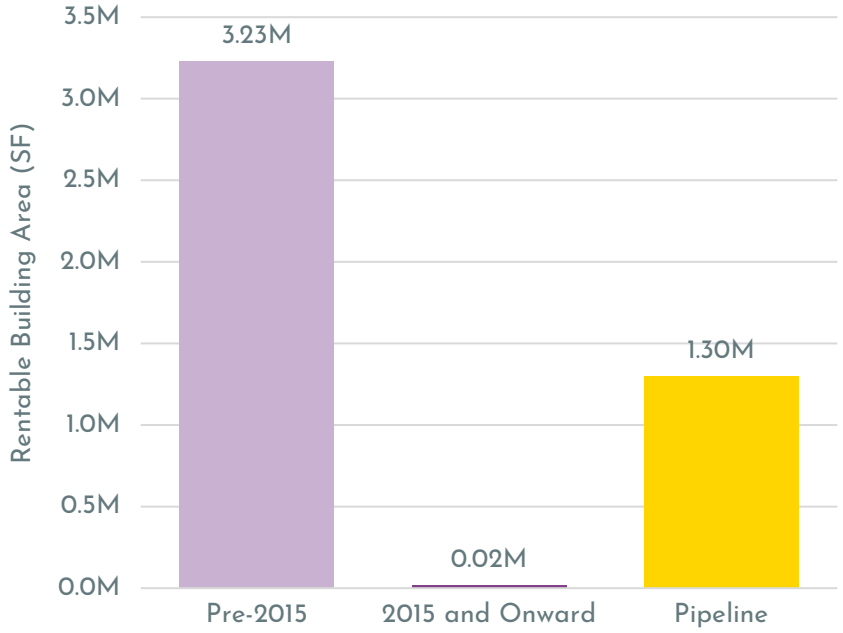
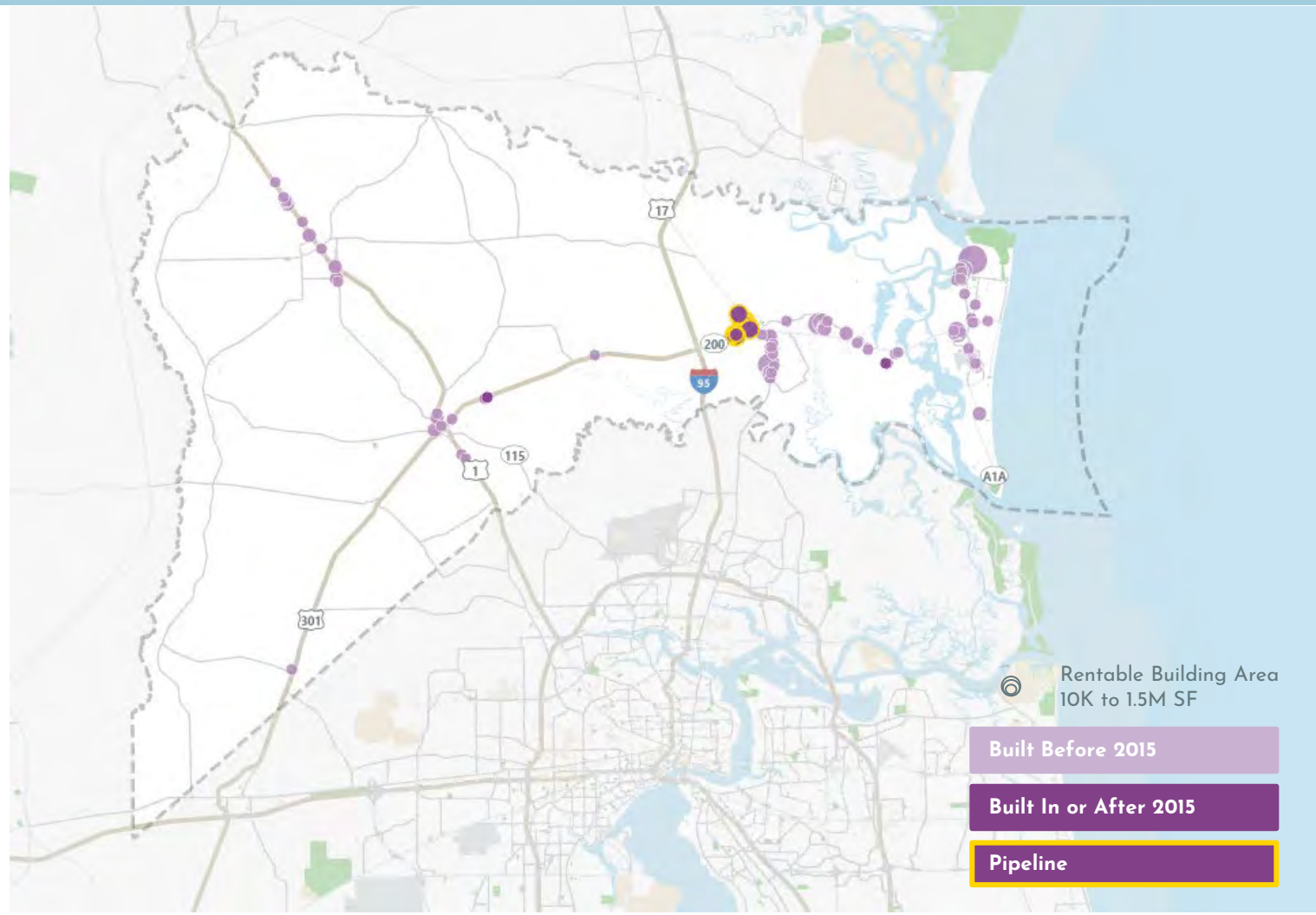
Industrial growth slow since 2015, future is planned around Yulee & Crawford Diamond

There is just under 5M square feet of industrial in Nassau County as of 2023. Existing development is largely concentrated along Highway 200 and Amelia Island. There is 1.3M square feet in the pipeline, which is equivalent to a 30% increase from the existing inventory.

INDUSTRIAL DEVELOPMENT





[1] Pipeline reflects reported projects in CoStar. Crawford Diamond and ICI Villages are not included.
Source: CoStar (data retrieved December 2023), Esri, SB Friedman

INDUSTRIAL - INDUSTRIAL CLUSTERS

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New industrial clusters are proposed west of I-95

There are two emerging industrial clusters in Nassau County: Crawford Diamond and ICI Villages. Both zones have received entitlements for industrial development and encompass hundreds of acres. The two emerging clusters both have rail and interstate access, making them competitive sites regionally.

EXISTING CLUSTERS

1 FERNANDINA BEACH

A1A, Port of Fernandina
Existing SF: 1.8 million SF
Major Tenants: RYAM, Westrock

2 YULEE

Hwy 17 & A1A; close to I-95
Existing SF: 1.2 million SF
Future growth: 1.3 million SF
Timeline: Wildlight Commerce Park anticipated to be complete by 2035

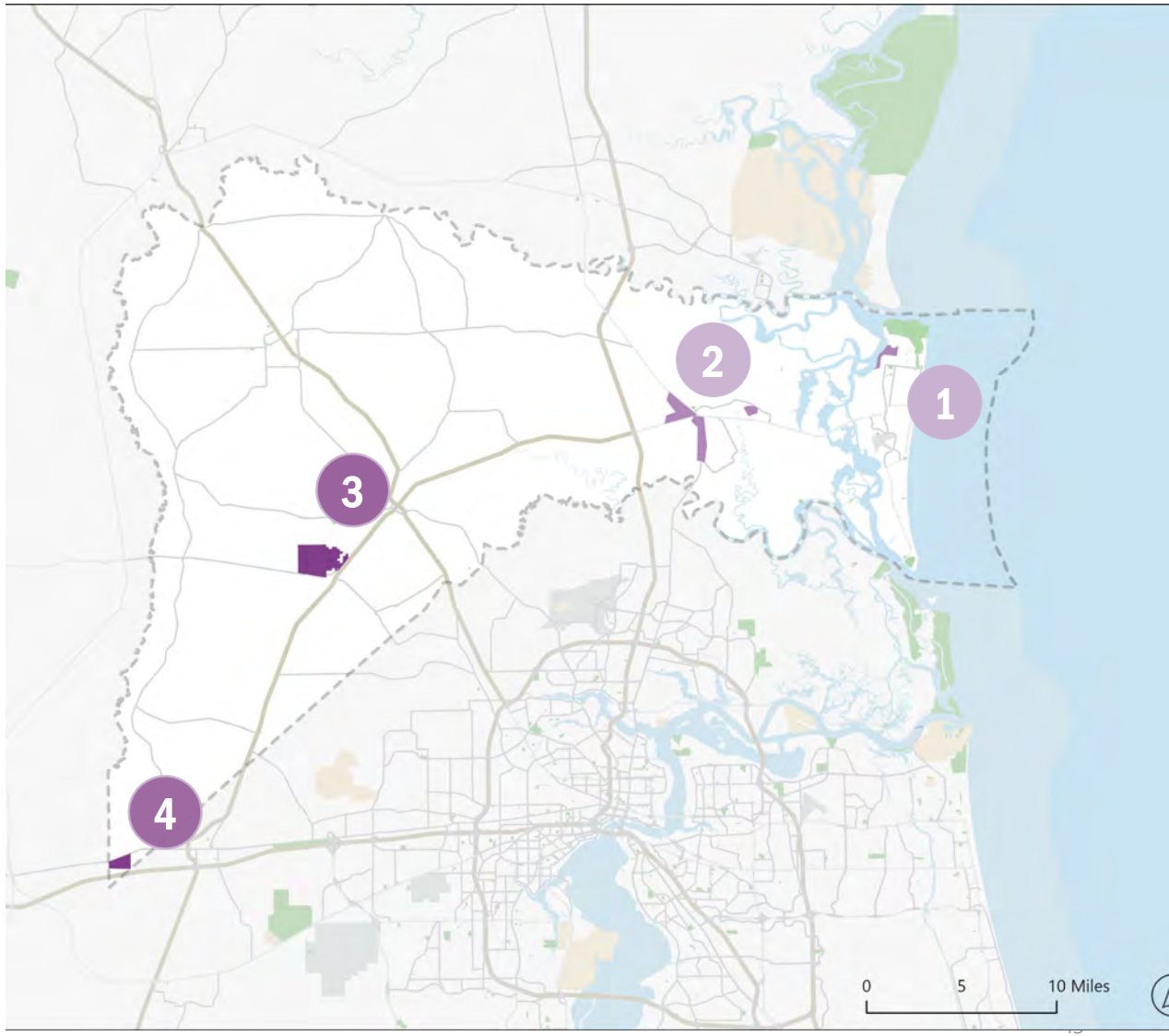
EMERGING CLUSTERS

3 CRAWFORD DIAMOND

Dual rail frontage (CSX and Norfolk Southern)
Equidistant to I-95, I-10, and JAX
Existing AC: 400

4 ICI VILLAGES

Dual rail frontage (CSX/SAL); access to I-90 and I-10
Proposed: 695 acres; 6.3 million SF
Timeline: Approved by County in March 2024



Source: CoStar (data retrieved December 2023), Nassau County, SB Friedman

INDUSTRIAL LEASING ACTIVITY

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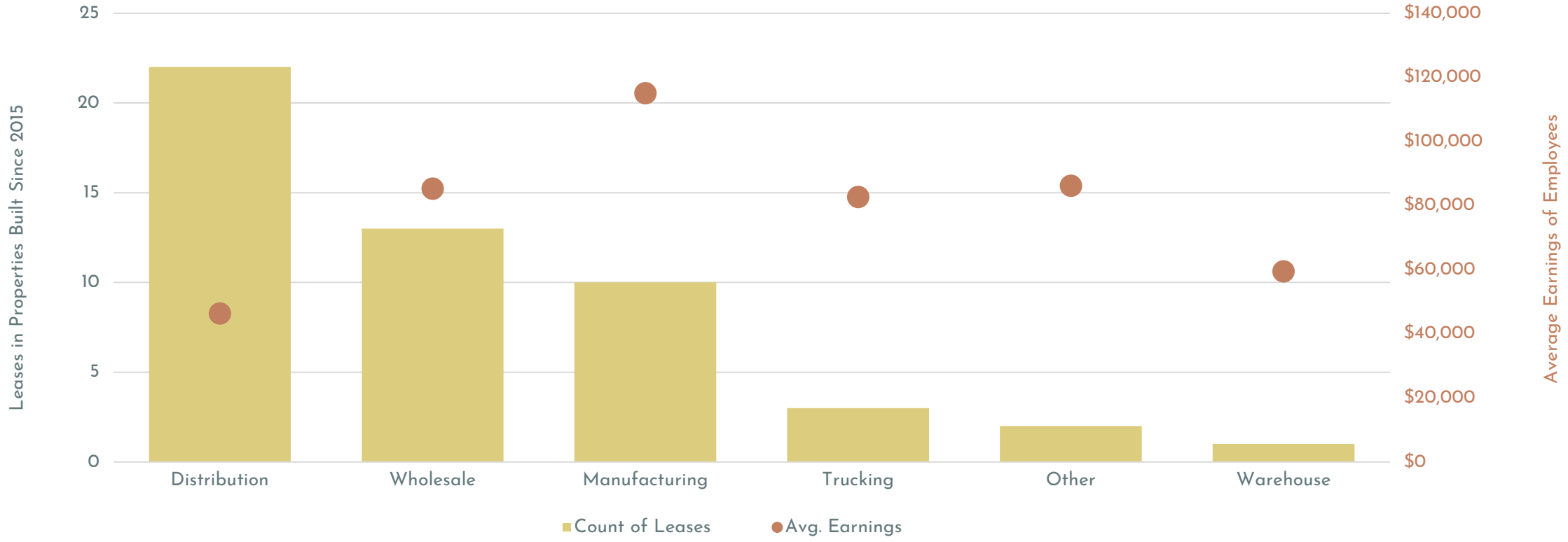
The fastest growing industrial sectors report annual earnings ranging from $40K-80K

Within industrial buildings built since 2015, the largest share of tenants are categorized as distribution businesses. Within Duval County, the average earnings of employees in distribution-related occupations is $46,000. The next two most prevalent industrial tenant types in new construction properties are Wholesale Trade and Manufacturing, with average employee wages of $85,000 and $115,000 respectively.

TYPICAL TENANTS/EMPLOYEE WAGES IN NEW INDUSTRIAL (BUILT SINCE 2015)



Note: Data based on leasing activity in Duval County due to limited data availability elsewhere in the Jacksonville MSA
Source: CoStar (data retrieved December 2023), Lightcast, SB Friedman

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INDUSTRIAL – PROTOTYPICAL BUILDING SIZES

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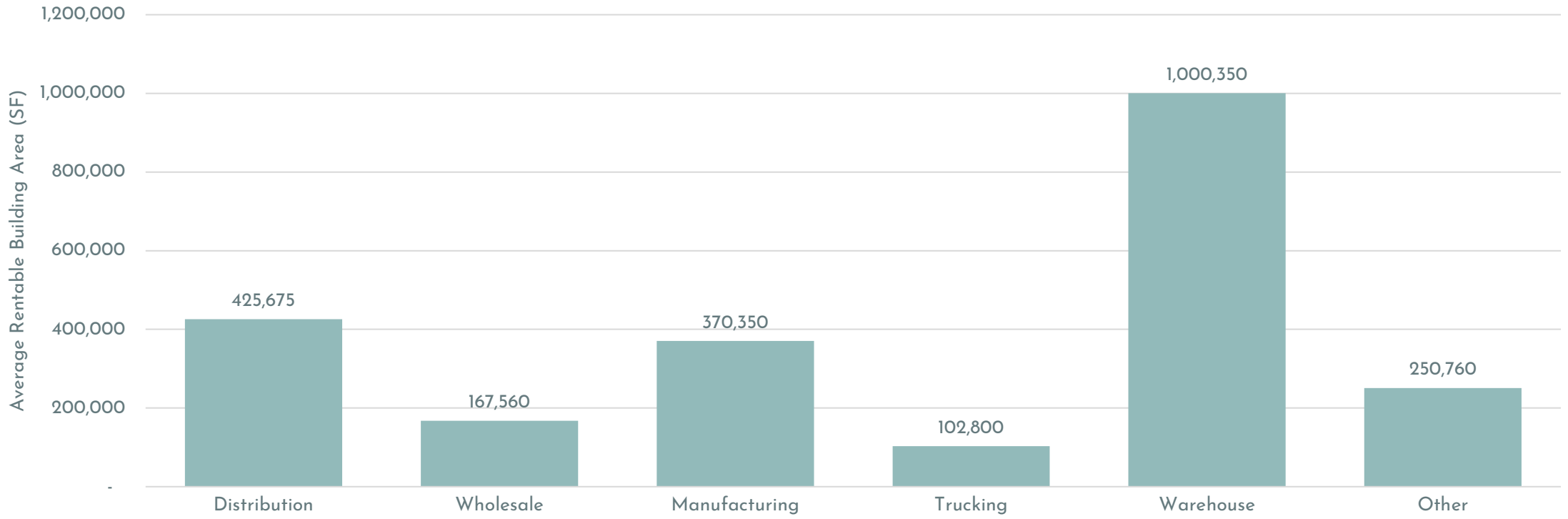
New industrial in the Duval County market tends to be 100K-1M SF, averaging around 400K SF

Characteristics of industrial buildings can vary widely from market to market, however modern industrial tends to be much larger than older industrial buildings. In neighboring Duval County, industrial properties built since 2015 tend to range from 100,000 to 1,000,000 square feet. Distribution, Wholesale and Manufacturing – the three industrial secondary property types with the most leasing activity – report average building sizes ranging from 165,000 square feet to 425,000 square feet.

RENTABLE BUILDING AREA OF POST-2015 DUVAL COUNTY INDUSTRIAL



Note: Data based on leasing activity in Duval County due to limited data availability elsewhere in the Jacksonville MSA
Source: CoStar (data retrieved December 2023), SB Friedman

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INDUSTRIAL SUPPLY TAKEAWAYS

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New deliveries will increase existing supply by 30% and increase market presence

BIG PICTURE

Historically, Nassau County had a limited industrial presence in the region and therefore attracted only a small share of commercial industrial development. Growth has lagged in recent years, but the County has several industrial parks and specific sites entitled for industrial development. Key barriers to development are access to existing utilities and a sizeable workforce.

SHARE

7%
of all current proposed industrial development in the Jacksonville MSA is in Nassau County.

POTENTIAL

13 million SF
of industrial development capacity at planned industrial parks in Yulee, Crawford Diamond, and ICI Villages

TYPOLOGY

Distribution
The largest share of recent industrial leases are companies specialized in distribution who offer wages lower than other industrial employers.

[1] Land capacity based on entitled SF at Wildlight and ICI Villages plus SB Friedman assumed FAR at Crawford Diamond.
Source: CoStar (data retrieved December 2023), SB Friedman

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RESIDENTIAL SUPPLY

HOMEOWNERSHIP RATES

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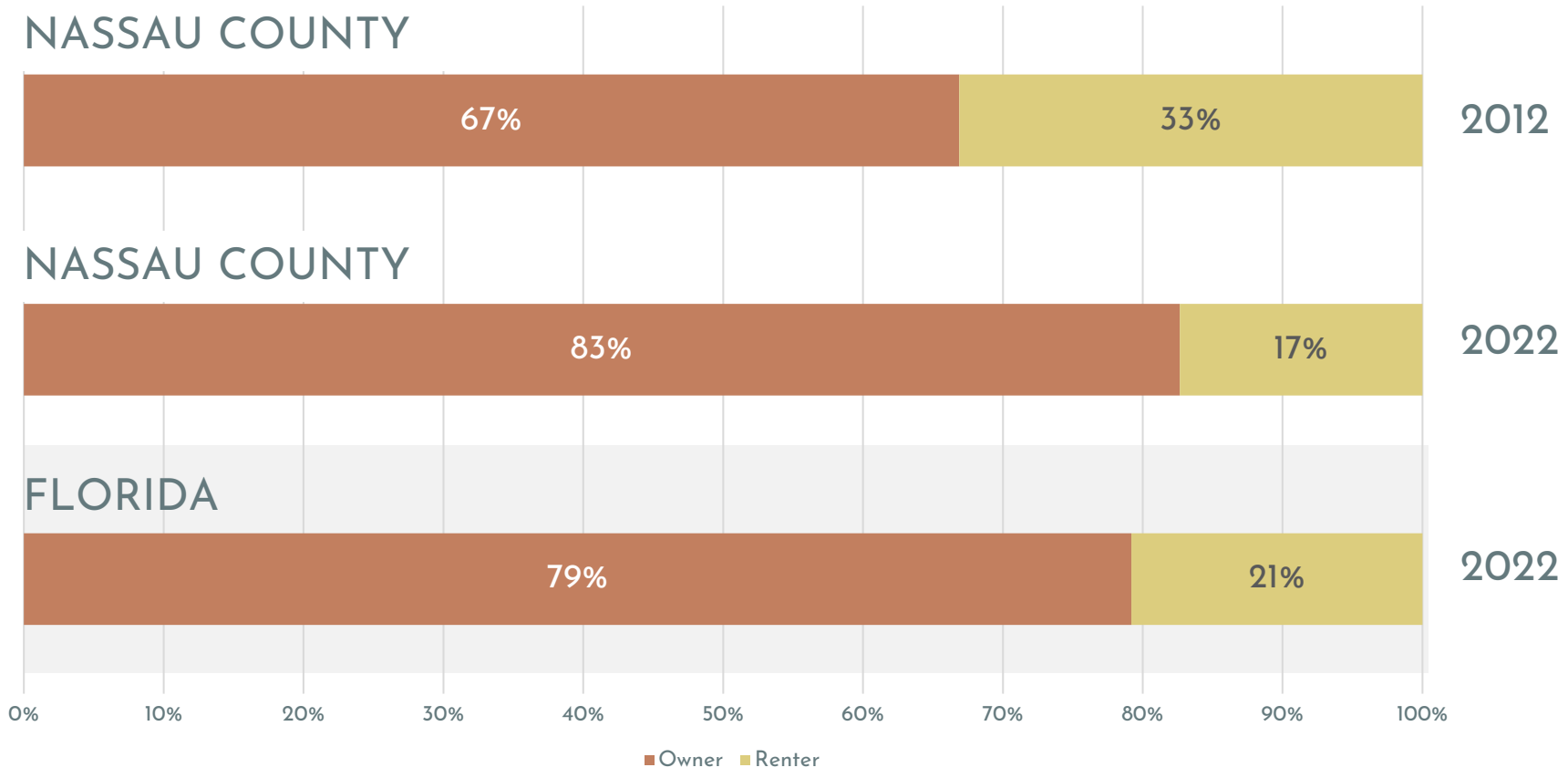
Nassau County homeownership increased by 16% from 2012 to 2022



The homeownership rate in Nassau County increased from 67% in 2012 to 83% in 2022. As of 2022, the homeownership rate in Nassau County exceeds the statewide homeownership rate of 79%.

Source: SB Friedman, US Census Bureau ACS 5-Year Estimates (2008-2012 and 2017-2022)

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HOUSING TYPES IN NASSAU COUNTY

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Approximately 65% of the housing units in the County are single-family detached homes

Almost two-thirds of the residential units throughout the County are single-family detached homes. Mobile homes and RVs are the next most common housing unit type, and account for nearly 1 in 5 residential units.

UNITS BY HOUSING TYPE IN NASSAU COUNTY

27,481

single-family detached units

1,300

single-family attached units (townhome)

2,568

units in small multifamily buildings (2-9 units)

2,732

units in large multifamily buildings (10+ units)

8,040

other units (mobile homes, etc.)

Source: SB Friedman, US Census Bureau (2022 ACS 5-Year Estimates)

HOUSING PERMITS

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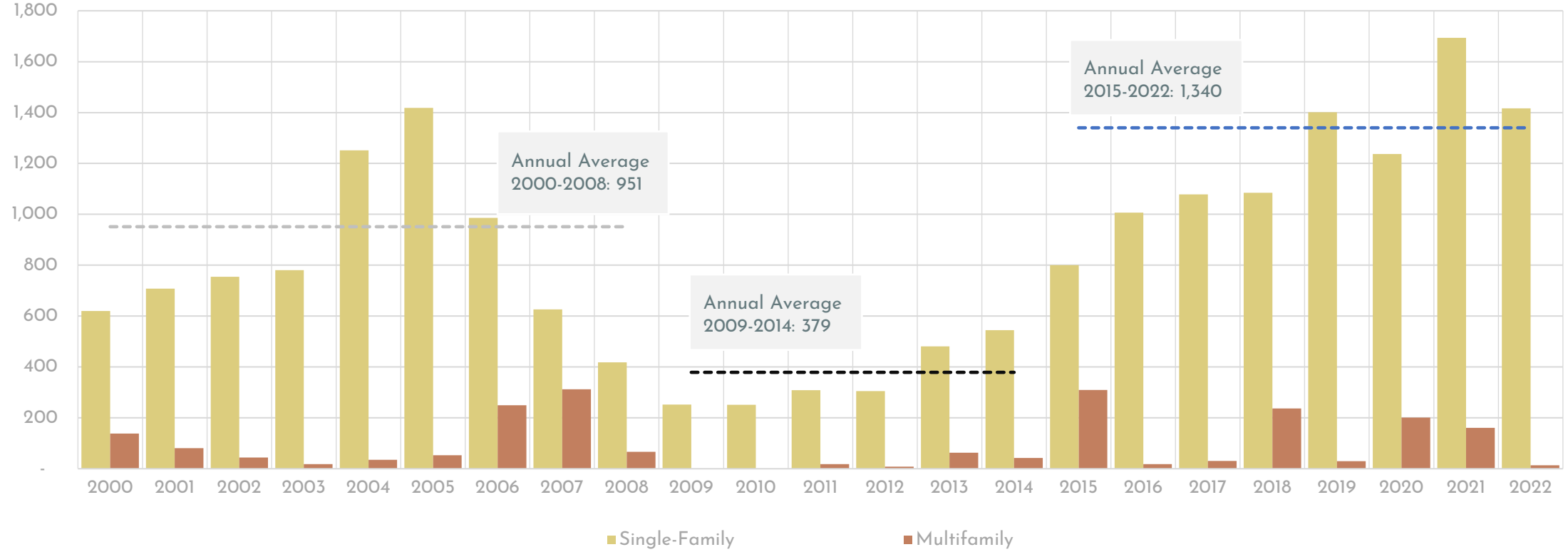
For-sale residential development is exceeding pre-Recession levels

Development of for-sale housing has reached a record high in 2021, exceeding even the fastest rates of development prior to the Great Recession. Between 2015 and 2022, approximately 1,340 new housing units were built annually. Approximately 10% of recent residential development has been in multifamily buildings, while 90% was in single family homes.

NASSAU COUNTY HOUSING PERMIT TRENDS



Source: SB Friedman, US Census Bureau

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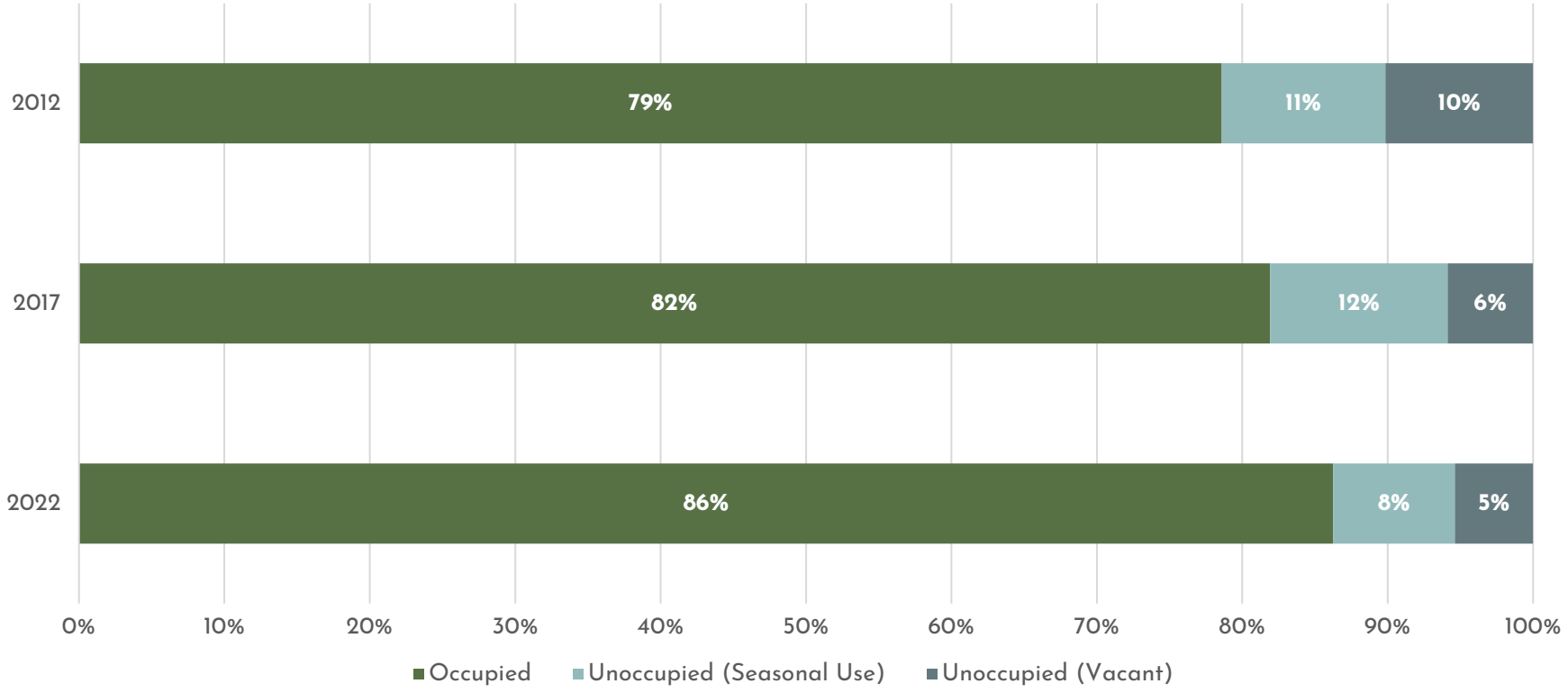
VACANCY

Countywide vacancy rate is declining, and the share of year-round residents is increasing

NASSAU COUNTY | PERCENTAGE OF UNITS BY OCCUPANCY STATUS | 2012-2022



Historically, a large share (11%) of Nassau County housing units were second homes and therefore seasonally unoccupied. As development of primary homes has occurred throughout the county, the share of seasonal housing units has declined, 8% in 2022.

From 2012 to 2022, vacancy of non-seasonal units has also declined from 10% to 5%.

Source: SB Friedman, US Census Bureau ACS 5-Year Estimates (2008-2012, 2012-2017, and 2017-2022)

FOR-SALE RESIDENTIAL

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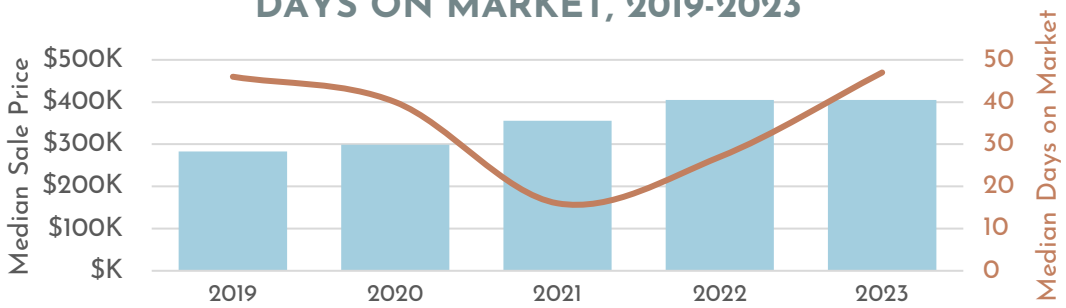
9% compound annual growth rate (CAGR) of median home sale price since 2019

The median home price in Nassau County reported by the Northeast Florida Association of Realtors in 2023 was $405,000. Sale prices for homes on Amelia Island were reportedly double the price of housing west of I-95 ($700,000 and $327,000, respectively). From 2019 to 2023, home prices surged in the county, increasing by 9% annually. Over the same period of years, the average time a house was listed for sale was less than 50 days. The time homes were listed prior to a sale was lowest in 2021 (16 days) and gradually increased in the past two years to 47 days in 2023. Longer listing periods suggests a slight moderation in demand, although both sales price and time on market metrics remain strong relative to national trends.

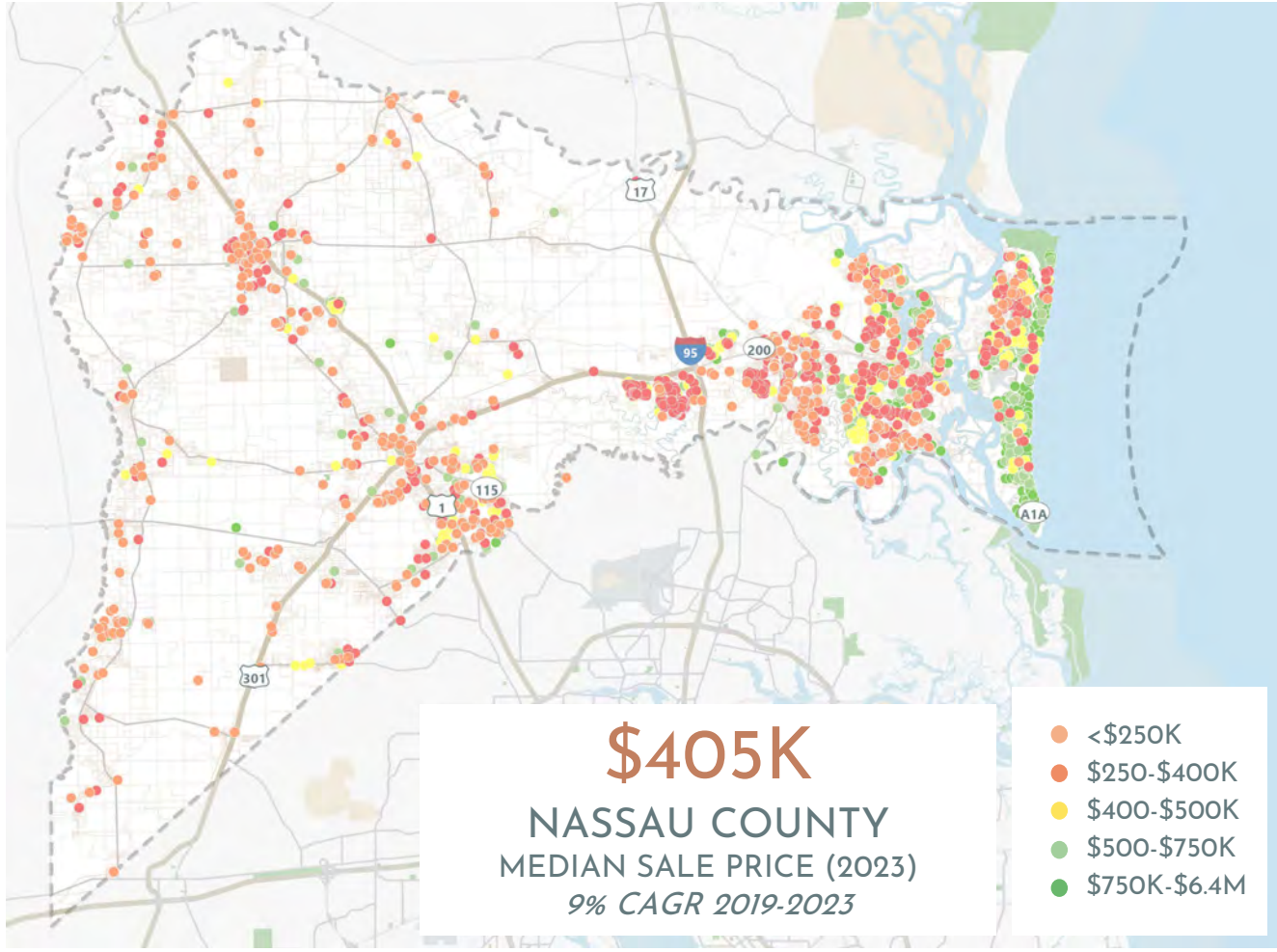
NASSAU COUNTY HOME SALE PRICE AND DAYS ON MARKET, 2019-2023



$699,950
ISLAND
MEDIAN SALE PRICE (2023)

$403,190
BETWEEN ISLAND/I-95
MEDIAN SALE PRICE (2023)

$326,990
WEST OF I-95
MEDIAN SALE PRICE (2023)



Source: Esri, Northeast Florida Association of Realtors (NEFAR), Redfin, SB Friedman

MULTIFAMILY – EXISTING SUPPLY & PIPELINE

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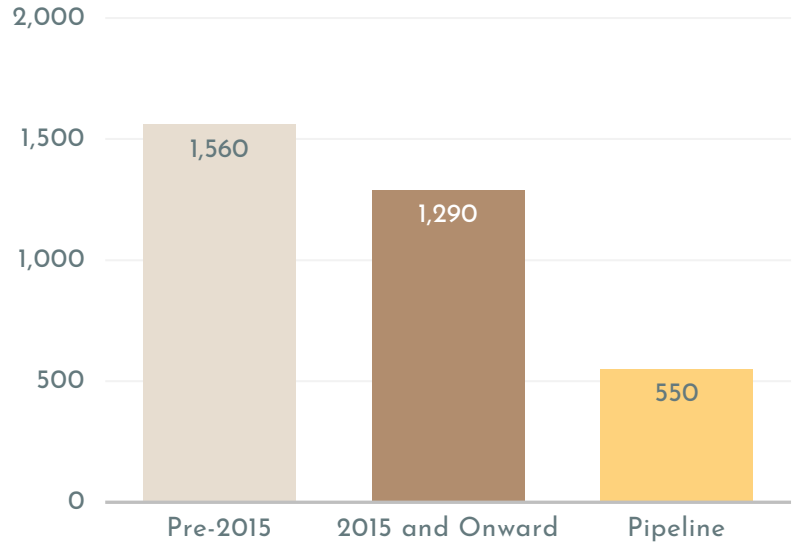
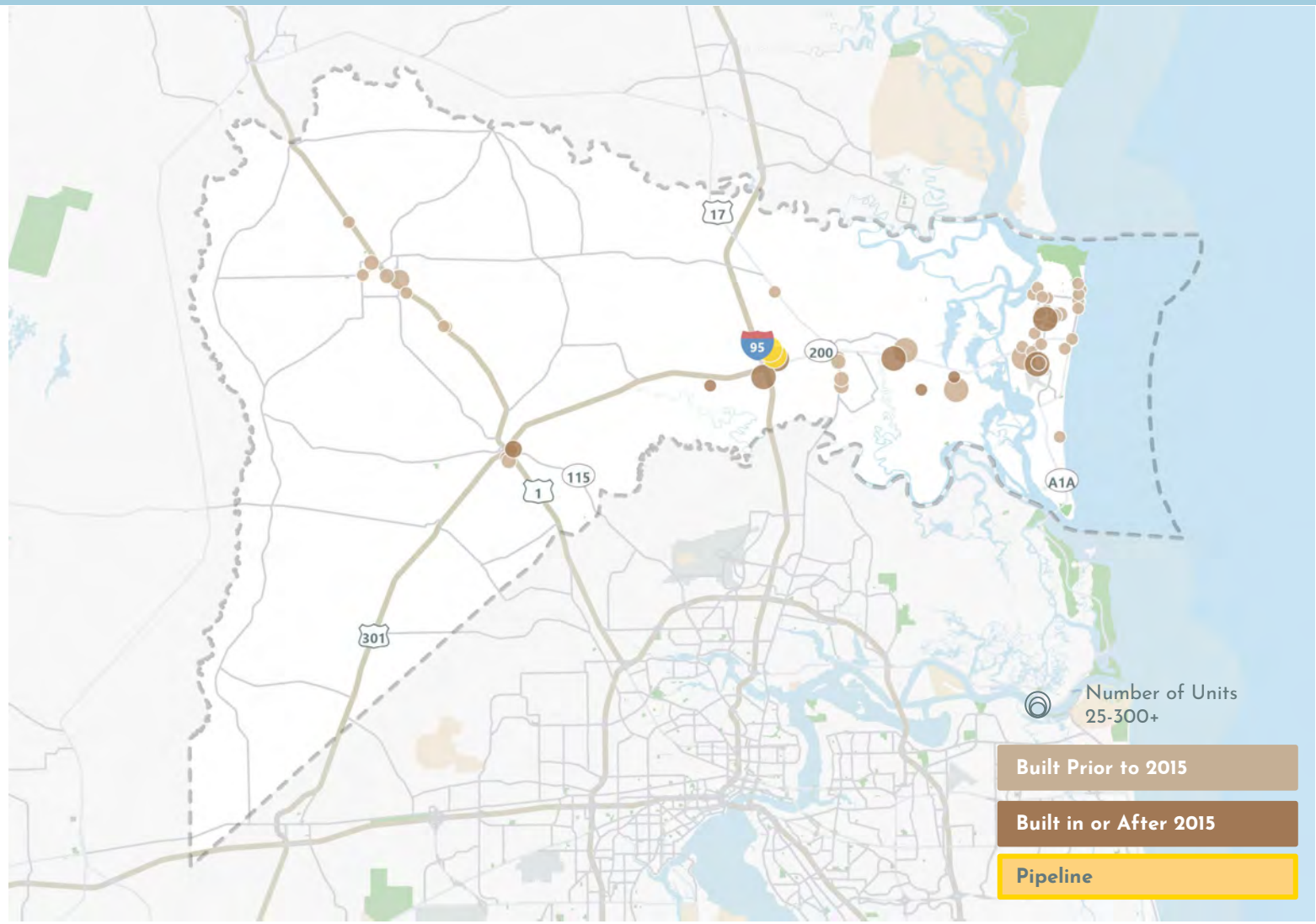
The county currently has nearly 3,000 units, with 550 more in the pipeline

There are nearly 3,000 commercially managed multifamily units in Nassau County, almost half of which were built since 2015. Another 550 units are currently in the pipeline. Areas with recent multifamily development include Amelia Island and the Highway 200 corridor. All reported pipeline multifamily development is within the Wildlight development.

MULTIFAMILY UNITS





Source: CoStar (data retrieved December 2023), Esri, SB Friedman

MULTIFAMILY - EXISTING SUPPLY

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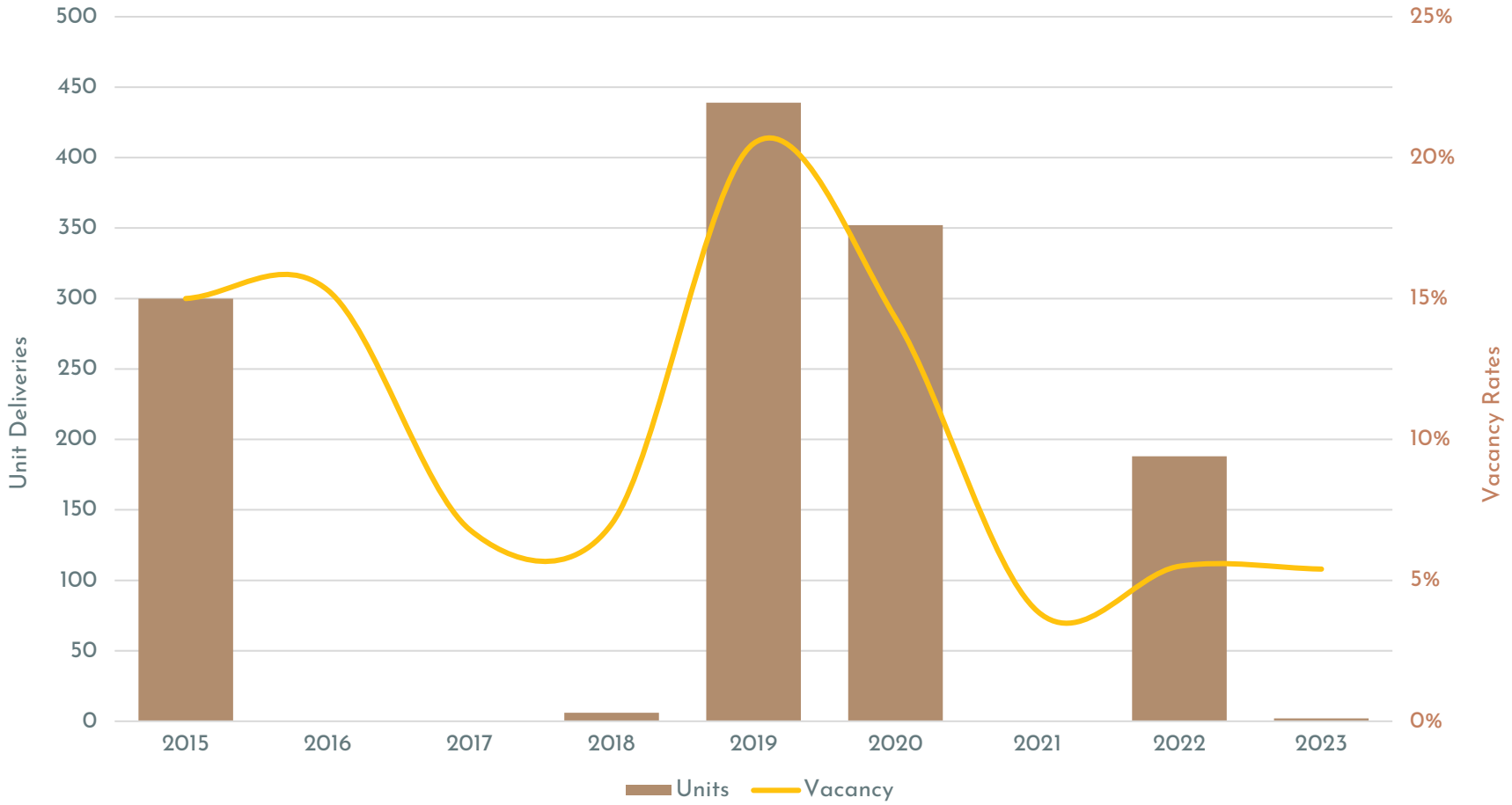
The market has fully absorbed recent residential deliveries

ANNUAL UNIT DELIVERIES AND MARKET VACANCY RATES [1], 2015-2023



The pace of multifamily development in Nassau County has varied widely from year to year. In 2019 and 2020, the County delivered nearly 900 multifamily units. Vacancy spiked following the influx of new units, peaking at approximately 20%. The County has since absorbed those units along with additional units delivered in 2022, stabilizing at a 5% vacancy rate in 2023.

[1] Analytics reflect market-rate units only.
Source: CoStar (data retrieved December 2023), SB Friedman

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MULTIFAMILY- RECENT DEVELOPMENT

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Units built since 2015 have an average premium of $0.20/SF

The majority of new multifamily development in Nassau County is two to three stories with surface parking. In 2023, the average monthly rent for all multifamily units, irrespective of building age, was approximately $1.90 per square foot ($1,915 per unit) [1]. The average rent for units built since 2015 was approximately $2.10 per square foot ($2,285 per unit).

A Vintage Amelia Island
224 UNITS | 2019 YR BLT | $1.90/SF

B Mills Creek Preserve – Yulee
188 UNITS | 2022 YR BLT | $1.60/SF

C Topaz Oaks - Callahan
73 UNITS | 2020 YR BLT | $1.50/SF

D The Lofts at Wildlight - Yulee
279 UNITS | 2020 YR BLT | $1.70/SF

[1] Analytics reflect market-rate units.
Source: CoStar (data retrieved December 2023), SB Friedman

REGIONAL DENSITY CONTINUUM

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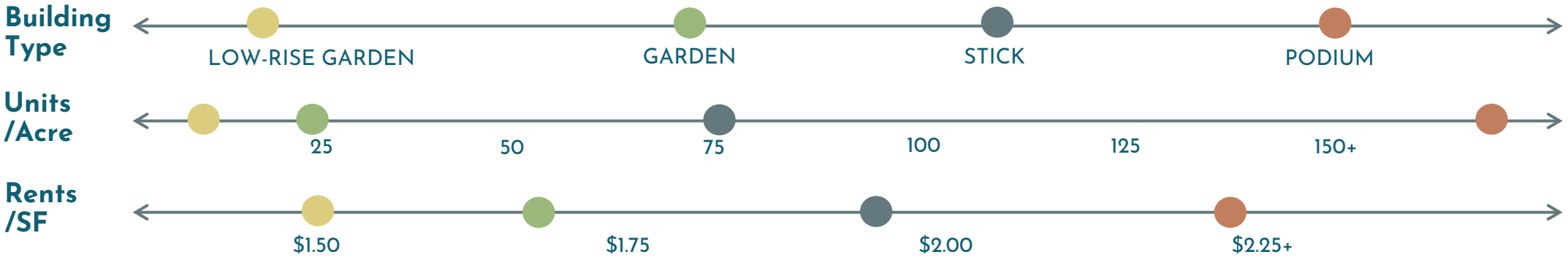
Multifamily developments become denser as they near Jacksonville

There is typically a direct relationship between achievable rents and density in a market. As market rents increases, the value of land increases and developers often consider higher density development typologies. The majority of development in Nassau County continues to be lower density, but as value continues to increase there are opportunities to pursue higher density development consistent with new multifamily occurring elsewhere in the Jacksonville MSA.

Topaz Oaks	The Lofts at Wildlight	220 Riverside	Vista Brooklyn



Source: CoStar (data retrieved December 2023), SB Friedman

DENSITY CONTINUUM MAP, 2010-2023

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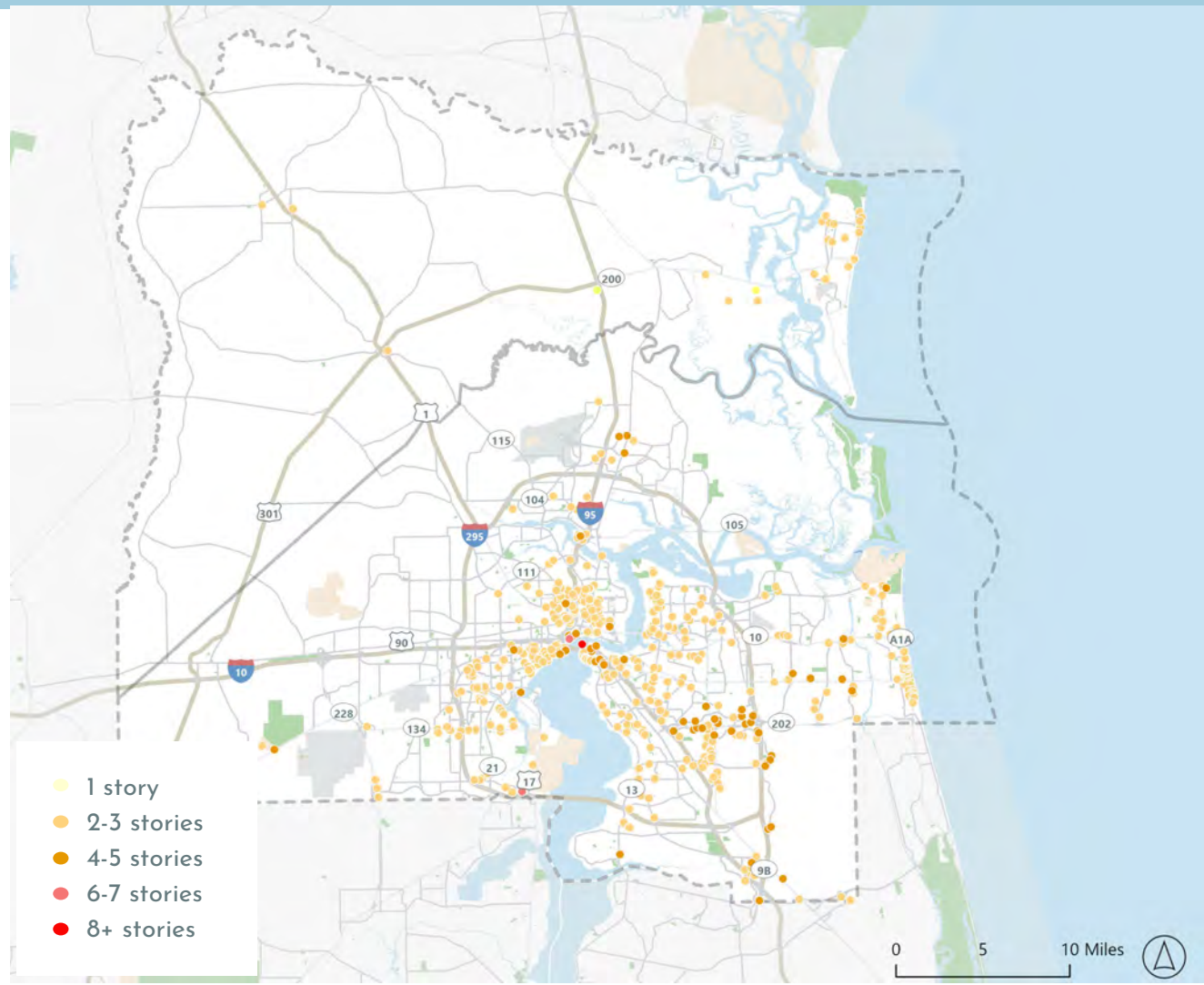
Buildings with more stories have higher rents per SF and units per acre

Approximately 25% of multifamily rental units [1] in Nassau County built since 2010 are in one-story buildings and the other 75% are in low-rise garden-style buildings (two to three stories).

The Jacksonville market is also dominated by lower density residential development, 93% of the new units in Duval County are in garden-style buildings. Higher-density buildings are predominantly in Downtown Jacksonville or near St. Johns Town Center.



[1] Map includes all multifamily units constructed since 2010.
Source: CoStar (data retrieved December 2023), Esri, SB Friedman

RENT GROWTH

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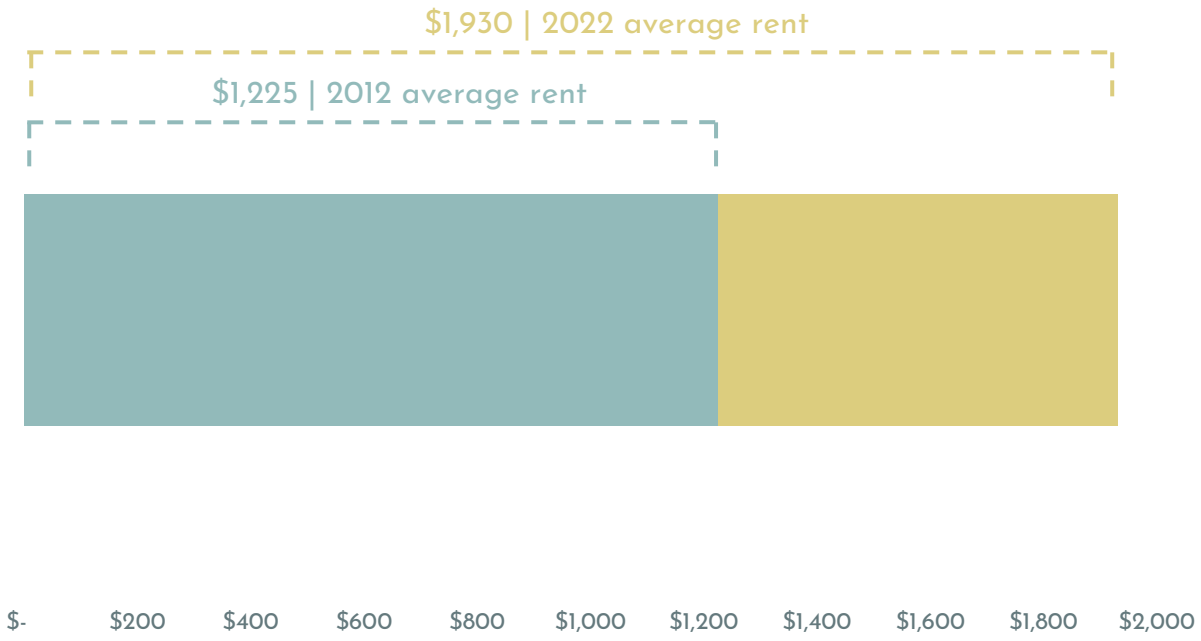
Average effective rent per unit has increased by 58% since 2012 [1]

The average rent in Nassau County increased by $700 from 2012 to 2022, a 5% compound annual increase in rent.

2012

2012-2022 increase



[1] Analytics reflect market-rate units.
Source: CoStar (data retrieved December 2023), SB Friedman

SUPPORTABLE HOME SALES BY AMI IN 2023

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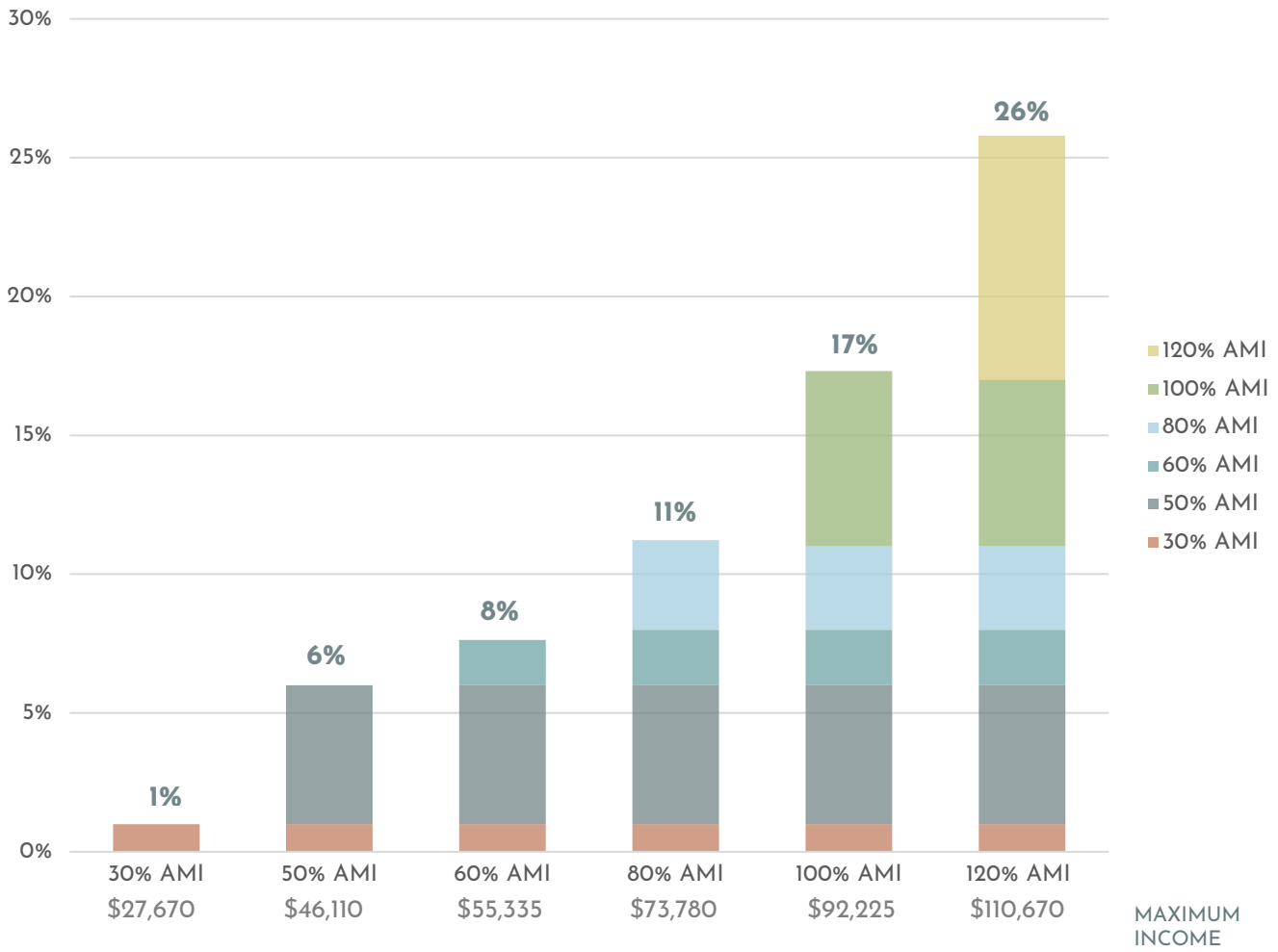
Percentage of home sales in past year that could be supported by each AMI [1]

The area median income (AMI) for a three-person household in the County was $92,225 as of 2022. Only 17% of the homes sold in the County in 2023 would have been considered affordable for households at or below 100% AMI. In this context, "affordable" means a household's annual cost of housing is at or below 30% of their annual monthly income.

When considering households at or below 120% AMI, only 1 in 4 homes sold in 2023 would have been affordable for a household earning 120% of AMI. Recent sales data indicated the vast majority of sales are only affordable to upper-income households.



[1] Area median income based on a three-person household
Source: HUD FY 2022, Redfin, SB Friedman

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RESIDENTIAL SUPPLY TAKEAWAYS

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Residential development at record highs, prices rapidly increases in Nassau County

BIG PICTURE

The multifamily market is growing steadily. Increasing rents and low vacancy despite substantial deliveries is indicative of continued demand for additional rental development.

While homeownership rates in the county have historically been high and housing development has occurred at a record-setting pace in recent years, single-family homes have increased rapidly in price and selling quickly when listed. A large share of homes, even smaller-scale homes (e.g., townhomes), are selling at price points unaffordable for moderate-income households.

SHARE

72%
of existing and pipeline multifamily inventory in Nassau County is in Yulee

DELIVERIES

143 multifamily units
delivered annually on average in the county since 2015

RENT

$2.10 per SF
average rent for multifamily units built in the county since 2015

SCALE

130 units
built per project on average for recent new multifamily developments in the county

PRICE - COUNTY

$405,000
median list price for detached single-family homes in Nassau County in 2023

PRICE - ISLAND

$699,950
median list price for detached single-family homes on Amelia Island in 2023

Source: CoStar (data retrieved December 2023), NEFAR, Redfin, SB Friedman

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RETAIL SUPPLY

RETAIL - EXISTING SUPPLY & PIPELINE

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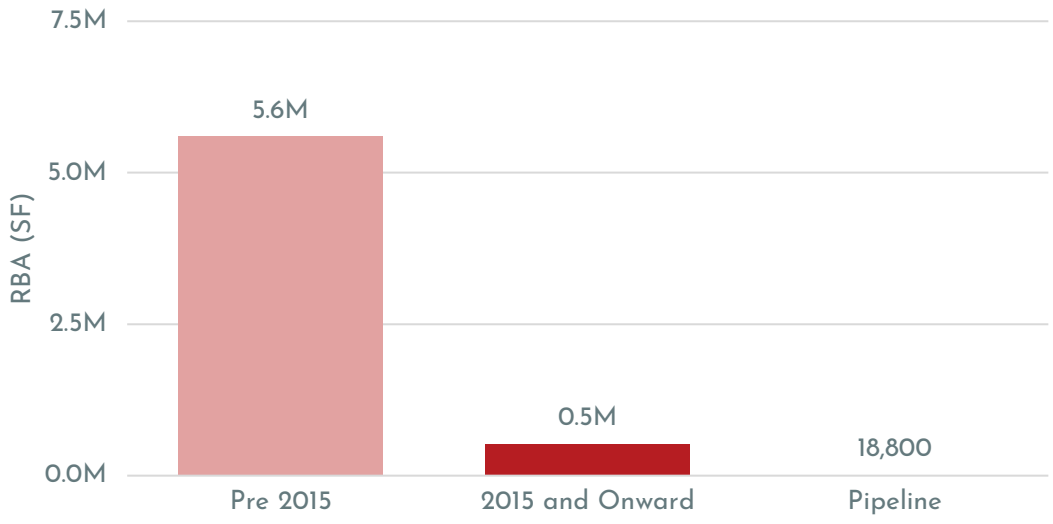
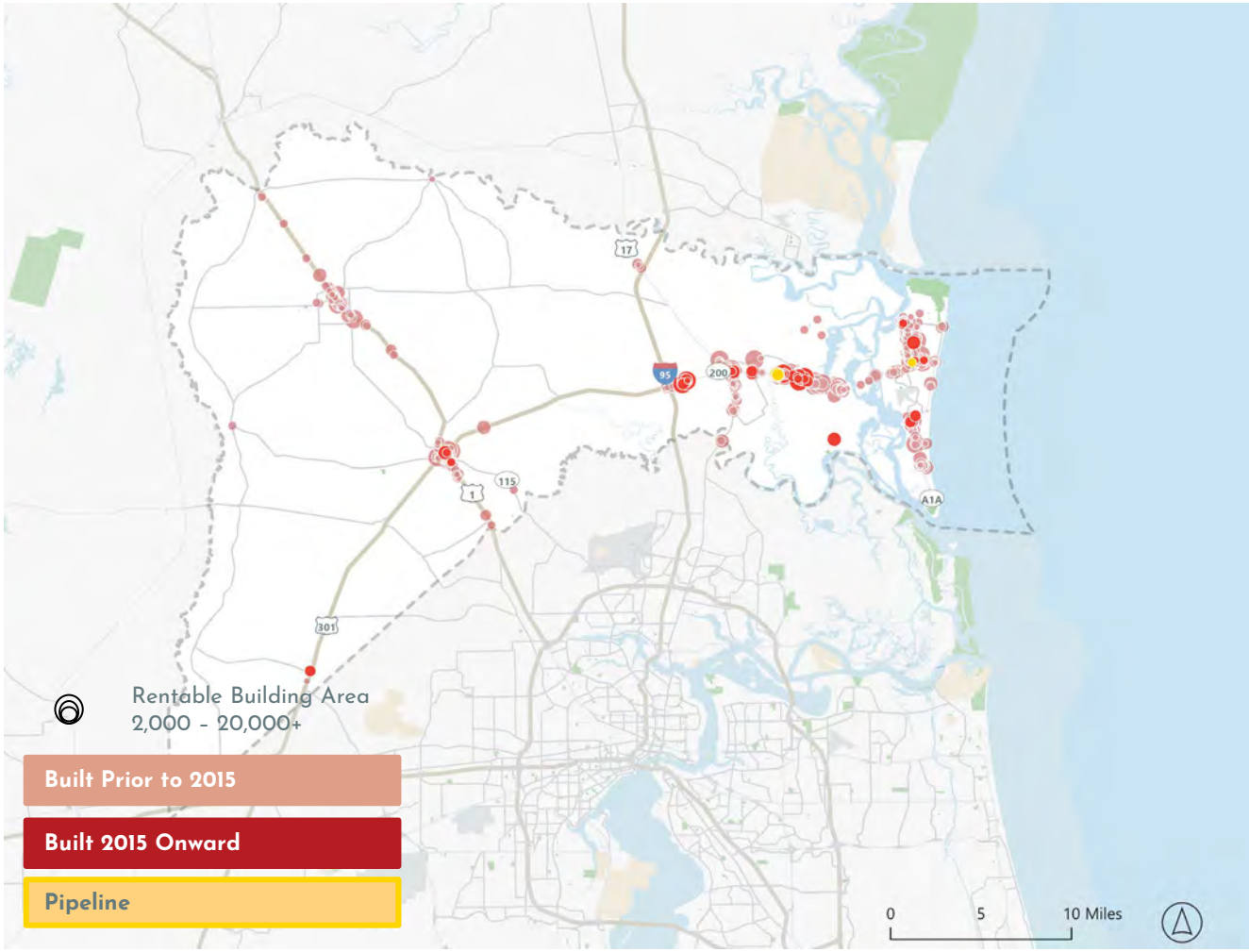
The County has over 6M SF of retail

The County maintains over 6 million square feet of retail, 0.5 million square feet of which was constructed since 2015. There is only approximately 19,000 square feet of additional retail in the pipeline. Retail vacancy in Nassau County is 3.4%, lower than the 4.8% vacancy rate in neighboring Duval County. Low vacancy rates, and therefore absorption of recent deliveries, is one indicator there may be additional near-term demand for retail.

RETAIL DEVELOPMENT





Source: CoStar (data retrieved December 2023), Esri, SB Friedman

RETAIL - RECENT DEVELOPMENTS

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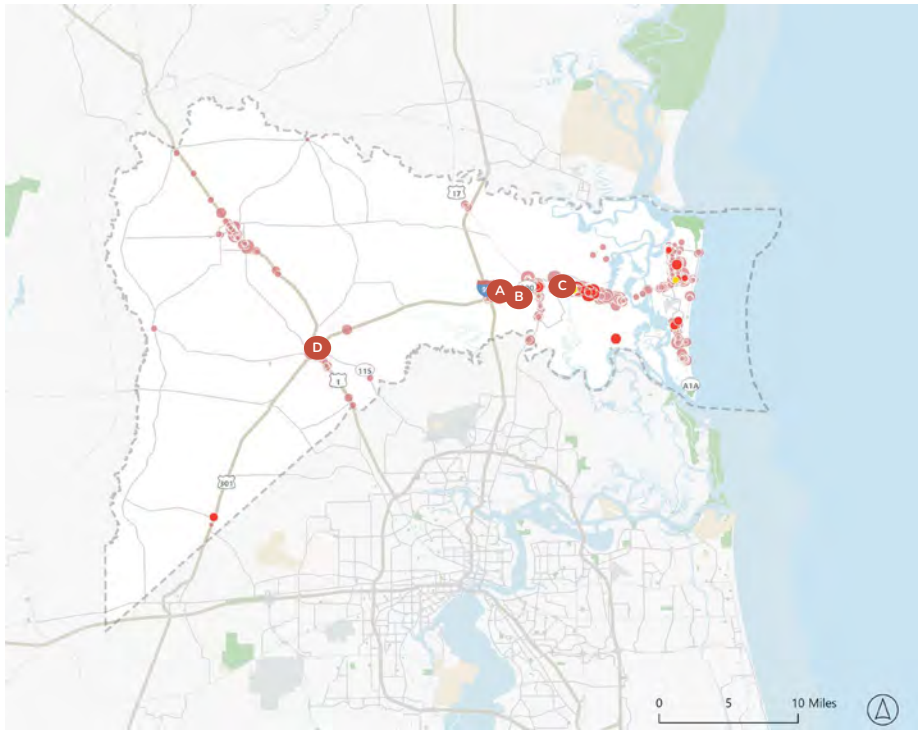
Retail follows rooftops, primarily in Yulee

The majority of new retail in Nassau County is located in Yulee, adjacent to large residential developments. Recent developments are a mix of multitenant in-line retail and single-tenant retail buildings.



Source: CoStar (data retrieved December 2023), SB Friedman

A Crossings at Wildlight - Yulee
77,190 SF | 2022 YR BLT | $35 NNN

B Wildlight Village Center - Yulee
10,450 SF | 2019 YR BLT | $22 NNN

C 463689 State Road 200 (ALDI) - Yulee
21,115 SF | 2019 YR BLT | $21 NNN

D 450047 State Road 200 (Popeyes) - Callahan
2,115 SF | 2020 YR BLT | $23 NNN

RETAIL GROWTH PER CAPITA

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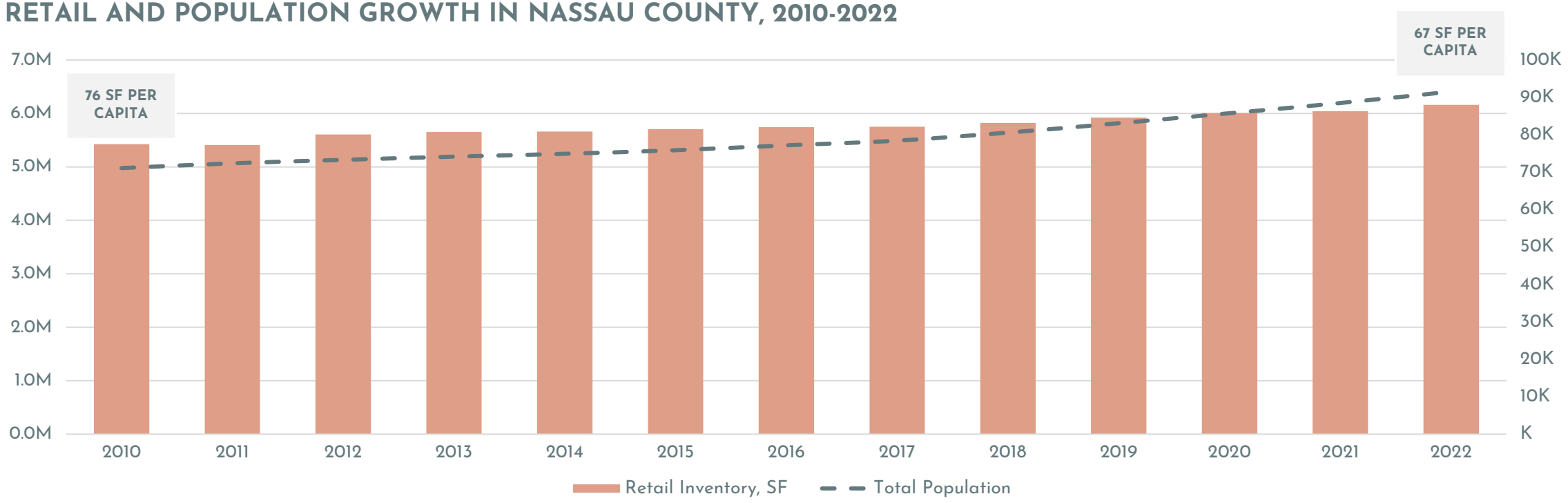
Population growth is outpacing retail growth

From 2010 to 2022, the County added approximately 20,500 residents and 738,000 square feet of retail space. In 2010, the County averaged 76 square feet of retail per person, dropping to 67 SF per capita in 2022. Retail per capita remains much higher than national averages, which is approximately 54 square feet per capita. The national metric has trended down for several years as consumers increasingly purchase more goods online. The higher ratio of retail to population in Nassau County is in part attributable to the tourism economy.

RETAIL AND POPULATION GROWTH IN NASSAU COUNTY, 2010-2022



Source: ACS 5-Year Estimates (2010-2022), CoStar (data retrieved December 2023), SB Friedman

RETAIL CLUSTERS IN NASSAU COUNTY

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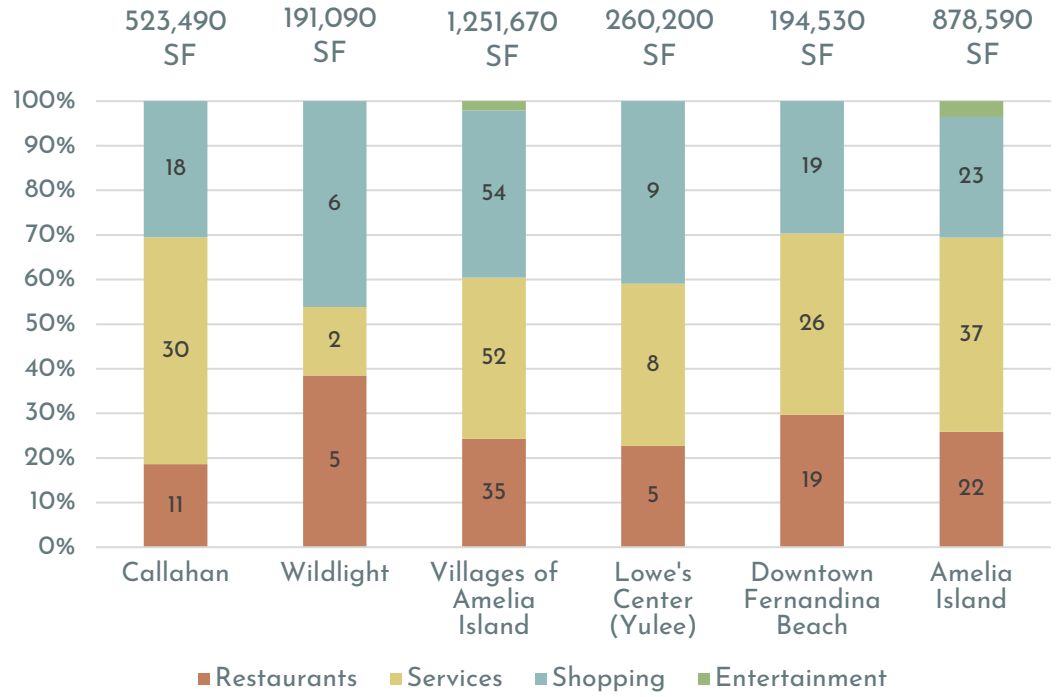
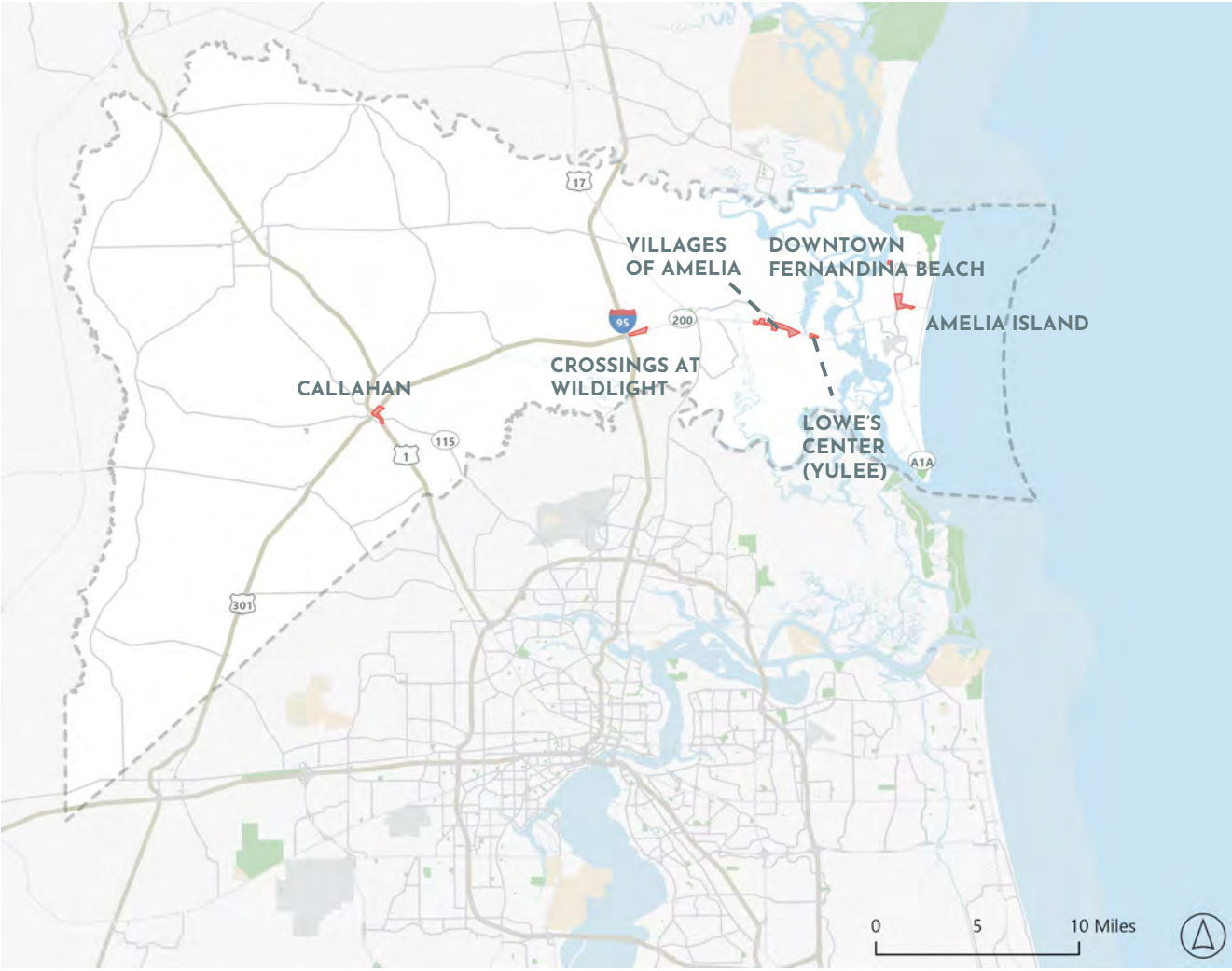
There are six primary retail clusters in the County

The County has six main retail clusters, five of which are east of I-95. Trade area data indicates several shopping centers, including Villages of Amelia Island and Downtown Fernandina Beach, have expansive trade areas that include areas in Jacksonville and Camden County.

TENANT MIX BY CLUSTER [1]



Source: CoStar (data retrieved December 2023), Esri, PlacerAI, SB Friedman
[1] See appendix for additional information.



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RETAIL SUPPLY TAKEAWAYS

DRAFT

Steady retail growth along SR 200 from Island to Callahan, low vacancy rates

BIG PICTURE

Most retail in the County exists in Fernandina Beach and Yulee. Almost 60,000 square feet has been delivered annually on average since 2015. Traditionally, retail has followed residential development in the County. While the pace of retail development has not kept up with residential growth, steady growth is anticipated to continue.

SHARE

82%
of existing retail is in Yulee or Fernandina Beach

DELIVERIES

58,530 SF
delivered annually on average in the County since 2015

VACANCY

2.5%
vacancy rate at the end of 2023, 2% lower than national average

RENT

$24.70
is the average NNN rent per SF for new construction [1]

[1] Built since 2015
Source: CoStar (data retrieved December 2023), SB Friedman

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OFFICE SUPPLY

OFFICE – EXISTING SUPPLY AND PIPELINE

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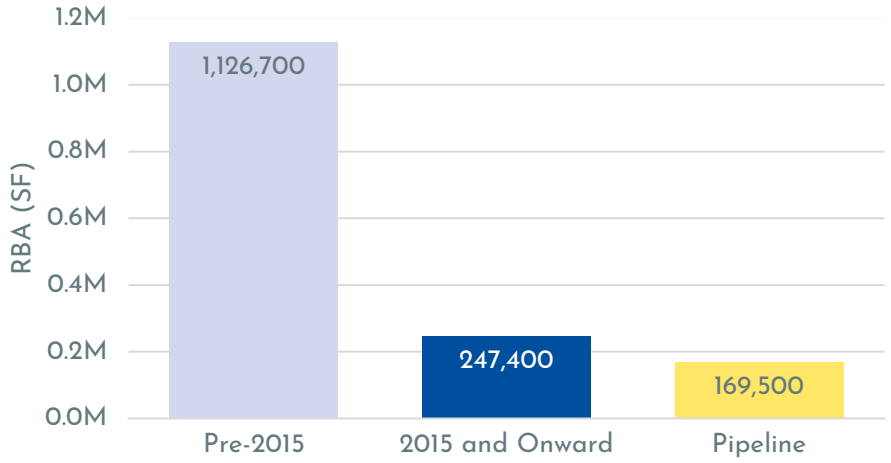
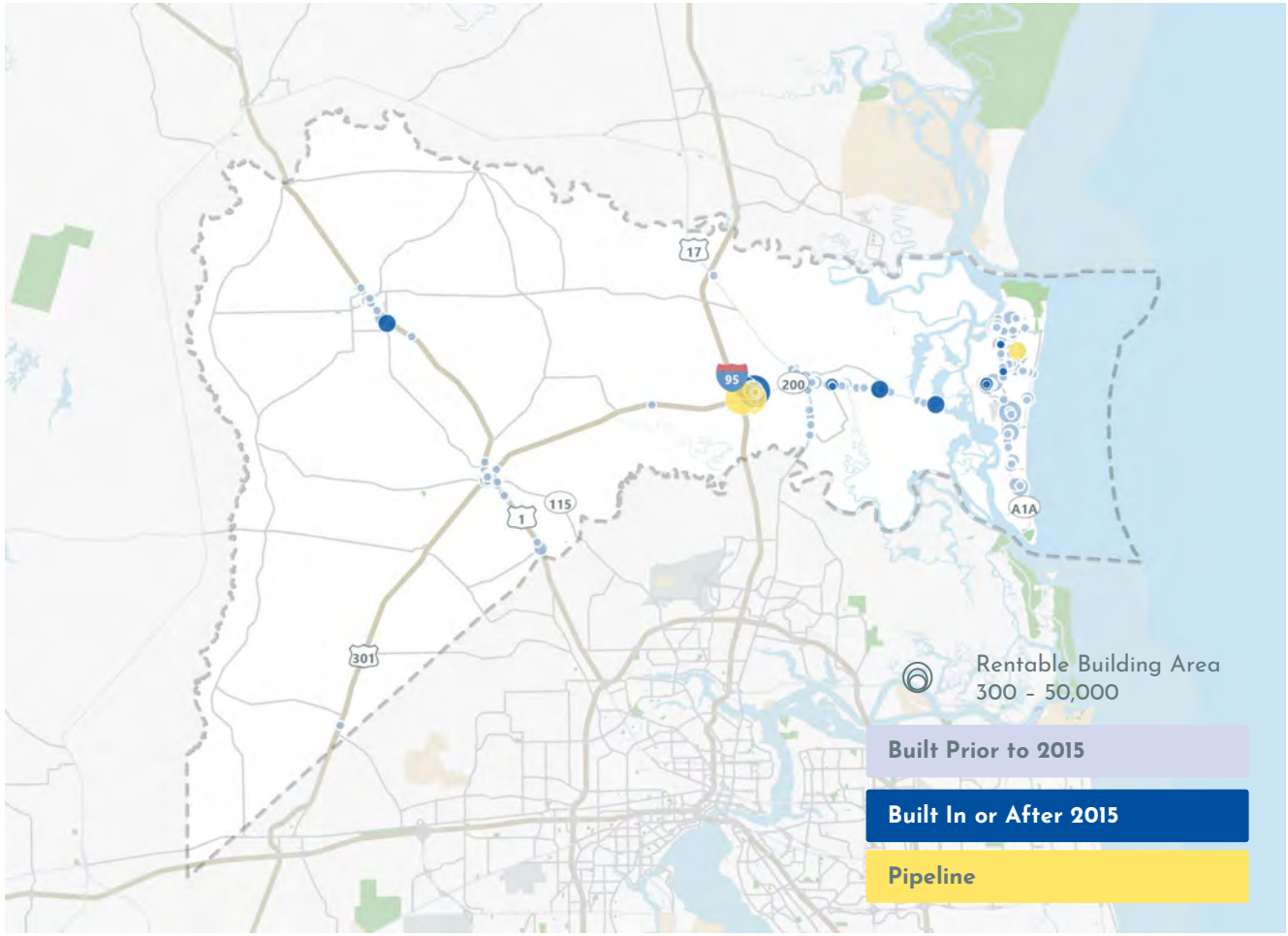
The County has nearly 1.4M SF of existing office

Nassau County has over 1 million square feet of office space, approximately 20% built since 2015. The majority of new office is single-tenant build-to-suit development located along Highway 200. Office vacancy rates are lower than the MSA, 2.2% in Nassau County versus 8.8% across the MSA as of December 2023.

There is an additional 170,000 square feet of office development proposed in Yulee and Fernandina Beach.

OFFICE DEVELOPMENT





Source: CoStar (data retrieved December 2023), Esri, SB Friedman

OFFICE – RECENT DEVELOPMENT

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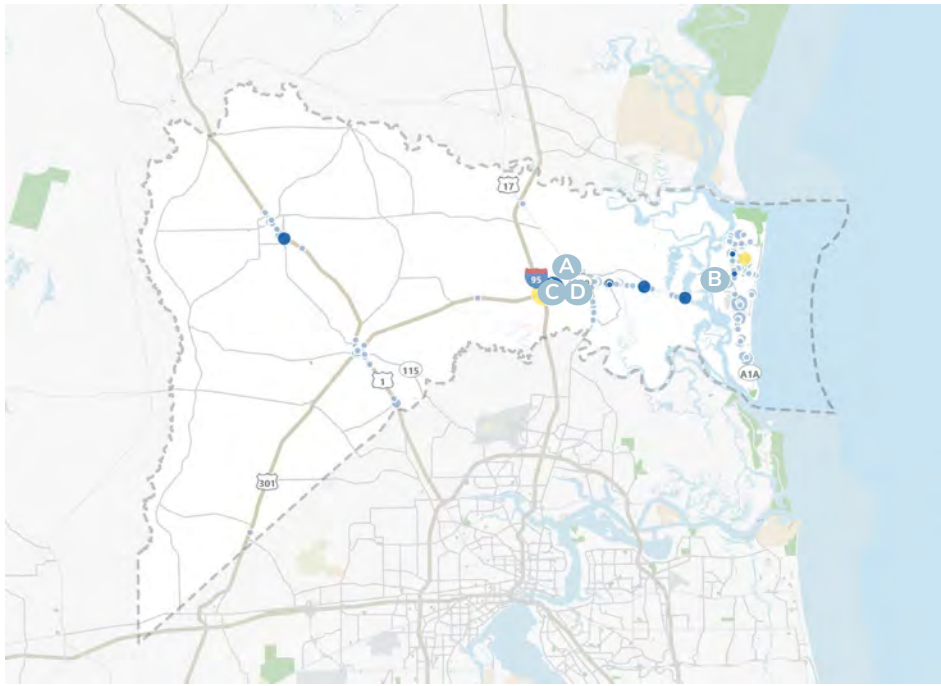
Nearly 250,000 additional SF added since 2015

Recent office developments have been concentrated in Amelia Island and Yulee. Most new development is medical office space or build-to-suit for single tenants.



Source: CoStar (data retrieved December 2023), Esri, SB Friedman

A Rayonier, Inc. - 1 Rayonier Way
55,000 SF | 2017 YR BLT

B First Coast Oral Surgery - 960115 Gateway Blvd
7,040 SF | 2018 YR BLT

C UF Health - 76300 William Burgess Blvd
23,330 SF | 2020 YR BLT

D Florida Power and Light - 210 Wildlight Ave
18,000 SF | 2019 YR BLT

OFFICE – PROPOSED DEVELOPMENT

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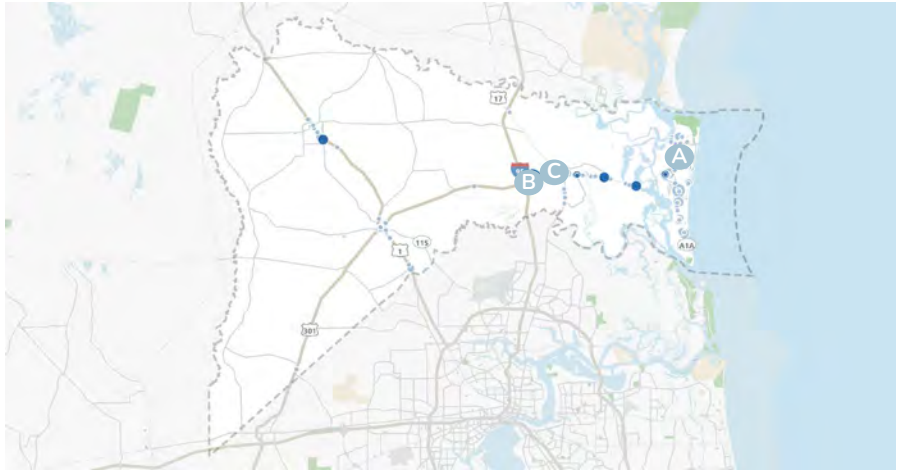
Nearly 170,000 SF of office space in pipeline

Most proposed office development is within Wildlight and along Highway 200 through Yulee. Much of the recent and proposed office development is medical office. Aside from medical office, most new office development serves existing anchors in the market (e.g., Rayonier, Florida Power & Light).

A Coastal Health Specialty Care
1865 Lime St – Fernandina Beach
15,000 SF | $29/NNN

B Baptist Health Nassau Crossing Medical Campus
462541 State Road 200 - Yulee
60,000 SF



Source: CoStar (data retrieved December 2023), Esri, SB Friedman

C Offices at Village Center
57 Homegrown Way – Yulee
10,390 SF | $30/NNN

MEDICAL OFFICE GROWTH

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Medical office space accounts for 21% of all office space, 44% of pipeline

Interviews with real estate professionals in Nassau County indicated the medical office market might be overbuilt due to the recent surge in development. However compared to St. Johns County, Nassau County has a low ratio of population to medical office real estate. St. Johns County has historically fluctuated from four to five square feet of medical office per capita. The rate of medical office per capita steadily increased in Nassau County from 2010 to 2022, increasing from two square feet per capita to three square feet. The ratios indicate there is likely to continue to be additional demand for medical office in the near term as Nassau County grows.

MEDICAL OFFICE SF PER CAPITA IN ST. JOHNS COUNTY AND NASSAU COUNTY, 2010-2022

Source: CoStar (data retrieved December 2023), SB Friedman, US Census Bureau ACS 5-Year Estimates

OFFICE SUPPLY TAKEAWAYS

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Office market is strong along SR 200 corridor

BIG PICTURE

Nassau County has approximately 1.4 million square feet of office space, with 170,000 more in the pipeline. In part due to the built-to-suit office market climate, office vacancy is low and rents have remained high. Medical office space is growing quickly and will likely continue to scale with population growth. Most new development is planned to occur in Yulee or Amelia Island.

SHARE

65%

of existing and pipeline office is medical office

DELIVERIES

169,500 SF

of office space currently in the pipeline

VACANCY

2.2%

of office space is vacant

RENT

$30.25

is the average gross rent per SF for new construction [1]

[1] Built since 2015.
Source: CoStar (data retrieved December 2023), SB Friedman

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HOSPITALITY SUPPLY

HOSPITALITY - EXISTING SUPPLY AND PIPELINE

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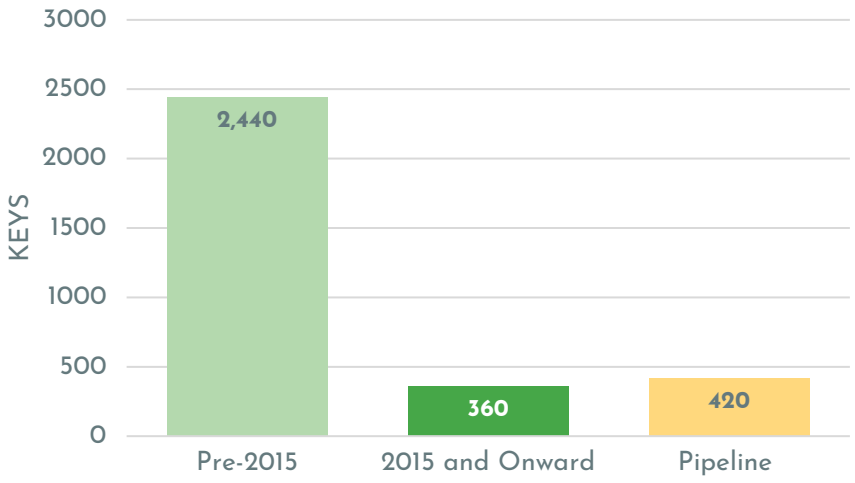
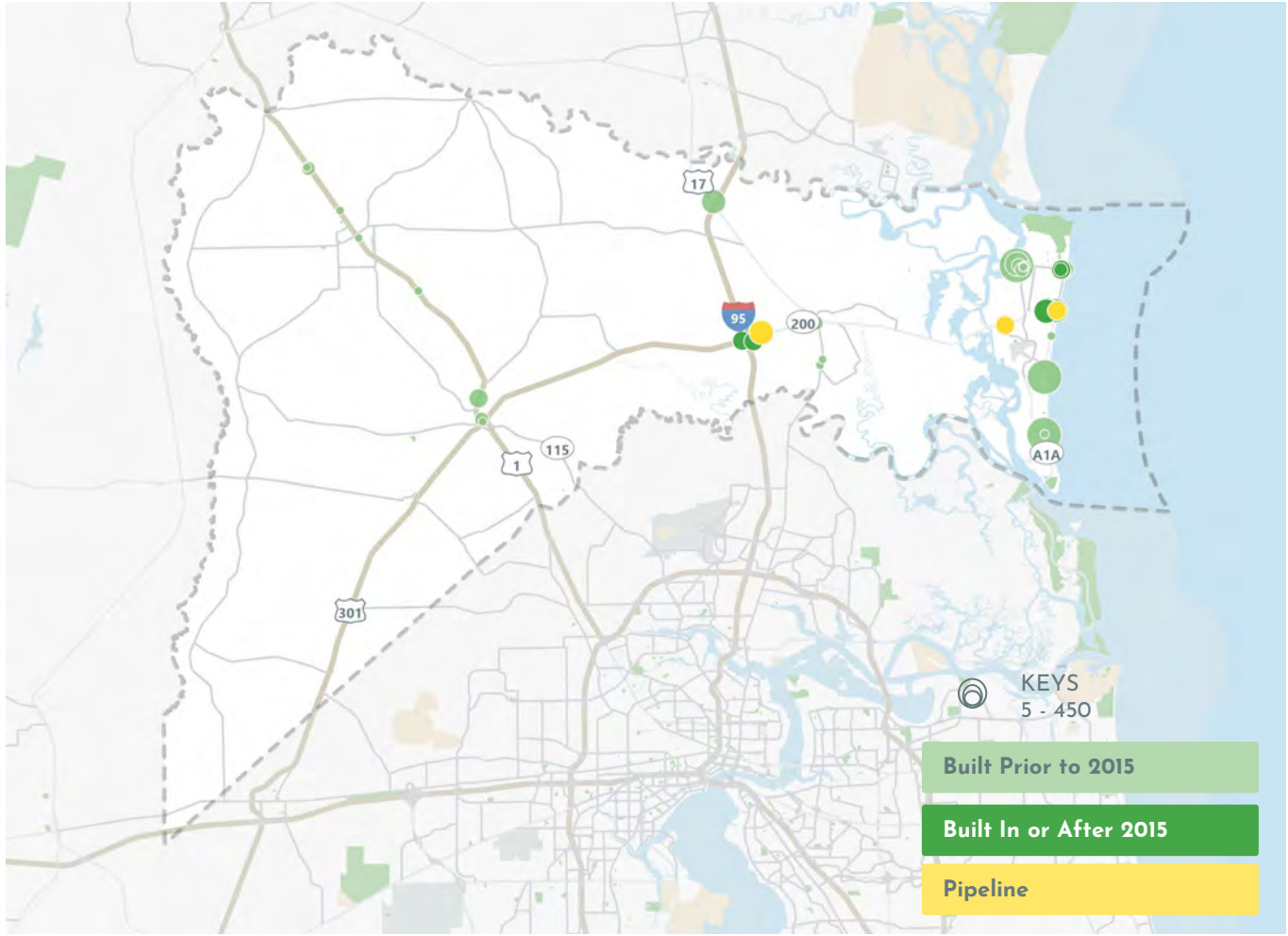
Most hotels are on Amelia Island

Of the almost 2,800 keys in the County's inventory, most exist near the coast in Fernandina Beach or Amelia Island. There are approximately 400 additional keys in the pipeline, split between three developments on Amelia Island and within Wildlight.

HOSPITALITY DEVELOPMENT





Source: CoStar (data retrieved December 2023), Esri, SB Friedman

SB Friedman Development Advisors, LLC

HOSPITALITY - EXISTING SUPPLY

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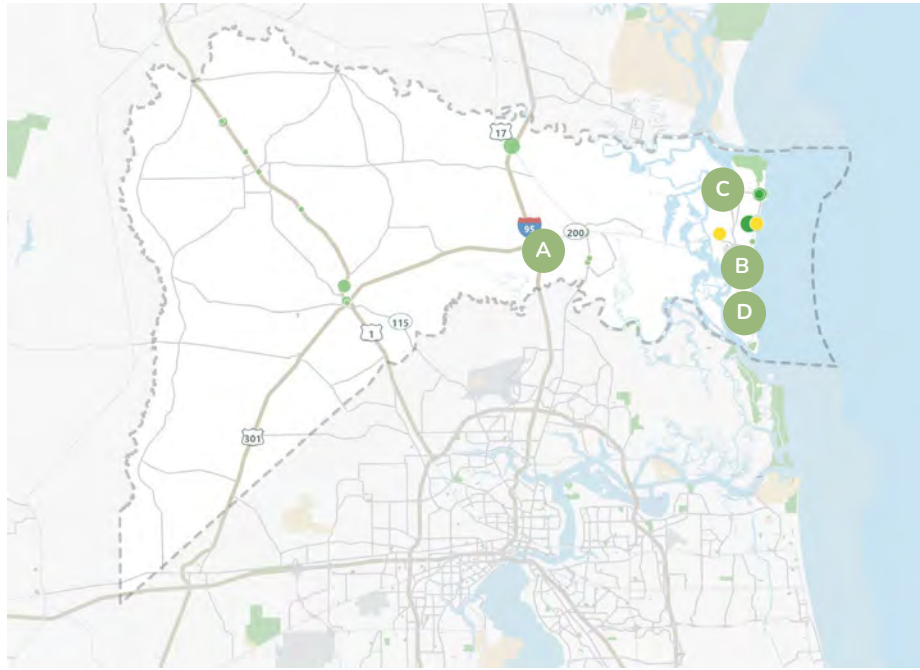
The hospitality market is a combination of large-scale resorts and boutique hotels

There are a range of hospitality typologies that exist in Nassau County, from historic bed and breakfasts to luxury resorts. The average daily rate in the market was $240 in December 2023. Occupancy was reported at 68%.



Source: CoStar (data retrieved December 2023), Esri, SB Friedman

A Holiday Inn Express - Yulee
73 KEYS | 2007 YR BLT

B Ritz-Carlton Amelia Island
446 KEYS | 1991 YR BLT; 2021 RENO

C The Fairbanks House - Fernandina Beach
9 KEYS | 1891 YR BLT

D Omni Amelia Island Resort
402 KEYS | 1972 YR BLT

AVERAGE DAILY RATES (ADR) & OCCUPANCY

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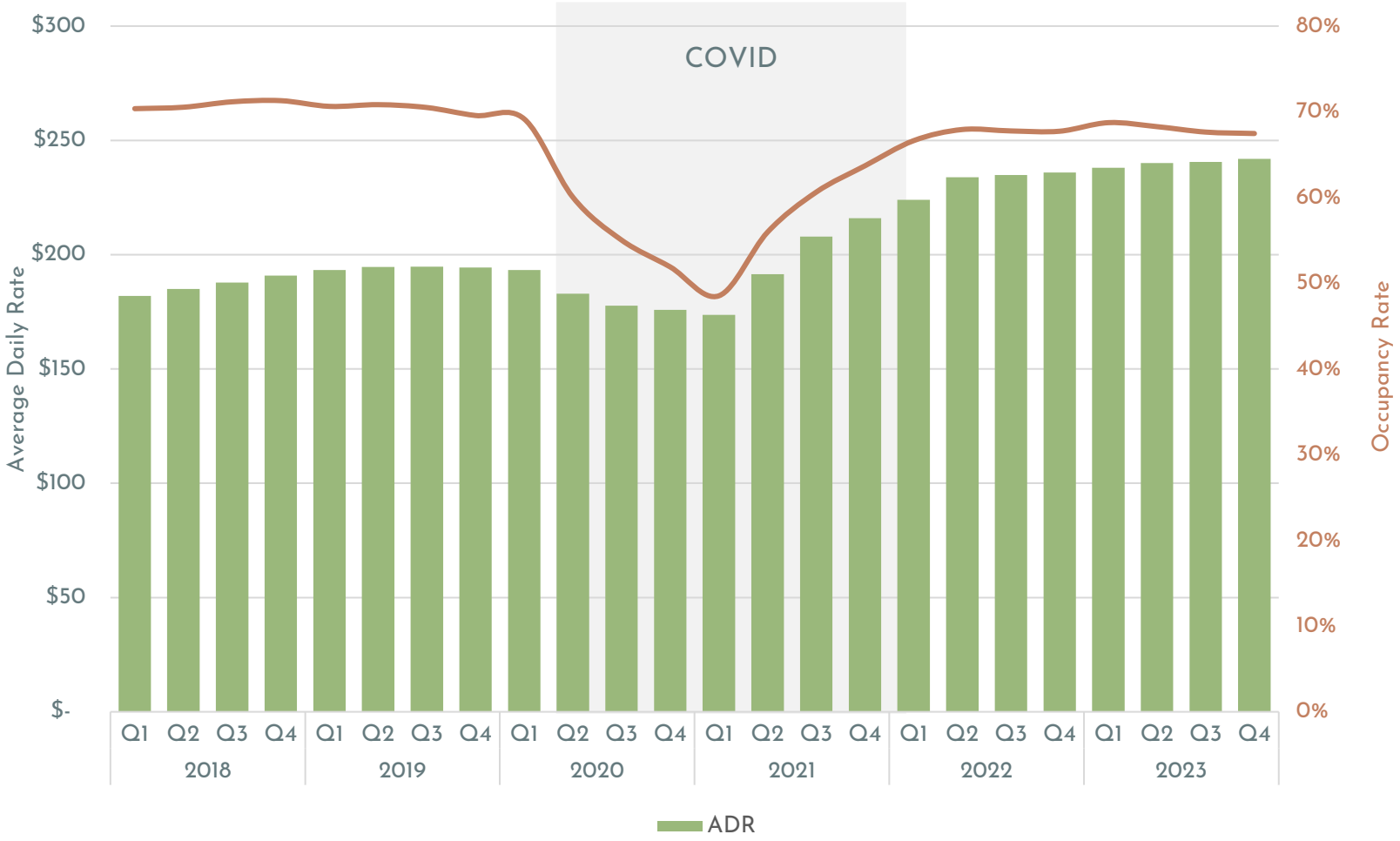
Rental rates have increased while occupancy has fully recovered from the pandemic lows



Prior to the pandemic, the hospitality market reported average daily rates approaching $200 per room night and occupancy consistently above 70%.

During the pandemic, occupancy bottomed out at 50% at the end of 2020 however the impact was short-lived. Since that historic low, occupancy has fully recovered.

Nassau County hotels reported a 25% increase in average daily rates from 2022 to 2023.

Source: CoStar (data retrieved December 2023), SB Friedman

MONTHLY VISITORS

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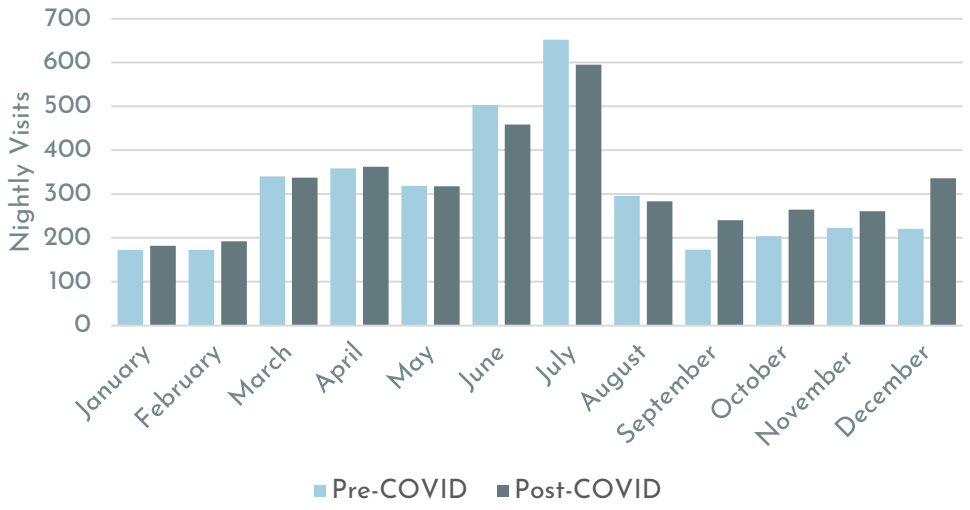
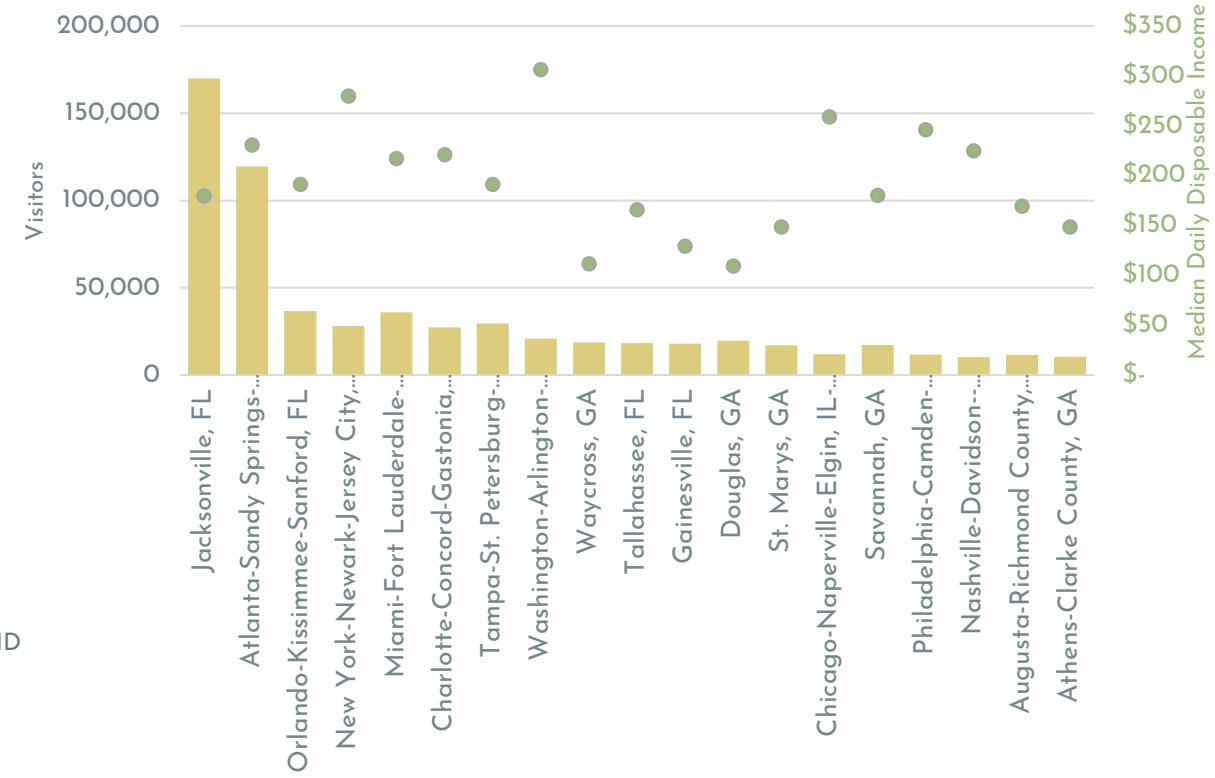
137% increase in nightly visits September through December post-pandemic

The total number of overnight visits to the County has recovered to pre-pandemic levels for all months except for June and July and has seen a net increase throughout fall months, indicating a potential shift to fall or year-round tourism patterns. With 1.3 million annual visitors, most are coming from the Atlanta, Orlando, and Miami markets, with many daytrips from the Jacksonville market. Still, 87% of visitors to Nassau County originate from outside of the MSA.

TOTAL OVERNIGHT VISITS BY MONTH, PRE- AND POST-COVID [1]



TOTAL ANNUAL VISITORS BY CBSA OF ORIGIN [2]



[1] Pre-COVID months are defined by Placer.ai as March 2019 through February 2020. Post-COVID comparison year is defined as January-December 2023.
[2] January 2023-December 2023. Top 20 CBSAs shown.
Source: Placer.ai, SB Friedman

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HOSPITALITY SUPPLY TAKEAWAYS

DRAFT

Hospitality industry is strong, experiencing slight shift to year-round tourism

BIG PICTURE

Nassau County's hospitality market remains strong post-pandemic with high occupancy rates and increased visits to the County in fall months. New growth is steady and beginning to expand west toward Yulee.

SHARE

34%

average monthly increase of nightly visitors in the fall

DELIVERIES

40

new keys delivered annually since 2015

VISITORS

87%

of visitors travel to Nassau County from outside the Jacksonville MSA

PRICES

27%

increase in average daily room rate from 2019 to 2023

Source: CoStar (data retrieved December 2023), Placer.ai, SB Friedman

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FUTURE GROWTH ZONES, OPPORTUNITY SITES AND MARKET CONSIDERATIONS

COUNTY FUTURE GROWTH ZONES

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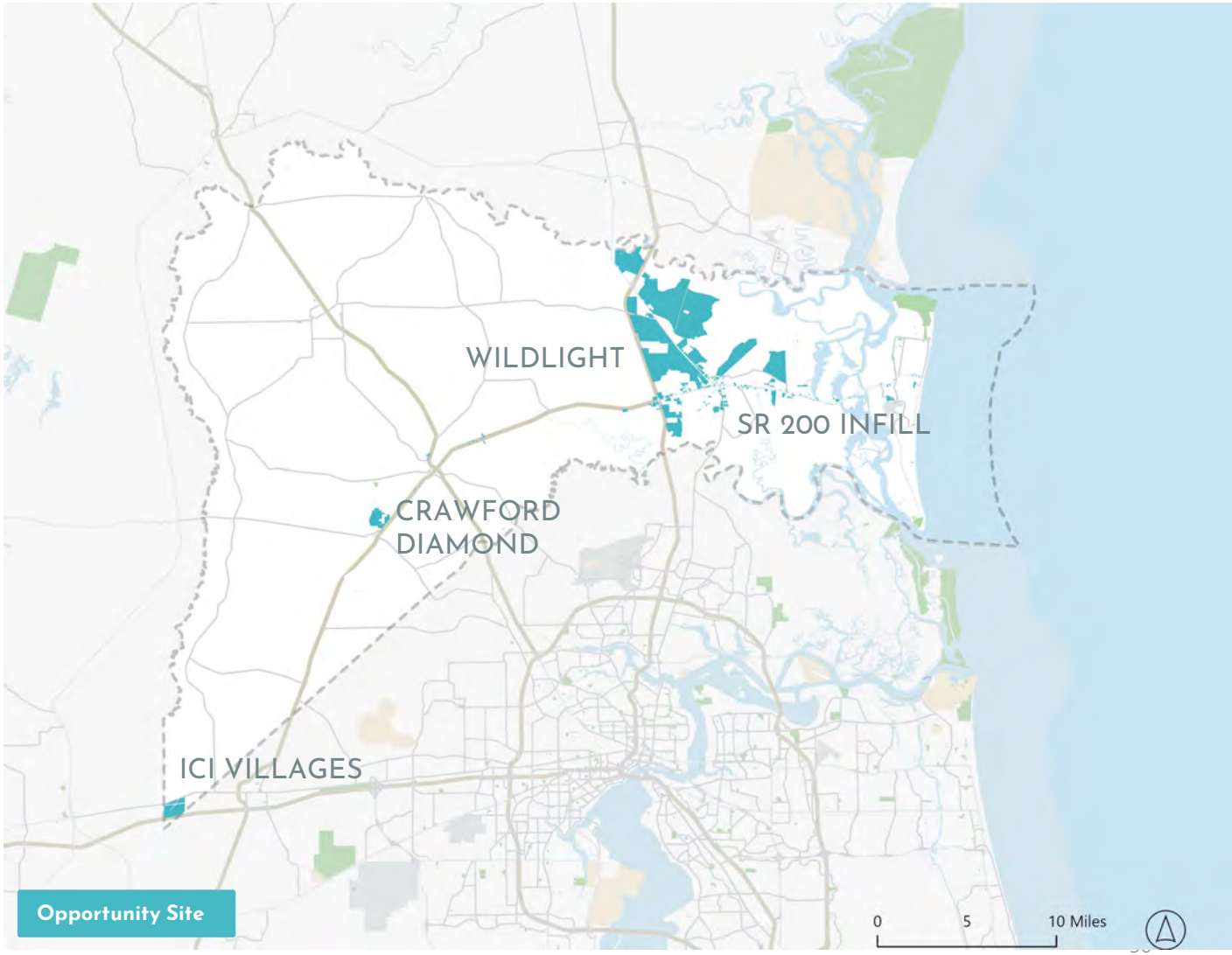
Priority growth zones extend along SR 200, SR 301 and along the I-95 corridor

Future growth zones were identified based on their proximity to main thoroughfares (primarily State Road 200), current land use status, future land use status, and level of active development interest.

Approximately 14,700 acres were identified as opportunity sites in four prominent future growth zones: infill along State Road 200, Wildlight, Crawford Diamond, and ICI Villages.



Source: Nassau County, Esri, SB Friedman

SB Friedman Development Advisors, LLC

ON-ISLAND INFILL OPPORTUNITY

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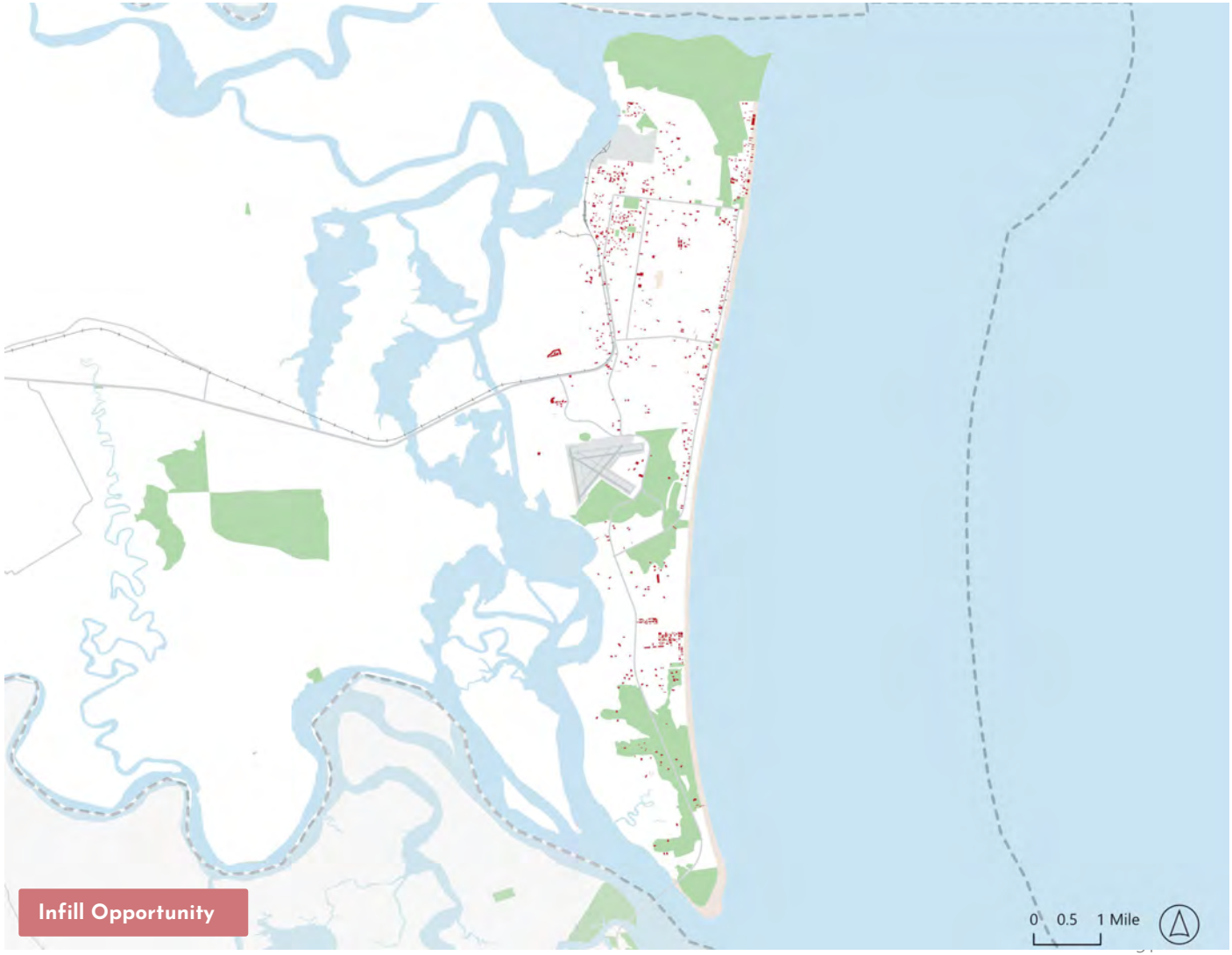
1,100 parcels available for potential residential infill

The Fernandina Beach and Amelia Island region was also assessed based on future growth potential according to the following criteria: vacancy status, parcel size (between 0.1 and 0.5 acres), and location.

Approximately 230 acres and 1,100 parcels were identified as potential residential infill areas.



Source: SB Friedman

SB Friedman Development Advisors, LLC

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MARKET SUPPLY - KEY FINDINGS

DRAFT

Metrics across all asset classes indicates Nassau County is a strong real estate market

MULTIFAMILY RESIDENTIAL

Strong multifamily development market; recent deliveries fully leased and more in pipeline

FOR-SALE RESIDENTIAL

For-sale prices dramatically rising despite record setting annual permits for new housing

INDUSTRIAL

Limited industrial built since 2015, but multiple sites on the brink of large-scale development

OFFICE

Emerging medical office node in Yulee; ongoing development will follow population growth

RETAIL

Retail development that attracts shoppers from across the region

HOSPITALITY

County hotels exceeding pre-pandemic occupancy and nightly room rates; with more in the pipeline

Source: SB Friedman

MARKET CONSIDERATIONS

DRAFT

Substantial market potential indicates a need for intentional planning to manage growth

Market considerations vary by land use. Key considerations for each are included below.

For Sale Residential | Limited inventory continues to drive up the price for housing as demand exceeds supply. Development should continue to include a mix of residential typologies at various price points to help ensure there are attainable housing options, including those for first-time homebuyers or existing residents looking to downsize.

Rental Multifamily Residential | Properties delivered from 2019 through 2022 have been fully absorbed. Multifamily development continues to be two to three story construction due to market rents within the County. Higher density development in target locations may require public assistance through the State or through alternative financing tools for initial projects to demonstrate market viability.

Industrial | The industrial market is at in inflection point in Nassau County as Crawford Diamond, Wildlight Commerce Park and ICI Villages all pursue substantial development. The Jacksonville MSA has attracted millions of square feet of development annually, with deliveries increasing each year between 2020 and 2023. With so much development activity and a growing workforce in Nassau County, it will become increasingly important to prioritize industrial development that is compatible with the workforce and land use in the County.

Retail | Retail development has lagged residential growth in Nassau County. Recent retail development is located proximate to growing population centers which will likely limit near term development potential. However, development will continue as residential development occurs in new areas. There is limited retail west of I-95. Retail development in these zones will likely be smaller format or preceded by residential development.

Hospitality | Hospitality continues to be a bedrock component of the Nassau County economy. The County recently delivered hundreds of hotel keys and hundreds more are in the pipeline. Hotel development will continue to occur on- and off-island. Interviews indicate the hospitality market is constrained by workforce availability as much as hotel performance. Limited land remaining for large scale development on Amelia Island combined with strong market performance suggests the County may consider planning for higher density hospitality development.

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VISION | ECONOMICS

MARKET ANALYSIS AND REAL ESTATE ECONOMICS

STRATEGY

DEVELOPMENT STRATEGY AND PLANNING

FINANCE | IMPLEMENTATION

PUBLIC-PRIVATE PARTNERSHIPS AND IMPLEMENTATION

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APPENDIX 1: RETAIL CLUSTER PROFILES

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RETAIL CLUSTER: DOWNTOWN FERNANDINA BEACH

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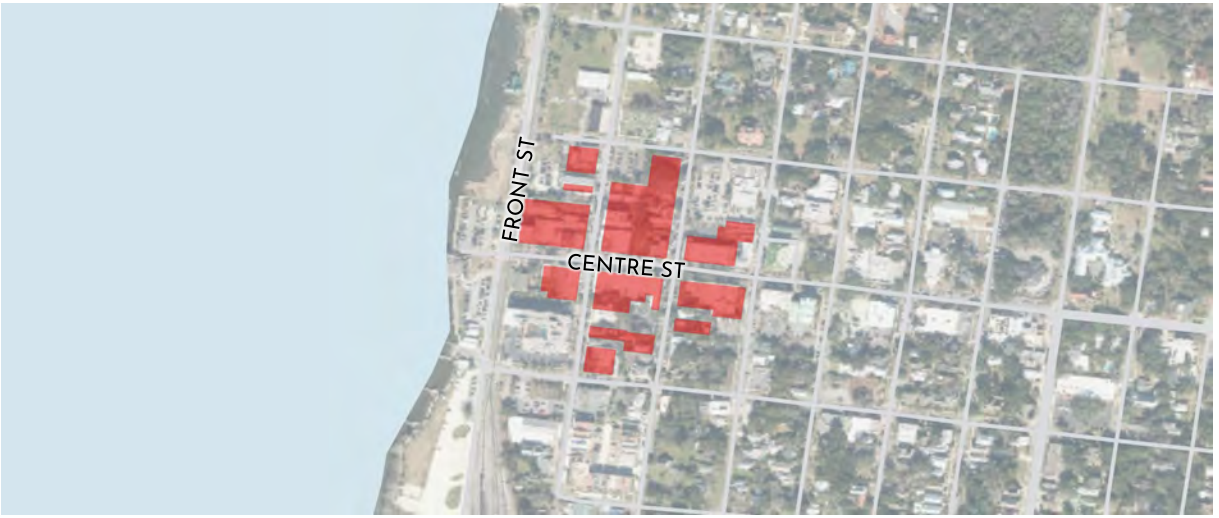
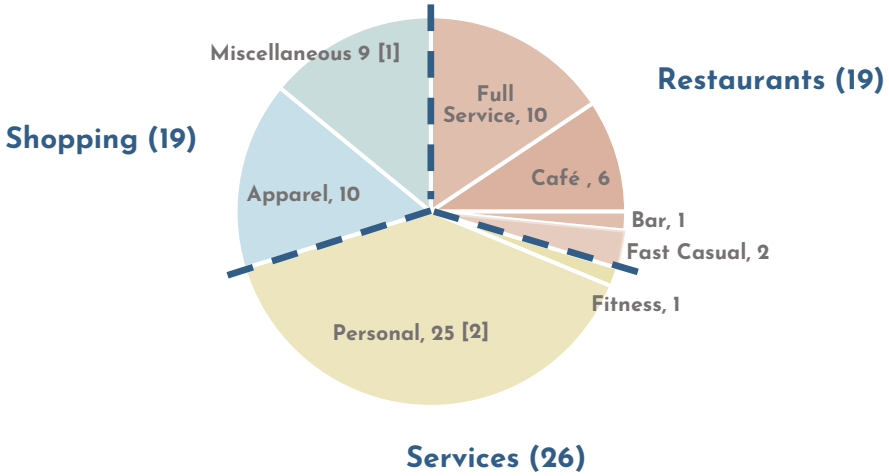
Historic corridor with heavy emphasis on local boutiques and dining, unique character



DOWNTOWN FERNANDINA BEACH	
Total Inventory	194,530 SF
Vacant Space	2,531
Average Rent	N/A
Monthly Visits	155,000
Featured Tenants	Corner Copia, Fantastic Fudge



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
[3] 2023 rents unavailable
Source: CoStar (data retrieved December 2023), Esri, Placer.ai, SB Friedman

RETAIL CLUSTER: AMELIA ISLAND

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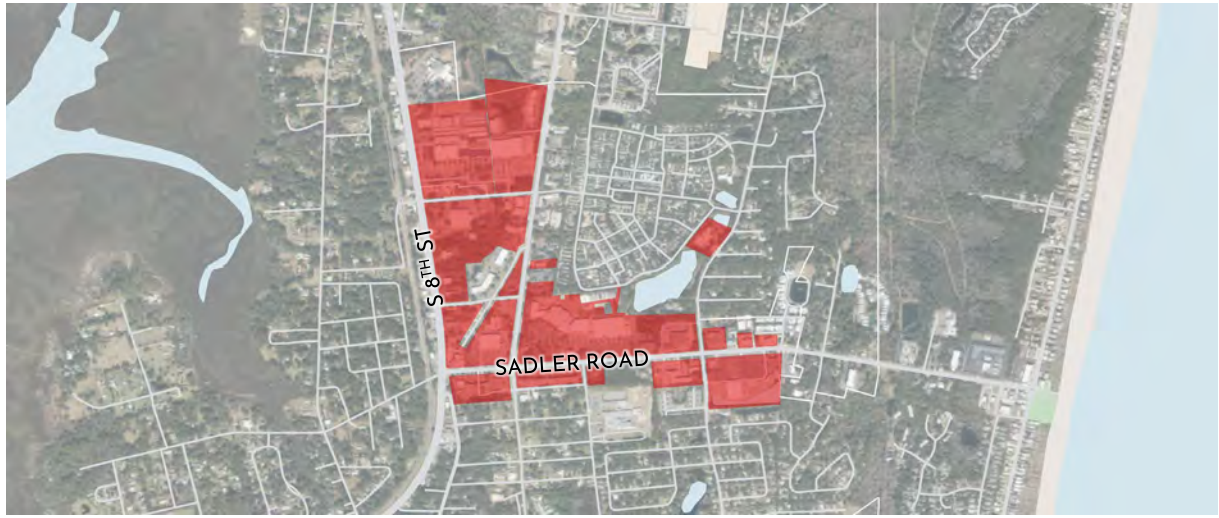
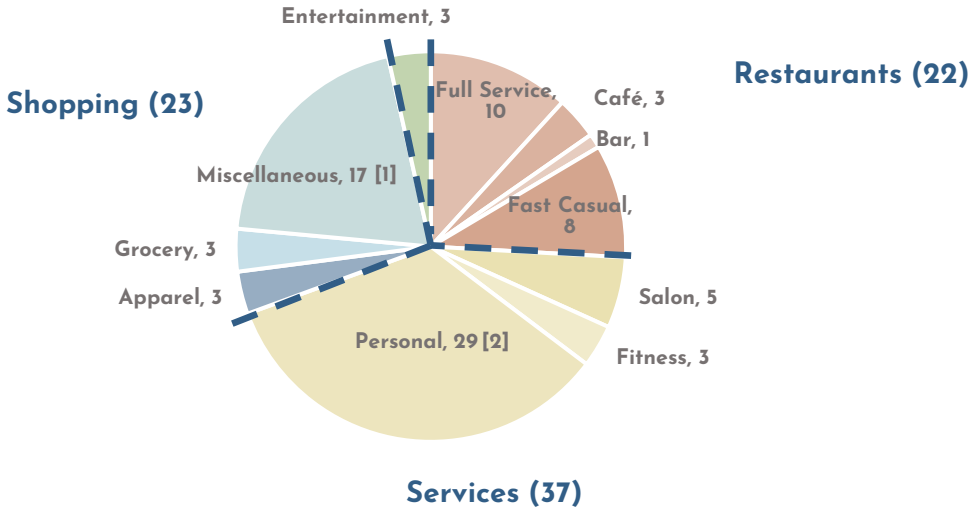
Community retail center with significant number of local service providers



AMELIA ISLAND	
Total Inventory	878,590 SF
Vacant Space	41,370 SF
Average Rent	$19.70 / SF NNN
Monthly Visits	392,000
Featured Tenants	Winn Dixie, Walmart, Staples



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
Source: CoStar (data retrieved December 2023), Esri, PlacerAI, SB Friedman

RETAIL CLUSTER: STATE ROAD 200 - YULEE

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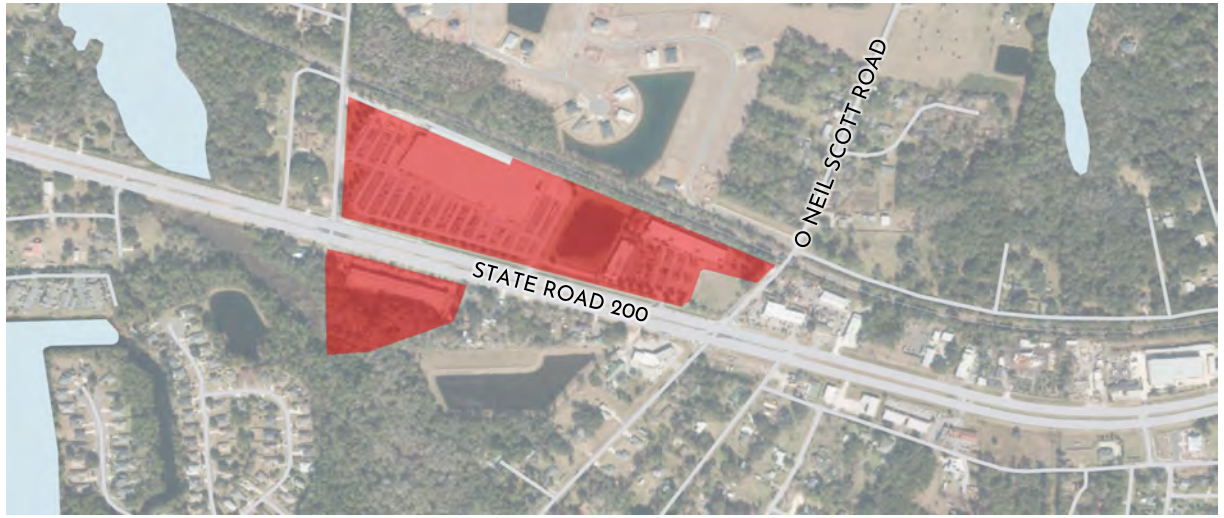
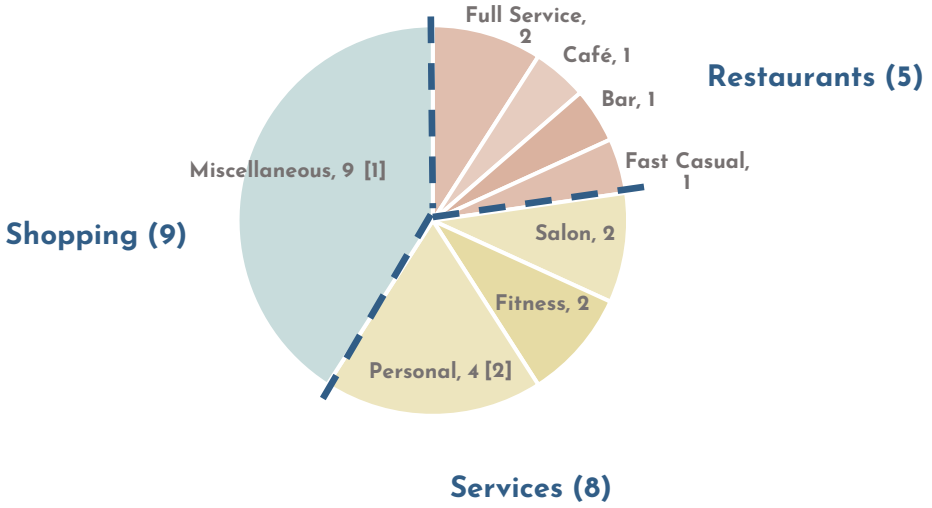
Smaller neighborhood center with services and restaurants



STATE ROAD 200 - YULEE	
Total Inventory	260,200 SF
Vacant Space	0 SF
Average Rent	$20 / SF NNN
Monthly Visits	99,100
Featured Tenants	Lowe's, Goodwill, Anytime Fitness



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
Source: CoStar (data retrieved December 2023), Esri, Placer.ai, SB Friedman

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RETAIL CLUSTER: VILLAGES OF AMELIA

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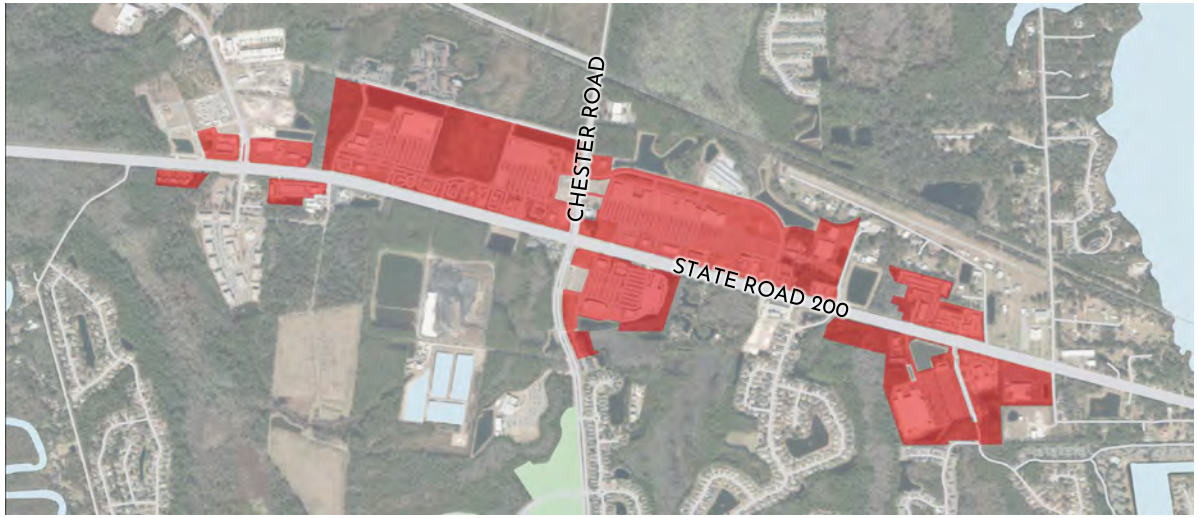
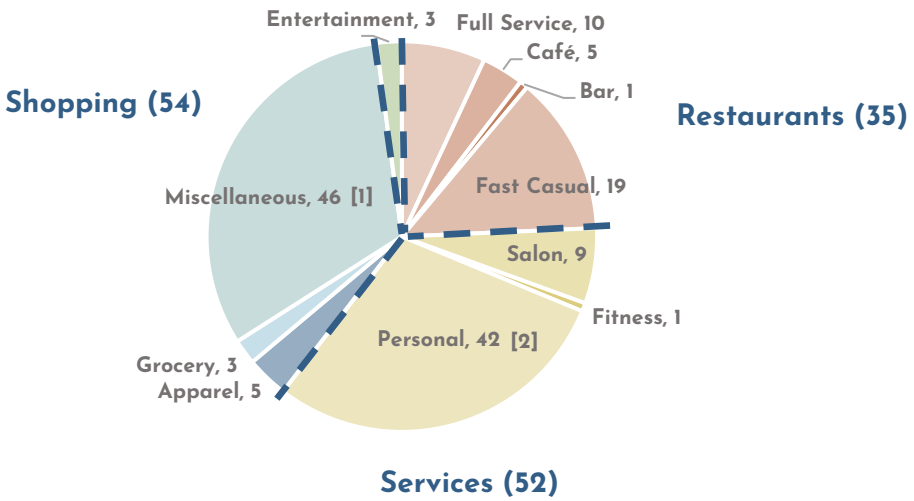
Regional power center anchored by national chains and grocers



VILLAGES OF AMELIA	
Total Inventory	1,251,670 SF
Vacant Space	56,057 SF
Average Rent	$22.40 / SF NNN
Monthly Visits	714,000
Featured Tenants	Target, Walmart, TJ Maxx, Starbucks



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
Source: CoStar (data retrieved December 2023), Esri, Placer.ai, SB Friedman

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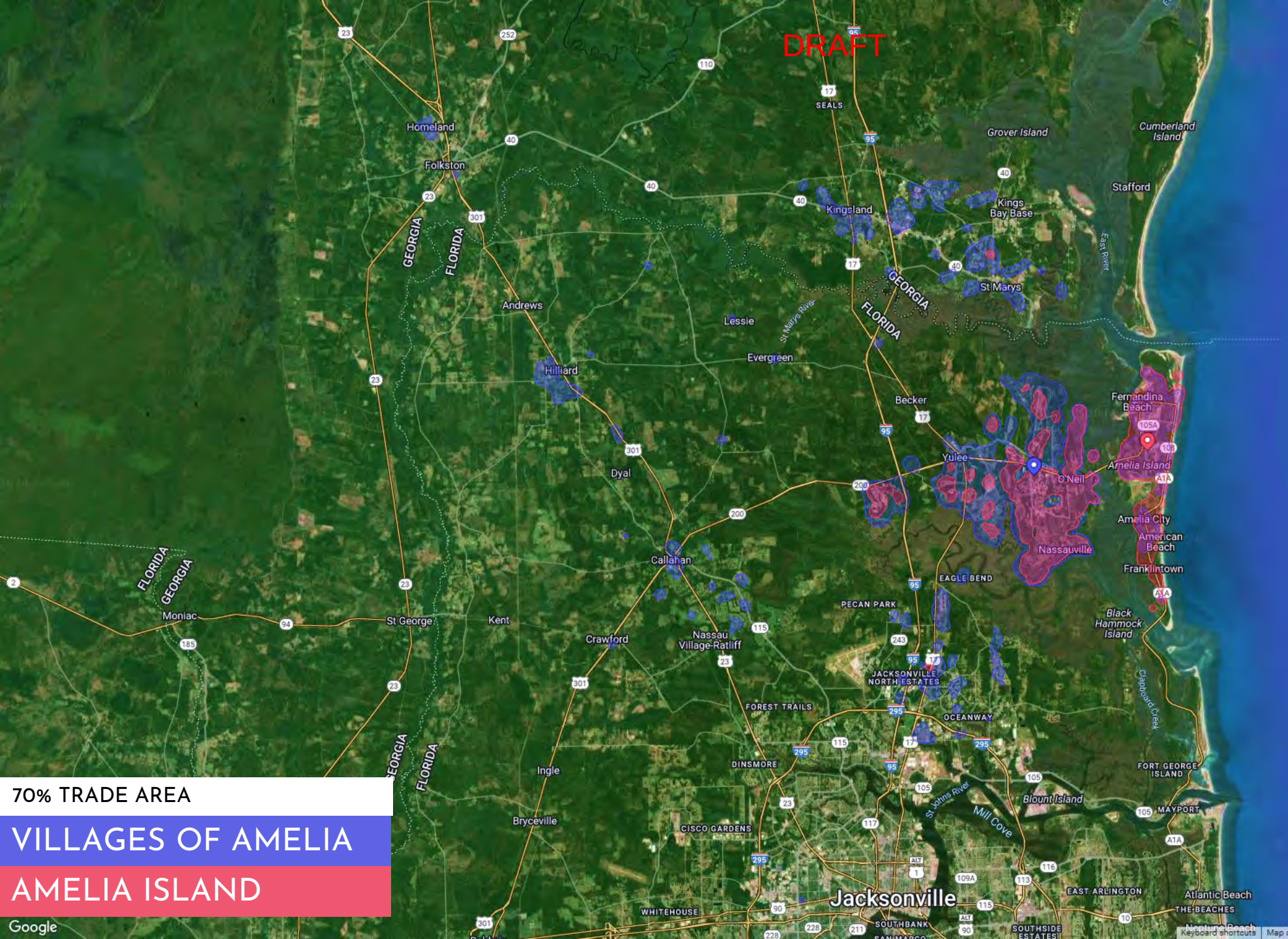

70% TRADE AREA

VILLAGES OF AMELIA

AMELIA ISLAND

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RETAIL IN YULEE ATTRACTS SHOPPERS FROM SURROUNDING MARKETS

Source: PlacerAI, SB Friedman

RETAIL CLUSTER: WILDLIGHT

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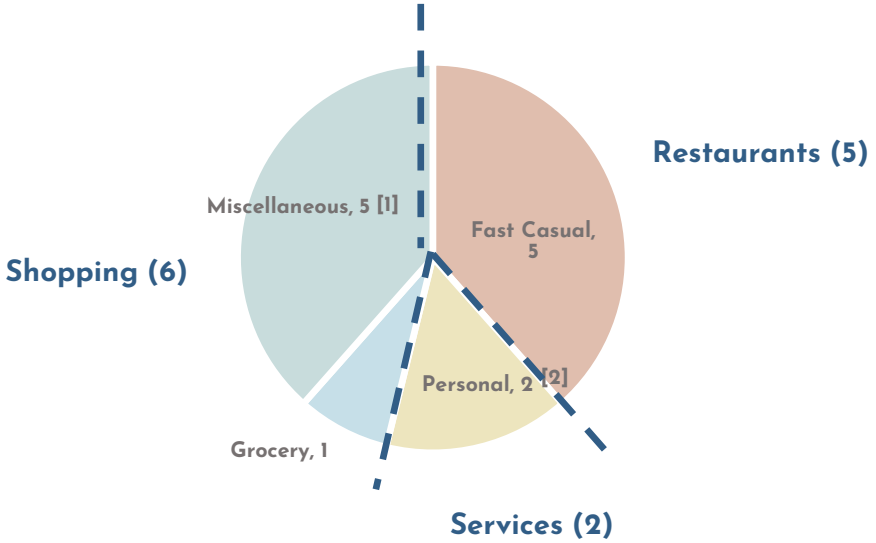
Emerging neighborhood center with restaurants and grocery stores

WILDLIGHT	
Total Inventory	191,090 SF
Vacant Space	12,320 SF
Average Rent	$35 / SF NNN
Monthly Visits	194,000
Featured Tenants	Publix, UPS, AT&T



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
Source: CoStar (data retrieved December 2023), Esri, Placer.ai, SB Friedman

RETAIL CLUSTER: CALLAHAN

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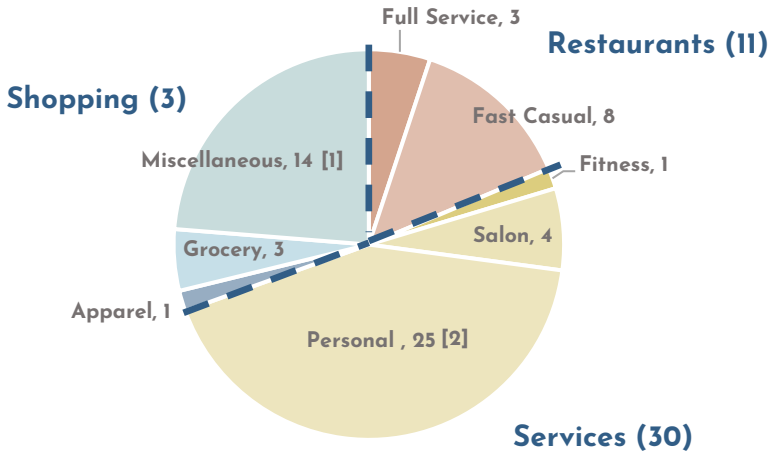
Primarily freestanding/strip retail centers offering fast casual dining, services, and grocery

CALLAHAN	
Total Inventory	523,490 SF
Vacant Space	4,800 SF
Average Rent	$29.10 / SF
Monthly Visits	278,000
Featured Tenants	Walgreens, Winn-Dixie, McDonald's



[1] Hobby and home goods stores
[2] Banking, insurance, medtail
Source: CoStar (data retrieved December 2023), Esri, Placer.ai, SB Friedman

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APPENDIX 2: TIMBER INDUSTRY ANALYSIS

NASSAU COUNTY TIMBER INDUSTRY

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Timberland makes up half of the County, but only 10% of GRP and 4% of jobs

The timber industry accounts for approximately 4% of jobs and 10% of GRP in the County, and 49% of land parcels in the County are currently zoned as timberland/forestry.

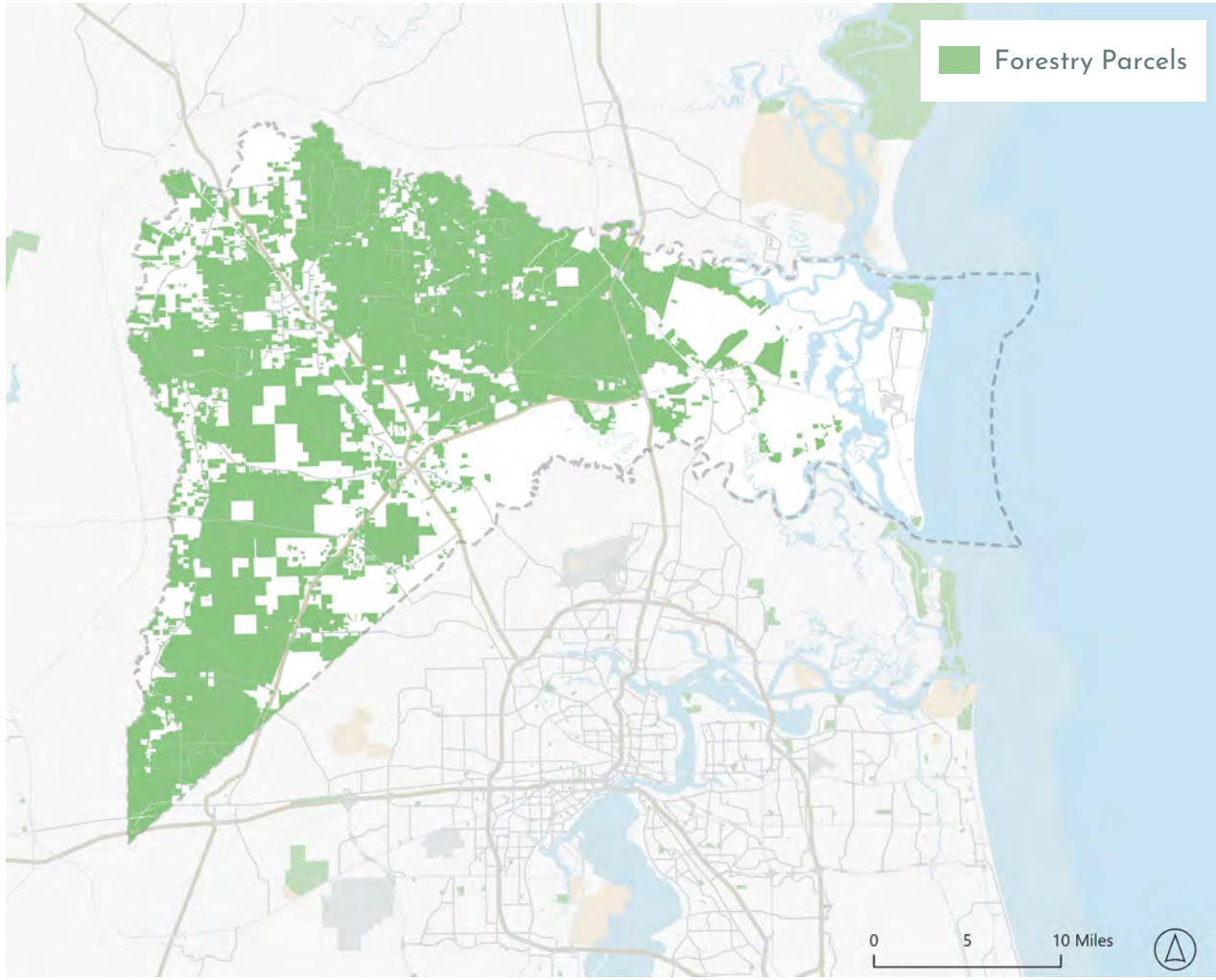
$450.8M

Gross Regional Product Attributable to Timber Related Industries

9.1%

Growth rate of GRP Attributable to Timber Related Industries (2015-2023)

7.8% - overall GRP growth rate



Source: Esri, Lightcast, Nassau County, SB Friedman

TIMBER INDUSTRY IN-REGION PURCHASES

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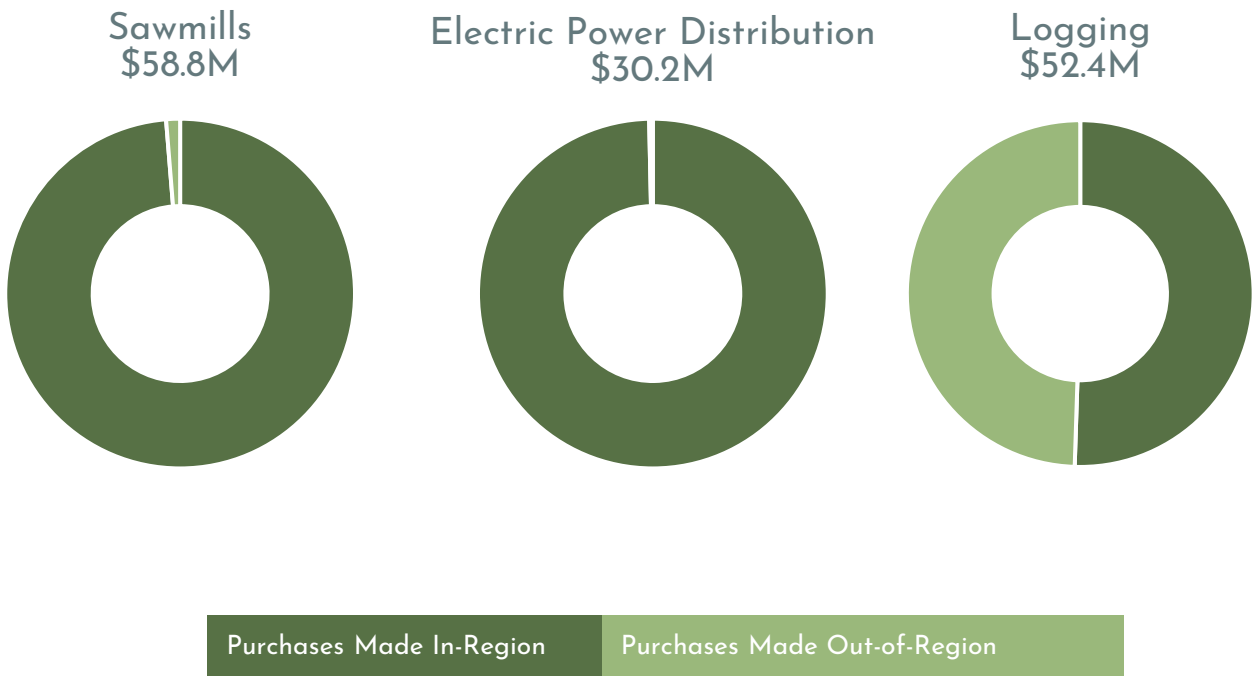
$240.3M In-Region Purchases



$240M

In-Region Purchases from Paperboard Mill, Sawmill, Pulp Mill Industries

Top 10 Industries:

Sawmills
Electric Power Distribution
Logging
Rail Transportation
General Freight Trucking, Long-Distance, Truckload
Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers
Corporate, Subsidiary, and Regional Managing Offices
Landscaping Services
Timber Tract Operations
Janitorial Services

Source: Lightcast, SB Friedman

TIMBER INDUSTRY SALES DRAFT

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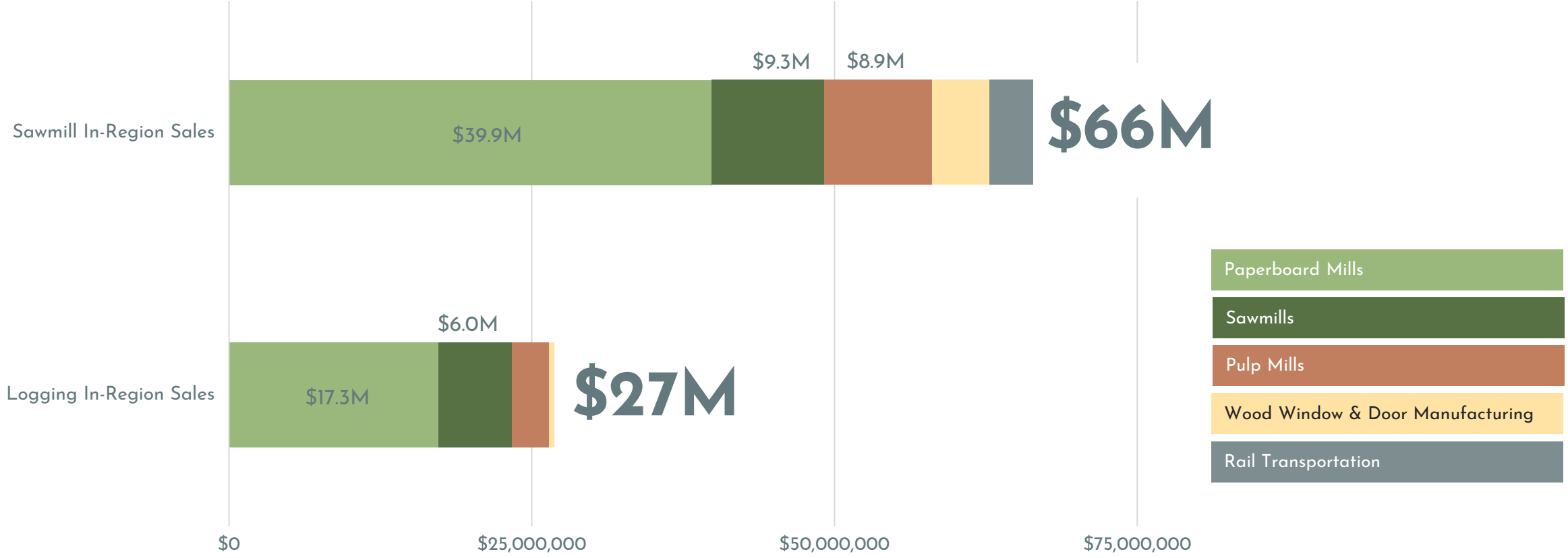
Logging & Sawmill Sales to Other Industries in Nassau County

TIMBER SALES TO OTHER INDUSTRIES



Source: Lightcast, SB Friedman

TIMBER-RELATED JOBS

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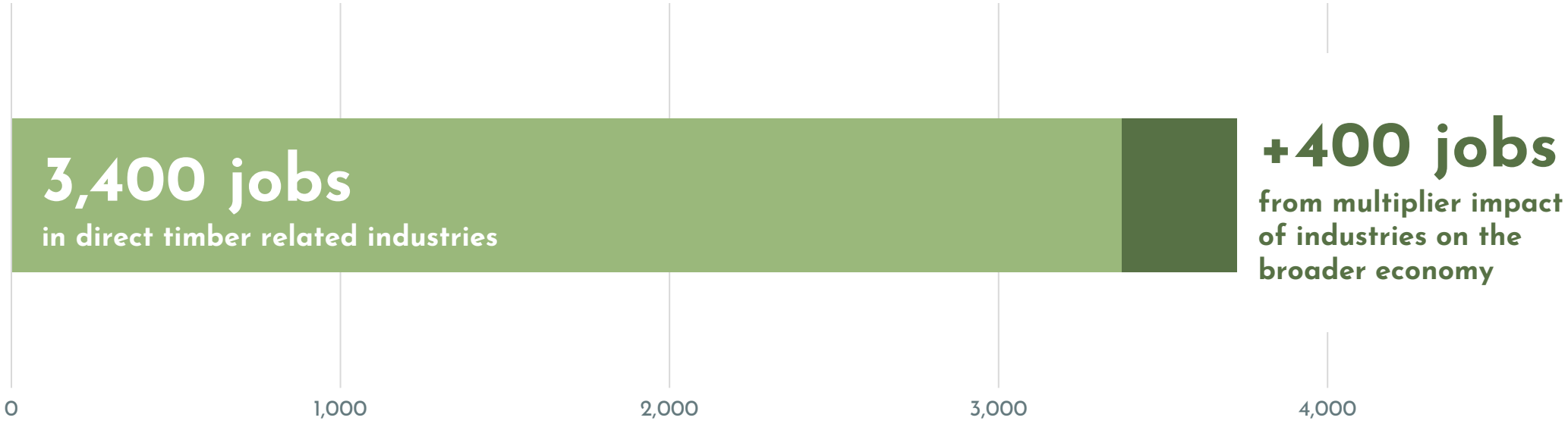
TIMBER INDUSTRY JOBS MULTIPLIER



Source: Lightcast, SB Friedman

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APPENDIX 3: LIMITATIONS OF OUR ENGAGEMENT

LIMITATIONS OF OUR ENGAGEMENT

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Our deliverable is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry and interviews during which we obtained certain information. The sources of information and basis of the estimates and assumptions are stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the deliverable or to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include without limitation economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our deliverable is intended solely for your information and should not be relied upon by any other person, firm or corporation or for any other purposes. Neither the deliverable nor its contents, nor any reference to our firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or any document intended for use in obtaining funds from individual investors.

We acknowledge that our deliverable may become a public document within the meaning of the freedom of information acts of the various governmental entities. Nothing in these terms and conditions is intended to block the appropriate dissemination of the document for public information purposes.

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

APPENDIX C: ENGAGEMENT SYNTHESIS

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NASSAU FLORIDA VISION 2050

All Voices. One Vision.

NASSAU COUNTY VISION 2050

ENGAGEMENT SYNTHESIS

KEY FINDINGS

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Areas of interest repeated from the community throughout the engagement process:

Managing Growth

Throughout the process, growth was identified as a challenge in three aspects: loss of community character, infrastructure, and mobility. Discussions also indicated growth as an opportunity for balance and conservation efforts.

Sense of Place

Community character, historic preservation, and "great places" were emphasized as a strength and opportunity for Nassau County during engagement events. Arts, Culture, and Entertainment were identified as supporting priorities.

Parks, Recreation, and Green and Open Spaces

Additional parks and open spaces ranked second in the statistically valid survey as a priority for the Vision 2050 Comprehensive Plan and was identified as top priorities in the visioning survey and at the Bicentennial Kick-off.

Economic Vitality

Creating a robust economy that supports infrastructure, a healthy community, and a balanced relationship with green space were common discussion points across engagement events.

STATISTICALLY VALID SURVEY

DRAFT

Top Priorities Over the Next 5 Years

1. Maintaining a small-town feel.
2. Housing options for all income levels.
3. Landscaping and site design to reduce heat absorption and improve air quality.

Key Findings

91%
"agreed" that the future of Nassau County should include historic preservation of unique places.

91%
indicated that they are "very satisfied" or "satisfied" with Nassau County as a place to live.

82%
were "very satisfied" or "satisfied" with Nassau County as a place to raise children.

STATISTICALLY VALID SURVEY

DRAFT

88%
were "very supportive" or "supportive" of the County taking action to ensure streets and sidewalks are designed for safe use by people of all ages and abilities.

79%
indicated Nassau County's future should include additional multi-use paths and trails.

63%
rated travel by foot as "good" or "excellent" in Nassau County.

57%
feel "very safe" or "safe" traveling by automobile in Nassau County.

69%
indicated that they believe there are an adequate number of townhomes/condominiums, including rent-to-own

79%
indicated they are "very supportive" or "supportive" of roadway widening and/or maintenance.

82%
were "very supportive" or "supportive" of technology to improve traffic flow in the County.

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ENGAGEMENT SUMMARY MATRIX

THEME	COMMUNITY MEETINGS AND EVENTS	COMMUNITY SURVEYS	DATA AND ANALYSIS	INPUT FROM MUNICIPAL LEADERS	STAKEHOLDER AND COMMUNITY ORGANIZATION INTERVIEWS	STATISTICALLY VALID SURVEY
PASSION FOR NASSAU	•	•		•	•	
DIVERSITY OF NATURAL RESOURCES	•	•	•	•	•	•
SMALL TOWN FEEL	•	•		•	•	
COMMUNITY SERVICES	•	•	•	•	•	
SAFE AND FAMILY FRIENDLY	•	•		•	•	
PRESERVATION EFFORTS	•	•	•	•	•	•
AVAILABILITY OF RESOURCES	•	•	•	•	•	•
HOUSING OPTIONS	•	•	•	•	•	•
JOB OPPORTUNITIES	•	•	•	•	•	•
TRAFFIC CONGESTION	•	•	•	•	•	•
EXISTING DEVELOPMENT PATTERNS	•	•	•	•	•	
MANAGING GROWTH	•	•	•	•	•	•
SUSTAINABILITY	•	•	•	•	•	•
COMMUNITY CONNECTIONS	•	•	•	•	•	
SENSE OF PLACE	•	•	•	•	•	
PUBLIC SERVICES		•	•	•	•	•
ECONOMIC VITALITY	•	•	•	•	•	•
GREEN AND OPEN SPACES	•	•	•	•	•	•
ARTS AND CULTURE	•	•	•	•	•	•

STRENGTHS SUMMARY MATRIX

DRAFT

Strengths	Elected Official Interviews	Discovery Discussion	Technical Advisory Committee	Nassau Prosperity Alliance
Tourism as an economic driver	X		X	
Proximity to metropolitan area			X	X
Resident passion and commitment to Nassau County		X		X
Strong historic preservation efforts and community services	X	X		
Unique resources, natural resources, ag tourism & eco-tourism emerging	X	X	X	X
County is accepting change, Strong leadership and adaptability		X	X	
Comparative wealth, workforce availability and low debt in the county		X	X	X
Great schools, leveraging growth			X	X

WEAKNESSES SUMMARY MATRIX

DRAFT

Weaknesses	Elected Official Interviews	Discovery Discussion	Technical Advisory Committee	Nassau Prosperity Alliance
Too much growth / growing too fast	x	x	x	x
Limited affordable housing and job opportunities	x	x	x	x
Need to diversify revenue streams (relying too much on residential taxes)		x		x
Competition with nearby Duval County/Braindrain	x		x	x
Geographic divides hindering integration between urban, suburban, and rural areas	x	x	x	
Traffic/transportation and infrastructure challenges	x	x	x	x
Prevalence of NIMBYism		x		x
Financial resources needed for vision plan implementation			x	x

STATISTICALLY VALID SURVEY

DRAFT

Investments that respondents would be most willing to fund with Tax Dollars

1. Roadway widening and/or maintenance.
2. Technology to improve traffic flow.

Items that would make respondents feel healthier in their neighborhoods.

1. Less traffic/congestion/air pollution
2. Improved urban tree forest.
3. Safer, more walkable streets.

Elements respondents feel need to be prioritized in Nassau County

1. Housing that is affordable across a range of incomes
2. Additional parks and open spaces
3. Preservation of historic places that are unique to Nassau.
4. Easily accessible health and social services.

Items respondents think should be the county's top priorities over the next five years were:

1. Maintaining a small-town feel.
2. Housing options for all income levels.
3. Improving landscaping and site design to reduce heat absorption and improve air quality.

ELECTED OFFICIAL INTERVIEW THEMES

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Strengths

- Community Space (Parks)
- Public Recreation Options
- Historical Aspects throughout the county
- Tourism as an economic driver

Challenges

- Too much growth or growing too fast
- Traffic Concerns
- Smaller communities becoming bedroom communities.
- Affordable Housing Concerns
- Environmental Concerns

What Success Means

- Further collaboration between municipalities and the county
- Ensure that community members can engage in community issues through meetings, surveys and on-line resources
- Goals and outcomes are clearly stated, and the community feels they have a role in guiding these goals
- Managing growth and sprawl to ensure best community benefits
- New opportunities for the community
- Increase accessibility and mobility for pedestrians and cyclists.

MUNICIPALITY INTERVIEWS

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What is one word or phrase that you would use to describe your vision for your vision of Nassau County in the future?

- More Recreation, Better safety and mobility
- Controlled Growth
- Growing
- Happy
- Everyone is taken care of
- Evolving
- Growth
- Controlled Growth
- Conservation and preservation
- Doomed
- Home Sweet Home
- Forward thinking
- Transitional
- Responsibly growing
- Preserving small-town feel
- Steady and stable
- Beautiful communities

Themes from interviews with elected community officials include the following:

- Managing urban growth and sprawl
- Ensuring benefits to existing community
- Developing appropriate infrastructure to match growing population
- Preserving sense of community and improving quality of life
- Expanding opportunities for living and working in Nassau County
- Building climate resilience and adaption capabilities
- Improving access and mobility for cyclists and pedestrians

DISCOVERY DISCUSSION THEMES

DRAFT

Vision for Nassau

- Celebrating existing assets while maintaining and planning with a future orientation
- Sustainable and resilient, including conservation of natural resources
- Beautiful
- Connectivity of people and place
- Sense of community
- Inclusive and accessible, serving all people
- Arts and culture uniting people
- Opportunity for people to live and work in Nassau County

Strengths

- Resident Passion and commitment to Nassau County
- Diversity of Natural resources from rural areas to coastlands
- Strong historic preservation efforts and comprehensive community services
- Appreciation for small town feel and Southern charm
- County public health initiatives and resources
- Nassau County natural perseveration efforts

Community Resources

- Lack of social services and emergency shelter options
- Fewer resources, including health care, arts education, after school programs, and other specialized services, available on the west side of the County
- Lack of services offered in Spanish for Hispanic community
- Insufficient Internet access and reliability
- Building connections between education/employment training and local employers
- Overcrowding in schools and strained educational resources
- Emphasis on more safe, comfortable parks that accommodate a range of uses and abilities
- Desire to further develop public spaces and amenities that will appeal to residents in Nassau County and the surrounding areas of Jacksonville and southeast Georgia

Challenges

- Social and economic inequality persists.
- Limited affordable housing and job opportunities
- Geographic divides hinder integration between urban, suburban and rural communities.
- Few opportunities to live where you work
- Providing quality resources and resources as population grows
- Managing growth
- Prevalence of NIMBYism in the County and state
- Difficulty collaborating between interest groups

TECHNICAL ADVISORY COMMITTEE MEETING

DRAFT

Strengths

- Resources, unique characteristics
- Ag Tourism & Eco Tourism are emerging
- Natural Resources
- Proximity to "city"
- Adaptability of change, significant population increases but everything still working
- County is accepting change, evolving,
- Place for Everybody
- clean and accessible waterways, recreation, kayaking
- comparative to other transitional counties, Nassau county is wealthy, we have money to spend
- very low debt
- great schools
- leveraging the growth,
- in 2005 stopped accepting neighborhood roads
- pavement management plan
- transportation plan ahead of the curve
- Strong leadership team

Weakness

- Brain Drain
- Affordable Housing
- job growth has lagged housing
- maintaining the diverse culture between the different "areas" of geographic areas
- over entitled 32,000 housing units
- clear path for multi family developers
- huge rental burden
- being able to dictate where water/sewer infrastructure
- education of workforce housing
- Migration of jobs - 60% people work outside of county
- 30-40% jobs are filled outside of county
- no public transportation system
- not enough day care
- 2032 Vision Plan - Fiscal assessment
- misses communication - missed information
- public perception "I don't want anyone else coming here"

NASSAU PROSPERITY ALLIANCE MEETING

DRAFT

- **Strengths**
  - Environmental and Ecology
  - Low Crime
  - Good Schools
  - Land Availability
  - Workforce
  - Dual rail system
  - People 'want' to be here
  - Low impact of natural disasters
  - Central location

- **Challenges**
  - Housing Affordability
  - Infrastructure
  - Need to diversify revenue streams (Mostly Residential Taxes)
  - Competition with nearby Duval County
  - City limits vs. the county
  - Permitting processes (business licensing, processes, certifications)
  - Financial resources to implement the vision plan

NASSAU PROSPERITY ALLIANCE MEETING

DRAFT

Nassau County's Untapped Potential

- Skilled Workforce
- Tax Incentives at State and Local level
- Shovel Ready land with the infrastructure in place
- Affordability
- County expand infrastructure countywide - more revenue from western side
- West side of the county
- Business Relocation

Preparing for future threats

- Find balance in growth
- Highlight and protect community assets like nature and history
- Clear policy roadblocks that delay projects
- Have more community involvement and community champions
- Tourism reliant community

Where do you see most of the business and economic growth occurring in NC?

- Yulee and Callahan
- 295 with Healthcare Industry
- West Side of the County
- Crawford Diamond

What needs aren't being met related to business and economic development?

- Banks willingness to lend
- Licensing Requirement
- Workforce
- Transportation
- Industry Shortages
    - Manufacturing
    - Hospitality
    - Service

What is one word you would use to describe your vision for NC in the future?

- Potential
- Paradise
- Competitive
- Unique
- Balanced

PLAN ADVISORY COMMITTEE DRAFT

Top Opportunities

- Growth Potential
- Natural Resources
- Economic Growth Potential
- Local History
- Diversifying the tax base
- Housing affordability and accessibility
- Physical location and water access
- Greater Opportunities

Top Challenges

- Affordability
- Heavy Traffic
- Growing the tax base
- Leveraging growth
- Employment Opportunities
- Increasing infrastructure on west side of the county
- NIMBY-ism (Not in my backyard)

One word or phrase to describe the future

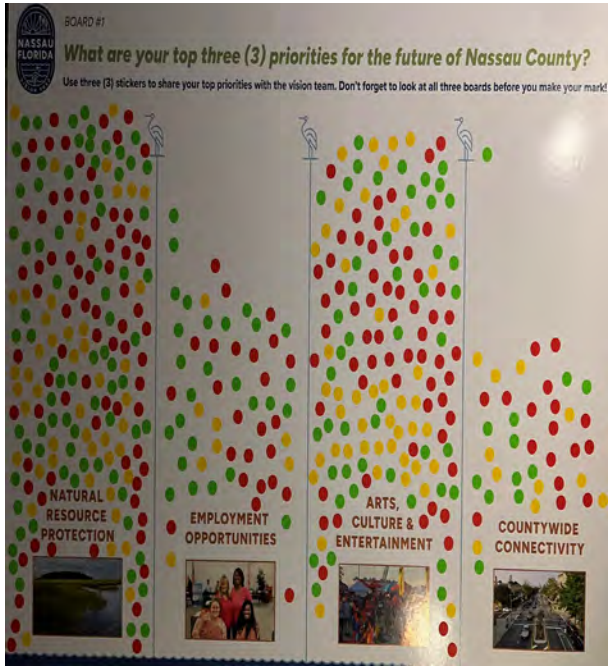
- Balanced
- Controlled
- Opportunity
- Beautiful
- Wise Growth
- Beautiful
- Natural Resource Protection
- Maturing

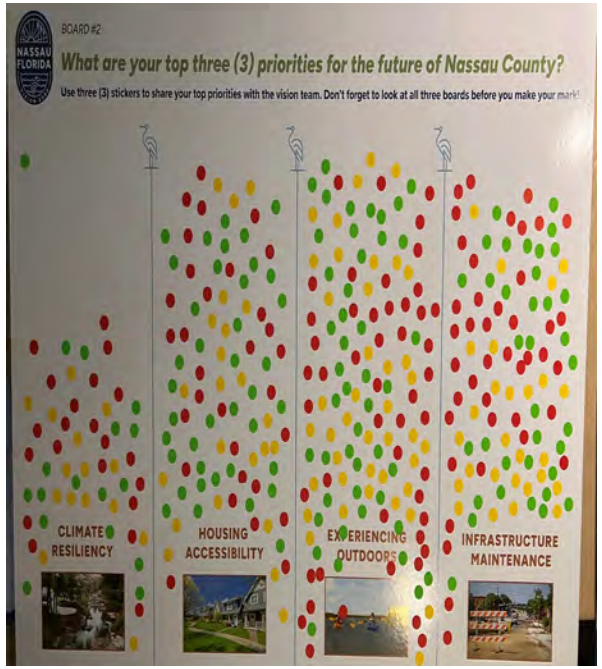
BICENENNTIAL KICK-OFF

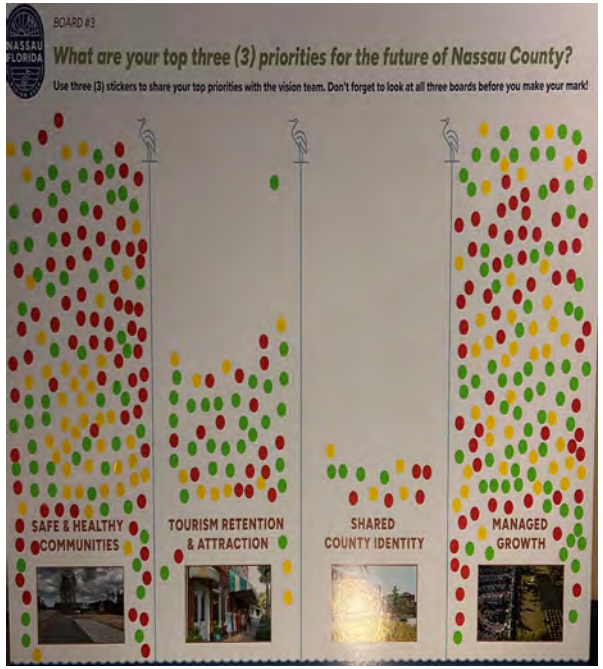
DRAFT

Based on the 415 community responses the top priorities are as follows:

1. Natural Resource Protection
2. Managed Growth
3. Experiencing the Outdoors



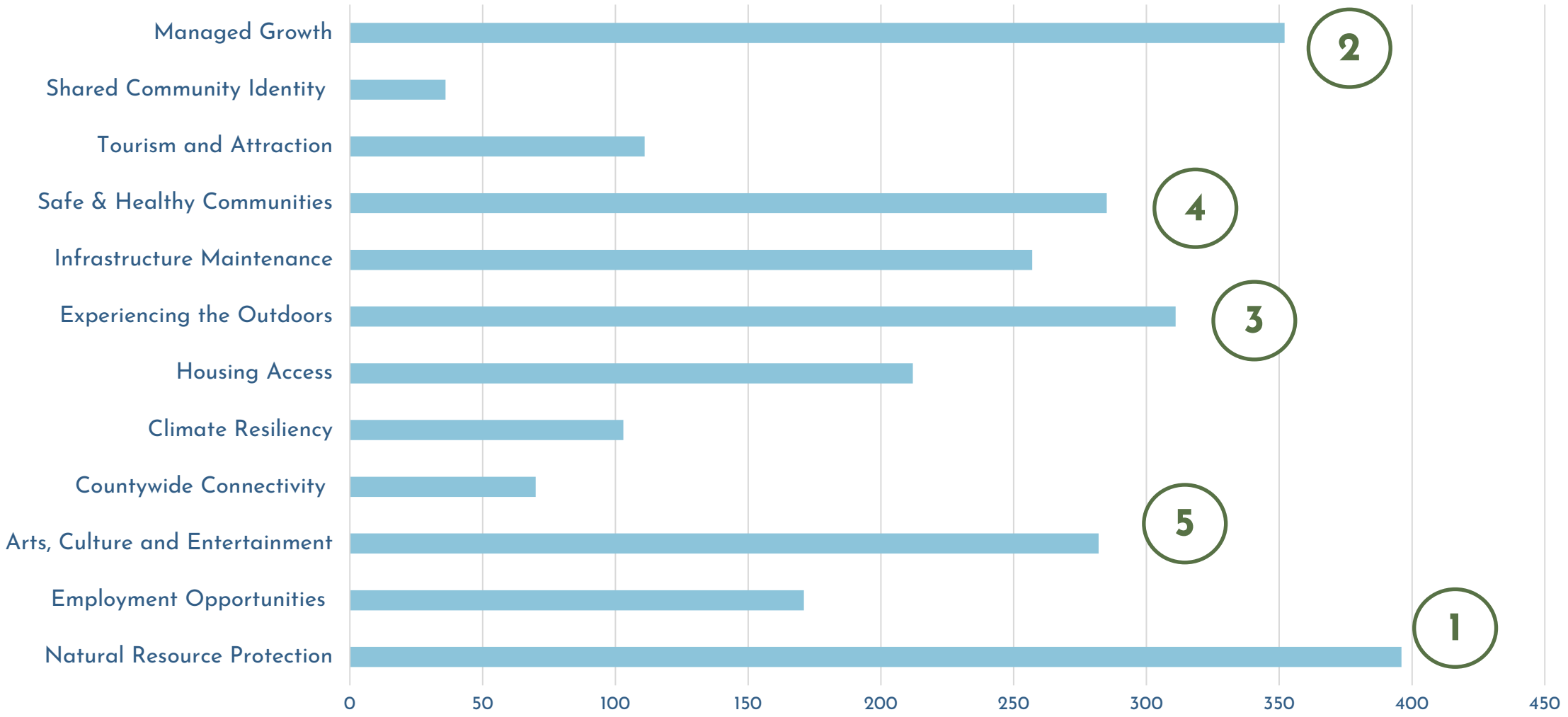




BICENENNTIAL KICK-OFF

DRAFT

Bicentennial Feedback Priority Areas



Data from January Bicentennial Vision Tent and subsequent pop-up events.

VISION PLAN POST CARDS - WORD CLOUD

DRAFT

Today, Nassau Florida is...

In 2050, I hope Nassau Florida will be...

Data from January Bicentennial Vision Tent. – Over 100 cards received

POST CARD RESPONSES

DRAFT

Today, Nassau Florida Is....

- Green spaces
- Growing rapidly
- A tight-knit community
- Beautiful
- A place full of beautiful landscapes and a wonderful friendly community
- A great place to live and visit
- Getting too busy
- A destination for vacationers
- Small town feel, caring people. wonderful place to live
- A wonderful place to raise a family
- Beautiful but could use more growth + development
- Full of potential & at a turning point
- Great to live in

In 2050, I hope Nassau Florida will be....

- Sustainable
- A vibrant community
- A place you can live, play, and work comfortably in safe communities.
- A center for ecotourism
- Rural (3 references to keeping Nassau Rural)
- More green
- Fully covered w/ TREES
- A stable loving community
- Thriving
- Focused on family, health +environment continued growth modernization of resources
- A beautiful balance of development/ growth and nature and still welcoming to tourists
- Your home too!

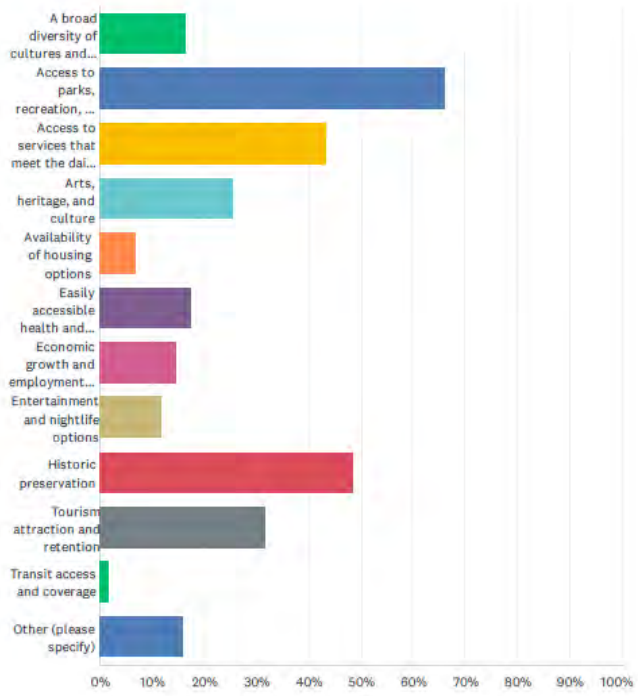
*Growth referenced on about 40 comment cards

VISION SURVEY

DRAFT

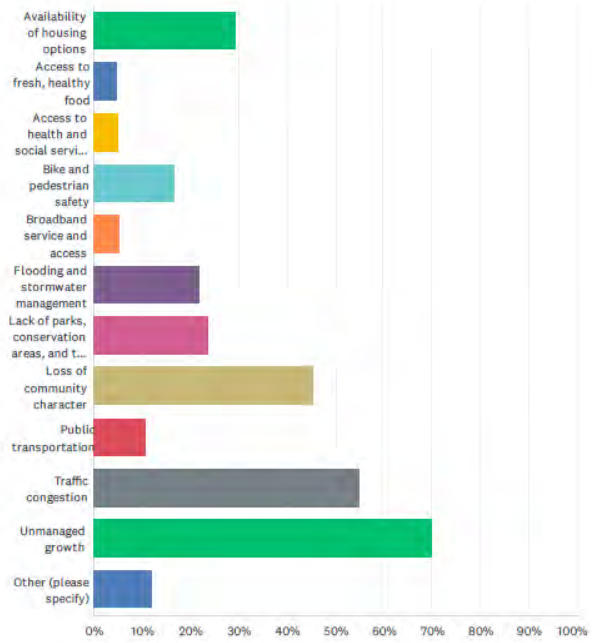
In your opinion, what are the top three (3) strengths of Nassau County?

66% - Access to parks, recreation, and open space
48.5% - Historic preservation
43.3% - Access to services that meet the daily needs of the residents (retail, medical, etc.)



In your opinion, what are the top three (3) challenges you see for Nassau County's future?

70% - Unmanaged growth
54.9% - Traffic congestion
45.4 % - Loss of community character



VISION SURVEY - YOUR VISION IN 3-5 WORDS

DRAFT

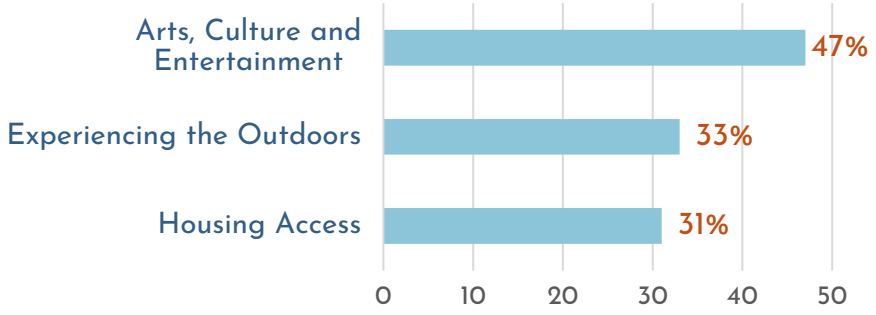
- Family friendly
- Growing
- Preservation
- Balanced/controlled growth
- Peaceful, clean, bright
- NOT Orange Park/Anywhere USA
- Safe & Vibrant
- Quiet, walkable
- Family, community, business efficient
- Quality place to live
- Rural character
- Protected, honored traditions
- Environmentally protected
- Low crime
- Welcoming
- Affordable
- Lower taxes
- Younger, busier, wealthier
- Cleaner
- Cate café, community pool
- Small town feel
- Smart growth
- Grow tourism
- Diversity, progressive
- Historic & Open space preservation
- Follow through on the Vision
- Green
- Authentic
- Preservation of natural resources
- Friendly
- Resident focused
- More services
- Joyful
- More recreation & activities
- Conservation
- Sustainable
- Less congestion
- Careful planning
- More urban tree forest/green
- Excellent
- Happy, peaceful
- Fiscally responsible
- Old Florida character
- Modernization
- Better infrastructure
- Relaxed living
- Unity
- Economic prosperity
- Growing in a good way
- More green space
- New library

YOUTH & YOUNG ADULT SURVEY

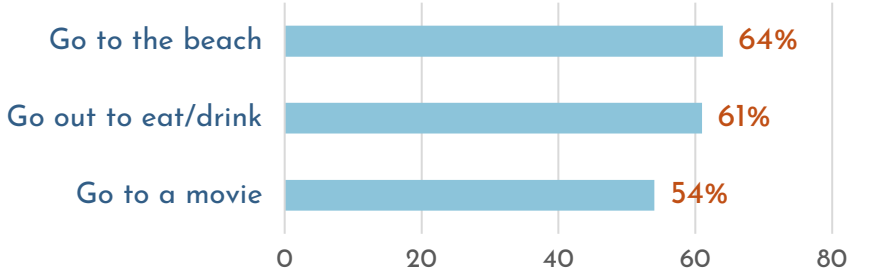
DRAFT

What is Your Vision for Nassau County's Future?

Top three priorities for the future of Nassau County?



What do you do for fun in Nassau County?

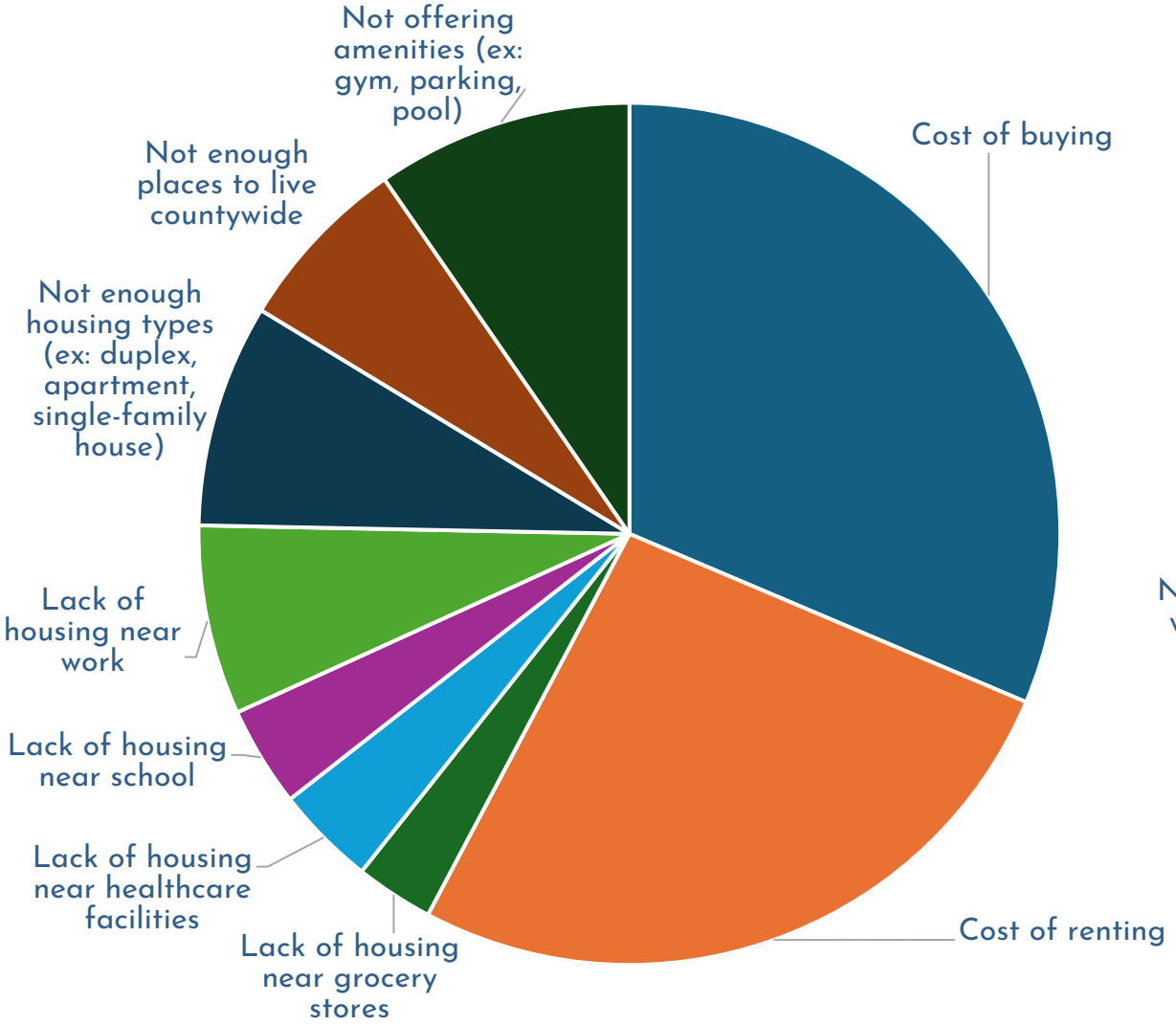


Data from Youth & Young Adult Survey as of 4/8/2024.

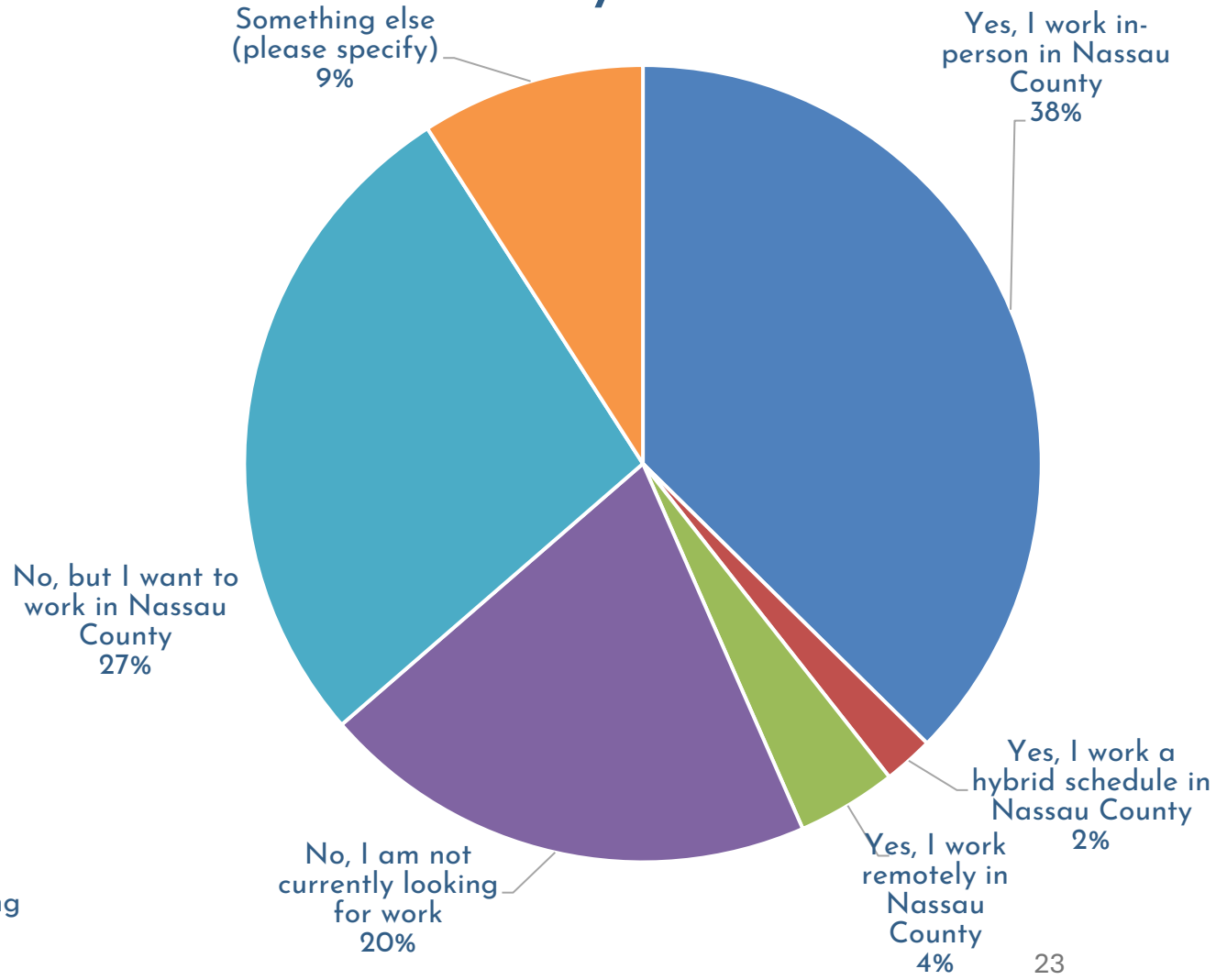
YOUTH & YOUNG ADULT SURVEY

DRAFT

Barriers to Housing?



Do you work?



VISITORS SURVEY

DRAFT

- Survey was open from March 2024 to September 2024
- The Visitor's Survey was an opportunity for people who came from outside the county to comment on how they viewed Nassau County. Feedback was received from both first-time visitors and repeat visitors.
- There were 37 responses.

- **Key Results -**
  - 88% of respondents visit Nassau County in the spring.
  - 88% of respondents were satisfied or very satisfied with their experiences.
  - 57% of respondents stayed in Fernandina Beach/North Amelia Island
  - 57% of respondents stayed in hotels/motels.
  - 57% of respondents visited for leisure.
  - Top 3 elements that respondents felt need to improve are public spaces, a robust downtown and entertainment options.

GREAT PLACES IN NASSAU COUNTY

DRAFT

Great Places in Nassau County*

- The Public Beaches
- Fort Clinch
- Community Main Streets
- Parks/Green Spaces
- Wildlife Areas
- Open Spaces
- Community Centers
- Local Businesses

Potentially Great Places in Nassau*

- Trail Systems
- Kings Ferry
- Water Recreation (e.g., Splash Pad)
- New Parks
- Agri-tourism
- Activities on the west side of the county
- Tree Canopy areas
- Historical Sites
- New Community Spaces

*Based on Community Input and not an exhaustive list

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Presentation
Budget Summary

ITEM TYPE: Presentation

REQUESTED ACTION: Presentation

SYNOPSIS: Comptroller Susan Carless will review the April 2025 budget summary and be available to answer any questions.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Susan Carless, Comptroller	5/12/2025
Jeremiah Glisson, Deputy City Manager	5/13/2025
Sarah Campbell, City Manager	5/13/2025

Kimberly Elliott Briley

Date: February 10, 2025

Submitted By: Kim Briley, Deputy City Clerk

COMMISSION ACTION:

City of Fernandina Beach
Accounts Receivable Analysis
April 30, 2025

Utility Billing - Current Accounts

						Avg Monthly Billing
9,352	**# of Active Customers**					**$1,108,070**
		Delinquency				
# of Customers with balances in each aging category		**Days**	**Amount**			
403		30	$ 44,648	*		
72		60	$ 4,119	*	*payment terms	
18		90	$ 771	*		
3		120+	$ 459	*		
403		**Total**	**$ 49,997**			

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

103 accts. w/delinquent balances	**$**	**18,923**

Utility Billings in Collections

Year based on final billing date	# of Accounts Transferred	Amt of $ Transferred	Amt of $ Recovered by CCI	Amt of $ Recovered by UB	**Total $ Recovered**	**% recovered**
2020 Charged Off	Effective 8/5/2024	$ -	$ -	$ -		**0.00%**
2021 (thru Dec)	241	$ 51,293	$ 1,114	$ 4,796		**11.52%**
2022 (thru Dec)	160	$ 37,007	$ 2,602	$ 7,016		**25.99%**
2023 (thru Dec)	164	$ 39,286	$ 1,262	$ 8,687		**25.32%**
2024 (thru Oct)	175	$ 28,267		$ 408		
		$ 155,853	$ 4,979	$ 20,908	**$ 25,886**	**16.61%**
Recovered to date		$ (25,886)				
Balance currently at CCI		**$ 129,966**				

Airport

					Avg Monthly Billing	
71	**# of Customers**				**$75,933**	
		Delinquency				
# of Customers with balances in each aging category		**Days**	**Amount**		(Amelia Island Aviation - acct closed)	
30		30	$ 30,985		$ -	
8		60	$ 8,424		$ -	
6		90	$ 1,030		$ -	
1	Includes Tree Surgeon **& D. Dickson- SENT TO COLLECTIONS 7/2/24 - Balance $898.61**	120+	$ 1,603		$ -	
					$ 8,759	
21		**Sub Total**	**$ 42,042**		**$ 8,759**	**$ 50,801**

Marina

					Avg Monthly Billing	
440	**# of Customers**				**$283,781**	
		Delinquency				
# of Customers with balanced in each aging category		**Days**	**Amount**			
30		30	$ 36,720			
23		60	$ 20,948			
9		90	$ 9,780			
47		>90	$ 6,964			
			-			
			$ 74,412			
	Customer paid in Advance		$ -	Deposit		
	Total A/R Balance		**$ 74,412**			

Peck Center & Other City Leases

					Avg Monthly Billing	
6	**# of Customers**				**$2,187**	
		Delinquency				
# of Customers with balanced in each aging category		**Days**	**Amount**			
1		30	$ 155			
1		60	$ 155			
0		90	$ -			
0		120+	$ -			
1		**Sub Total**	**$ 311**			

City of Fernandina Beach
Accounts Receivable Analysis
April 30, 2025

Utility Billing - Current Accounts

9,352	**# of Active Customers**		**Avg Monthly Billing $1,108,070**

# of Customers with balances in each aging category	Delinquency Days	Amount		
403	30	$ 44,648	*	
72	60	$ 4,119	*	*payment terms
18	90	$ 771	*	
3	120+	$ 459	*	
403	**Total**	**$ 49,997**		

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2024 (thru Oct)	175	$ 28,267		$ 408		
		$ 155,853	$ 4,979	$ 20,908	**$ 25,886**	**16.61%**
Recovered to date		$ (25,886)				
Balance currently at CCI		**$ 129,966**				

Airport

71	**# of Customers**		**Avg Monthly Billing $75,933**

# of Customers with balances in each aging category	Delinquency Days	Amount	(Amelia Island Aviation - acct closed)	
30	30	$ 30,985	$ -	
8	60	$ 8,424	$ -	
6	90	$ 1,030	$ -	
1	Includes Tree Surgeon **& D. Dickson- SENT TO COLLECTIONS 7/2/24 - Balance $898.61** 120+	$ 1,603	$ -	
			$ 8,759	
21	**Sub Total**	**$ 42,042**	**$ 8,759**	**$ 50,801**

Marina

440	**# of Customers**		**Avg Monthly Billing $283,781**

# of Customers with balanced in each aging category	Delinquency Days	Amount
30	30	$ 36,720
23	60	$ 20,948
9	90	$ 9,780
47	>90	$ 6,964
		-
		$ 74,412
	Customer paid in Advance	$ - Deposit
	Total A/R Balance	**$ 74,412**

Peck Center & Other City Leases

6	**# of Customers**		**Avg Monthly Billing $2,187**

# of Customers with balanced in each aging category	Delinquency Days	Amount
1	30	$ 155
1	60	$ 155
0	90	$ -
0	120+	$ -
1	**Sub Total**	**$ 311**

LESSEE	MONTHLY AMOUNT	LAST PAYMENT REC'D
Crown Castle AT&T-Cell Tower-Garage)	2,281.31	5/1/2025
Alachua Club	369.98	4/25/2025
Amelia Island Convention & Visitors	10.00 (pay yearly)	10/22/2024
Nassau Humane Society	19.00 (pay yearly)	10/2/2024
Putt Putt	3,931.24	9/30/2024
Amelia Island Book Festival	155.48	5/9/2025
Crown Castle South LLC	2,016.56	
Episcopal Children's Services	882.29	4/2/2025
Nassau Habitat For Humanity	190.61	4/7/2025
Ocean Highway & Port Authority of Nassau County	289.91	4/29/2025
Take Stock in Children	658.13	4/2/2025
Atlantic Seafood	1,965.87	
Centre Street Restaurant Group	0.00	

CURRENT BALANCE	RESPONSIBLE DEPT FOR BILLING	RESPONSIBLE DEPT FOR LEASE RENEWAL
-	N/A (payment send to Finance)	City Manager
-	Finance	City Manager
-	Finance	City Manager
	Finance	Parks and Recreation
-	Finance	City Manager
-	UB	Parks and Recreation
	UB	Airport
-	UB	Parks and Recreation
-	UB	Parks and Recreation
-	UB	Parks and Recreation
-	UB	
	Marina	City Manager
	Marina	City Manager

Customer Id	Customer Name	Unpaid Balance
25000	AMELIA ISL BOOK FESTIVAL	$310.96
30018	KEOKI GRAY	$745.74
30022	CIVIL AIR PATROL - ACCT PAYABLE	$60.00
30025	MICHAEL LAYLAND	$740.23
30033	ED E JOHNSTON	$361.93
30045	PATRICK BERRY	$361.93
30050	ROBERT HILSENROTH	$25.14
30051	JEFFREY SCHLUETER	$898.78
30052	CLAYTON BUCHANAN II	$917.35
30059	FUJI	$551.80
30060	ARTHUR PAIGE	$83.75
30061	O'CONNER PROPERTY EASEMENT	$289.73
30069	DAVID DULLY	$0.05
30075	DKL LEISURE LLC	$307.90
30081	MELVIN YOUNG	$723.86
30083	HOWARD BANASZAK	$546.59
30086	DOUGLAS J GEIB	$10.26
30088	ROBERT J ZETTEL	$609.23
30099	FERNANDINA AIRCRAFT MAINTENANCE	$11,615.15
30105	AMELIA RIVER HOLDINGS LLC	$15,037.82
30108	ALTIMETER INC	$361.93
30110	NATURAL LANDSCAPING OF JAX INC	$70.75
30119	JACK D BISHOP	$361.93
30125	RUSSELL J STACKHOUSE	$1,433.28
30137	FLORIDA PUBLIC UTILITIES CO	$209.71
30142	STEPHEN YOUNG	$361.93
30148	DOUGLAS VATTER	$785.03
30156	BRIAN TONNER	$11.26
30168	DON DICKSON	$898.61
30218	FLORIDA PUBLIC UTILITIES CO	$41.66
30425	JAMES COCHRAN	$127.18
30468	CONOR E CREGAN	$737.10
40799	THE TREE SURGEON	$2,754.32
	Total Airport Leases	

Billed Amount	Adjusted Amount	Paid Amount	1 to 30 Days Past
$310.96	$0.00	$0.00	$155.48
$1,085.79	$16.37	$356.42	$361.93
$60.00	$0.00	$0.00	$60.00
$1,085.79	$10.86	$356.42	$361.93
$361.93	$0.00	$0.00	$361.93
$361.93	$0.00	$0.00	$361.93
$436.65	$0.00	$411.51	$25.14
$1,309.95	$13.10	$424.27	$436.65
$1,309.95	$13.10	$405.70	$436.65
$1,070.78	$8.03	$527.01	$535.39
$162.62	$1.22	$80.09	$81.31
$570.78	$0.00	$281.05	$285.39
$487.59	$0.00	$487.54	$0.05
$307.90	$0.00	$0.00	$307.90
$723.86	$0.00	$0.00	$723.86
$546.59	$0.00	$0.00	$546.59
$361.93	$0.00	$351.67	$10.26
$609.23	$0.00	$0.00	$609.23
$11,528.68	$86.47	$0.00	$5,764.34
$15,037.82	$0.00	$0.00	$15,037.82
$361.93	$0.00	$0.00	$361.93
$70.75	$0.00	$0.00	$70.75
$361.93	$0.00	$0.00	$361.93
$1,433.28	$0.00	$0.00	$1,433.28
$413.38	$0.04	$203.71	$206.69
$361.93	$0.00	$0.00	$361.93
$785.03	$0.00	$0.00	$785.03
$739.54	$0.00	$728.28	$11.26
$1,055.46	$75.83	$232.68	$0.00
$2,087.18	$0.00	$2,045.52	$41.66
$127.18	$0.00	$0.00	$127.18
$968.20	$10.95	$242.05	$242.05
$2,693.12	$61.20	$0.00	$673.28
			$30,985.27

30 to 60 Days Past	61 to 90 Days Past	91 to 120 Days Past	Over 120 Days Past
$155.48	$0.00	$0.00	$0.00
$367.36	$16.45	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$367.36	$10.94	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$443.20	$18.93	$0.00	$0.00
$443.20	$37.50	$0.00	$0.00
$16.41	$0.00	$0.00	$0.00
$2.44	$0.00	$0.00	$0.00
$4.34	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$5,850.81	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$3.02	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$898.61
$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00
$245.68	$249.37	$0.00	$0.00
$683.38	$693.63	$704.03	$0.00
$8,424.18	**$1,029.84**	**$704.03**	**$898.61**

Total Due Now	
$310.96	**Peck and Other Lease**
$745.74	
$60.00	
$740.23	
$361.93	
$361.93	
$25.14	
$898.78	
$917.35	
$551.80	
$83.75	
$289.73	
$0.05	
$307.90	
$723.86	
$546.59	
$10.26	
$609.23	
$11,615.15	
$15,037.82	
$361.93	
$70.75	
$361.93	
$1,433.28	
$209.71	
$361.93	
$785.03	
$11.26	
$898.61	
$41.66	
$127.18	
$737.10	
$2,754.32	
$42,041.93	**Airport Leases**

Account	Customer	District	Current	1 - 30	31 - 60	61 - 90	91 - 120
13058055	19004	CI	0.00	116.08	124.75	122.91	120.05
04017948	17803	CI	0.00	15.64	15.28	-	16.81
17132636	44926	CI	0.00	15.74	15.24	16.10	14.11
14115712	43168	CO	0.00	18.51	18.91	18.95	6.73
17132634	44926	CI	0.00	14.34	14.13	14.47	5.08
16070579	15322	CO	0.00	141.75	260.49	185.45	-
06025957	16185	CI	0.00	173.21	163.98	72.27	-
13057935	17352	CI	0.00	58.15	121.34	55.52	-
15066781	13229	CO	0.00	29.91	27.44	37.16	-
17074684	40738	CO	0.00	25.08	26.29	36.25	-
14062359	19271	CO	0.00	28.69	26.70	33.05	-
14062274	14228	CO	0.00	21.54	25.71	27.57	-
14062314	40953	CO	0.00	23.51	22.99	24.83	-
06026493	13350	CI	0.00	23.07	22.34	23.97	-
06026239	44169	CO	0.00	24.69	23.82	23.29	-
06026304	41748	CO	0.00	21.91	22.26	21.76	-
06026337	10756	CO	0.00	45.08	-	21.76	-
14114655	42869	CO	0.00	19.49	18.75	18.69	-
15066247	14424	CO	0.00	30.74	27.13	16.78	-
11048636	11968	CI	0.00	450.25	356.19	-	-
16012203	10519	CI	0.00	250.37	335.19	-	-
17001050	45116	CI	0.00	168.65	255.48	-	-
05104207	44937	CI	0.00	237.91	174.51	-	-
16070293	44518	CI	0.00	120.15	88.76	-	-
11049164	43568	CI	0.00	86.35	83.86	-	-
18088711	15783	CI	0.00	12.03	72.15	-	-
06026512	10965	CI	0.00	87.65	71.48	-	-
02010319	42397	CI	0.00	67.80	70.09	-	-
02010315	11298	CI	0.00	65.60	67.26	-	-
16070791	42118	CO	0.00	72.66	66.20	-	-
13057884	44656	CI	0.00	70.42	65.07	-	-
16070420	15228	CI	0.00	112.71	65.00	-	-
02090069	16622	CI	0.00	97.23	65.00	-	-
15095804	18818	CO	0.00	64.47	63.52	-	-
01006677	19269	CI	0.00	96.85	61.71	-	-
02010504	12986	CI	0.00	63.75	59.91	-	-
15115463	42467	CI	0.00	57.23	55.96	-	-
02010235	41750	CI	0.00	55.15	55.96	-	-
02010434	42532	CI	0.00	120.87	49.66	-	-
15066194	14742	CO	0.00	53.42	48.13	-	-
14061966	12307	CO	0.00	32.58	44.37	-	-
06026500	44589	CI	0.00	25.48	44.32	-	-
02010723	41079	CI	0.00	20.66	42.28	-	-
06026559	11518	CO	0.00	26.27	35.10	-	-
01006655	45062	CI	0.00	32.02	31.95	-	-
06026515	16389	CI	0.00	30.81	31.93	-	-

06026255	10630	CO	0.00	29.89	31.91	-	-
15105138	44063	CO	0.00	32.61	30.99	-	-
06026284	40593	CO	0.00	29.18	30.99	-	-
15066779	18920	CO	0.00	17.79	30.54	-	-
15099047	16349	CO	0.00	27.34	29.86	-	-
06026312	10716	CO	0.00	27.33	29.40	-	-
15066705	17844	CO	0.00	31.89	28.94	-	-
06026375	17386	CO	0.00	24.56	27.79	-	-
06026507	10988	CI	0.00	25.96	27.56	-	-
05022028	40726	CI	0.00	25.95	26.76	-	-
06026498	18752	CI	0.00	39.00	23.78	-	-
17009922	40231	CI	0.00	23.32	23.25	-	-
14062249	14202	CO	0.00	43.27	22.61	-	-
06026350	10771	CO	0.00	21.76	22.61	-	-
15066261	14455	CO	0.00	26.53	21.93	-	-
17074675	15494	CO	0.00	22.93	21.58	-	-
16070567	15312	CO	0.00	22.76	21.41	-	-
14062342	14286	CO	0.00	21.73	21.08	-	-
03014712	16827	CI	0.00	18.12	20.60	-	-
06026355	17498	CO	0.00	20.19	20.56	-	-
04017967	17845	CI	0.00	19.35	20.08	-	-
05022065	41736	CI	0.00	19.48	19.69	-	-
14061984	40191	CO	0.00	20.51	19.03	-	-
04018047	18384	CI	0.00	16.30	18.50	-	-
15066290	43423	CO	0.00	17.59	17.67	-	-
03014908	44929	CI	0.00	36.28	12.33	-	-
14062243	17314	CO	0.00	19.87	10.71	-	-
15066255	14440	CO	0.00	26.56	9.73	-	-
14062276	18115	CO	0.00	19.34	9.13	-	-
01006564	16533	CI	0.00	456.46	8.05	-	-
02010650	41256	CI	0.00	191.98	6.05	-	-
02010707	41762	CI	0.00	-	3.79	-	-
01006447	18251	CI	0.00	62.87	2.28	-	-
02010282	12554	CI	0.00	114.75	1.70	-	-
04017957	15104	CI	0.00	-	1.47	-	-
03014898	17756	CI	0.00	30.95	1.19	-	-
06026509	17563	CI	0.00	23.18	1.08	-	-
15066524	14483	CO	0.00	21.42	0.97	-	-
05021717	42309	CI	0.00	62.19	0.91	-	-
02010424	11604	CI	0.00	70.54	0.74	-	-
18079744	15711	CO	0.00	26.89	0.45	-	-
06026327	40237	CO	0.00	23.12	0.30	-	-
06026371	18586	CO	0.00	17.32	0.26	-	-
01006615	19243	CI	0.00	27.87	0.03	-	-
03014655	18448	CI	0.00	1,488.54	-	-	-
12053362	44895	CI	0.00	1,315.97	-	-	-
12053142	17230	CI	0.00	1,304.07	-	-	-

05089772	43298	CI	0.00	1,081.29	-	-	-
17074671	15491	CO	0.00	987.62	-	-	-
18121035	45027	CI	0.00	797.51	-	-	-
02010373	11858	CI	0.00	781.69	-	-	-
02010587	43514	CI	0.00	602.71	-	-	-
13088653	45138	CI	0.00	566.65	-	-	-
16120265	44942	CI	0.00	560.42	-	-	-
02010307	16761	CI	0.00	544.27	-	-	-
14062209	45137	CI	0.00	434.85	-	-	-
13057971	13651	CI	0.00	406.71	-	-	-
02010372	11825	CI	0.00	404.34	-	-	-
13057750	13389	CI	0.00	335.06	-	-	-
07103823	17351	CI	0.00	314.04	-	-	-
02094319	14892	CI	0.00	307.20	-	-	-
06025968	45017	CI	0.00	272.01	-	-	-
15066863	14628	CO	0.00	271.17	-	-	-
16070267	18135	CI	0.00	244.81	-	-	-
15067000	44470	CI	0.00	235.08	-	-	-
01006453	17812	CI	0.00	232.29	-	-	-
04018022	45058	CI	0.00	232.01	-	-	-
01120846	41203	CI	0.00	227.96	-	-	-
01006476	10577	CI	0.00	204.25	-	-	-
17009928	40665	CI	0.00	201.89	-	-	-
13057826	42156	CI	0.00	198.05	-	-	-
02010621	18110	CI	0.00	197.09	-	-	-
17000302	11036	CI	0.00	195.72	-	-	-
14115721	44030	CI	0.00	194.84	-	-	-
11048713	12012	CI	0.00	193.52	-	-	-
18079529	15621	CI	0.00	193.45	-	-	-
11048615	41840	CI	0.00	188.20	-	-	-
02010458	44437	CI	0.00	185.98	-	-	-
12053361	44895	CI	0.00	184.35	-	-	-
02010272	16473	CI	0.00	172.76	-	-	-
10043831	11478	CI	0.00	170.45	-	-	-
03014777	17169	CI	0.00	169.78	-	-	-
04018017	18124	CI	0.00	168.46	-	-	-
10043777	40602	CI	0.00	167.63	-	-	-
13057684	13340	CI	0.00	167.47	-	-	-
17074764	15521	CI	0.00	165.53	-	-	-
17000160	11682	CI	0.00	162.47	-	-	-
18079802	42343	CI	0.00	162.04	-	-	-
02010527	13258	CI	0.00	159.87	-	-	-
17123191	44504	CI	0.00	159.22	-	-	-
13057103	17963	CI	0.00	155.53	-	-	-
12053389	12731	CI	0.00	155.08	-	-	-
18092127	44000	CI	0.00	152.05	-	-	-
18093546	40964	CI	0.00	151.28	-	-	-

11049000	12222	CI	0.00	151.09	-	-	-
13092881	16058	CI	0.00	147.60	-	-	-
15066994	40491	CI	0.00	147.21	-	-	-
02120780	41154	CI	0.00	146.95	-	-	-
18079530	15622	CI	0.00	146.05	-	-	-
17001036	43668	CI	0.00	145.31	-	-	-
16070277	14962	CI	0.00	143.54	-	-	-
01006700	41756	CI	0.00	143.51	-	-	-
01006666	17953	CI	0.00	143.08	-	-	-
02010267	13831	CI	0.00	141.79	-	-	-
13057813	13459	CI	0.00	141.59	-	-	-
02010340	11551	CI	0.00	140.83	-	-	-
11049194	18105	CI	0.00	140.81	-	-	-
15121436	43463	CI	0.00	140.42	-	-	-
15066792	42602	CI	0.00	139.95	-	-	-
04017977	44858	CI	0.00	138.21	-	-	-
13057690	44170	CI	0.00	135.53	-	-	-
16070301	17193	CI	0.00	133.85	-	-	-
01006475	12536	CI	0.00	133.37	-	-	-
13058230	41769	CI	0.00	133.32	-	-	-
13058242	44806	CI	0.00	133.01	-	-	-
16070385	18520	CI	0.00	132.58	-	-	-
11048707	12006	CI	0.00	131.10	-	-	-
02010730	40945	CI	0.00	130.92	-	-	-
02010529	41568	CI	0.00	128.74	-	-	-
02010561	18815	CI	0.00	128.74	-	-	-
12053363	44895	CI	0.00	128.74	-	-	-
01006507	43788	CI	0.00	127.98	-	-	-
13057765	17947	CI	0.00	124.00	-	-	-
02010374	19151	CI	0.00	123.93	-	-	-
12053453	43211	CI	0.00	123.70	-	-	-
02010699	15483	CI	0.00	123.26	-	-	-
16070265	44804	CI	0.00	123.26	-	-	-
02010303	11126	CI	0.00	123.07	-	-	-
02010298	11076	CI	0.00	122.67	-	-	-
17000262	13132	CI	0.00	122.38	-	-	-
02090310	15915	CI	0.00	122.18	-	-	-
02010717	43604	CI	0.00	121.74	-	-	-
02010719	14411	CI	0.00	120.87	-	-	-
02010510	10258	CI	0.00	120.43	-	-	-
15115821	13614	CO	0.00	120.05	-	-	-
16070501	45117	CI	0.00	119.27	-	-	-
16070480	16305	CI	0.00	119.20	-	-	-
01006720	17866	CI	0.00	118.69	-	-	-
18120412	15648	CO	0.00	118.43	-	-	-
13057701	13353	CI	0.00	117.58	-	-	-
02010281	43918	CI	0.00	116.94	-	-	-

06026476	15787	CI	0.00	116.60	-	-	-
02010673	16543	CI	0.00	116.50	-	-	-
02010715	42375	CI	0.00	116.06	-	-	-
16070536	15294	CI	0.00	116.03	-	-	-
16090100	42186	CO	0.00	116.02	-	-	-
11048924	44918	CI	0.00	115.58	-	-	-
16104252	13535	CI	0.00	115.58	-	-	-
02010408	12116	CI	0.00	115.56	-	-	-
02010013	42222	CI	0.00	115.19	-	-	-
16070476	18233	CI	0.00	115.09	-	-	-
02010446	44526	CI	0.00	114.75	-	-	-
01006529	15179	CI	0.00	114.32	-	-	-
02010742	13346	CI	0.00	114.32	-	-	-
02120946	41865	CI	0.00	114.32	-	-	-
18079433	15543	CI	0.00	113.50	-	-	-
13089538	41283	CI	0.00	113.41	-	-	-
13104318	18213	CI	0.00	112.72	-	-	-
02120796	41255	CI	0.00	112.57	-	-	-
16070735	10228	CO	0.00	112.19	-	-	-
02010334	18630	CI	0.00	112.13	-	-	-
02010333	18359	CI	0.00	111.68	-	-	-
13057785	42535	CI	0.00	111.42	-	-	-
02010245	17644	CI	0.00	111.35	-	-	-
13057924	17592	CI	0.00	111.35	-	-	-
16070398	44074	CI	0.00	111.28	-	-	-
02010572	13992	CI	0.00	110.56	-	-	-
13058086	10554	CI	0.00	110.23	-	-	-
02010554	13690	CI	0.00	109.74	-	-	-
13058270	43839	CI	0.00	109.49	-	-	-
16070435	15239	CI	0.00	109.43	-	-	-
17013054	13609	CO	0.00	109.41	-	-	-
02010435	40490	CI	0.00	108.61	-	-	-
13057791	41384	CI	0.00	108.23	-	-	-
02010517	17916	CI	0.00	108.21	-	-	-
02010725	17381	CI	0.00	108.21	-	-	-
02010726	10357	CI	0.00	108.21	-	-	-
11049198	12367	CI	0.00	107.85	-	-	-
17000133	44427	CI	0.00	107.73	-	-	-
13114735	17580	CI	0.00	107.05	-	-	-
16070537	13897	CI	0.00	106.84	-	-	-
02010541	44923	CI	0.00	106.64	-	-	-
02010515	13114	CI	0.00	106.26	-	-	-
01121038	44775	CI	0.00	106.09	-	-	-
02010601	45107	CI	0.00	105.86	-	-	-
02010614	17424	CI	0.00	105.80	-	-	-
15095802	19171	CO	0.00	105.63	-	-	-
02010306	41860	CI	0.00	105.47	-	-	-

01006649	18207	CI	0.00	105.07	-	-	-
12053228	44960	CI	0.00	105.06	-	-	-
13057821	41093	CI	0.00	105.06	-	-	-
02010516	42862	CI	0.00	104.69	-	-	-
11049042	44874	CI	0.00	104.66	-	-	-
16070595	15338	CO	0.00	104.55	-	-	-
02010354	11677	CI	0.00	104.29	-	-	-
11048907	40589	CI	0.00	104.25	-	-	-
13058034	41854	CI	0.00	104.25	-	-	-
02010681	15358	CI	0.00	103.90	-	-	-
13058229	13940	CI	0.00	103.87	-	-	-
02010701	42858	CI	0.00	103.34	-	-	-
02010420	41411	CI	0.00	103.12	-	-	-
02010542	16855	CI	0.00	102.72	-	-	-
16070485	15262	CI	0.00	101.27	-	-	-
02010318	11340	CI	0.00	101.22	-	-	-
13057814	13459	CI	0.00	101.18	-	-	-
02010399	40917	CI	0.00	99.98	-	-	-
03014707	40543	CI	0.00	99.86	-	-	-
17123136	43107	CI	0.00	98.89	-	-	-
13058104	43310	CI	0.00	97.89	-	-	-
13058227	12991	CI	0.00	97.89	-	-	-
13058228	12991	CI	0.00	97.89	-	-	-
18079790	17437	CI	0.00	97.84	-	-	-
16070417	43166	CI	0.00	97.70	-	-	-
18119300	43492	CO	0.00	97.22	-	-	-
02010737	12157	CI	0.00	96.85	-	-	-
02010494	12928	CI	0.00	96.45	-	-	-
02010566	13932	CI	0.00	96.45	-	-	-
16089864	42196	CO	0.00	93.60	-	-	-
16070801	15479	CO	0.00	93.06	-	-	-
17013042	13784	CO	0.00	92.62	-	-	-
16012445	12147	CI	0.00	92.13	-	-	-
18079804	44819	CI	0.00	91.72	-	-	-
16070272	43710	CI	0.00	90.93	-	-	-
15066697	45087	CO	0.00	90.02	-	-	-
01006470	43056	CI	0.00	87.34	-	-	-
16070802	15480	CO	0.00	86.70	-	-	-
13057719	44100	CI	0.00	85.49	-	-	-
16070783	15463	CO	0.00	84.48	-	-	-
11048946	12194	CI	0.00	83.35	-	-	-
14062139	43838	CO	0.00	81.96	-	-	-
16092285	44439	CO	0.00	81.58	-	-	-
02010370	40266	CI	0.00	81.48	-	-	-
13121075	42156	CI	0.00	77.94	-	-	-
02010371	11813	CI	0.00	77.16	-	-	-
15121176	41494	CO	0.00	76.65	-	-	-

02010595	42170	CI	0.00	75.06	-	-	-
13057947	42222	CI	0.00	74.99	-	-	-
15066816	40167	CI	0.00	74.60	-	-	-
04017962	14355	CI	0.00	74.20	-	-	-
17074770	45072	CI	0.00	72.23	-	-	-
01006542	18448	CI	0.00	69.43	-	-	-
02010728	15652	CI	0.00	68.12	-	-	-
05097663	44894	CI	0.00	67.97	-	-	-
06026149	10456	CI	0.00	67.81	-	-	-
07030080	11088	CI	0.00	67.36	-	-	-
01006553	16948	CI	0.00	66.37	-	-	-
17090061	44069	CI	0.00	65.72	-	-	-
03014726	16939	CI	0.00	65.59	-	-	-
05097648	16310	CI	0.00	65.20	-	-	-
13057934	42222	CI	0.00	65.07	-	-	-
15066946	42228	CI	0.00	65.07	-	-	-
01006550	15809	CI	0.00	65.06	-	-	-
02010727	45049	CI	0.00	65.00	-	-	-
03014845	18332	CI	0.00	64.93	-	-	-
02010698	15472	CI	0.00	63.98	-	-	-
15116068	44429	CI	0.00	63.94	-	-	-
17013049	45048	CO	0.00	63.22	-	-	-
01006486	43505	CI	0.00	62.87	-	-	-
02010349	11633	CI	0.00	62.00	-	-	-
01006582	17038	CI	0.00	61.56	-	-	-
17000101	19479	CI	0.00	61.02	-	-	-
01120872	45155	CI	0.00	59.17	-	-	-
03014779	17180	CI	0.00	58.77	-	-	-
15066977	44314	CI	0.00	58.71	-	-	-
11048613	16693	CI	0.00	58.25	-	-	-
05103406	44890	CI	0.00	57.74	-	-	-
14062185	44392	CI	0.00	56.85	-	-	-
17074760	11481	CI	0.00	55.52	-	-	-
18079731	15697	CO	0.00	53.70	-	-	-
16120192	44669	CO	0.00	53.15	-	-	-
18079764	15727	CO	0.00	52.34	-	-	-
02010562	16460	CI	0.00	49.98	-	-	-
04018235	10045	CI	0.00	49.18	-	-	-
15066232	43472	CO	0.00	48.67	-	-	-
15114852	41078	CI	0.00	48.41	-	-	-
15119606	18100	CO	0.00	47.51	-	-	-
15066691	14494	CO	0.00	46.59	-	-	-
05021677	40312	CI	0.00	46.32	-	-	-
14062234	11022	CI	0.00	45.33	-	-	-
13057880	13552	CI	0.00	42.84	-	-	-
03014939	41135	CI	0.00	42.47	-	-	-
05021701	43003	CI	0.00	41.61	-	-	-

04018278	19181	CI	0.00	41.03	-	-	-
02120952	16639	CI	0.00	40.92	-	-	-
17000108	10523	CI	0.00	39.75	-	-	-
16070580	11199	CO	0.00	39.54	-	-	-
17074677	15495	CO	0.00	39.54	-	-	-
15067030	13070	CI	0.00	38.19	-	-	-
13057311	16795	CI	0.00	37.77	-	-	-
11048910	19440	CI	0.00	37.69	-	-	-
11048796	43862	CI	0.00	37.16	-	-	-
05021585	19191	CI	0.00	36.47	-	-	-
06026516	18295	CI	0.00	35.91	-	-	-
05021689	17900	CI	0.00	35.76	-	-	-
06026236	10614	CO	0.00	35.69	-	-	-
17106970	44143	CI	0.00	35.40	-	-	-
03014921	44552	CI	0.00	34.91	-	-	-
10043884	40465	CI	0.00	34.13	-	-	-
11104735	42545	CI	0.00	33.54	-	-	-
18119286	17527	CO	0.00	33.12	-	-	-
14061931	10814	CO	0.00	32.36	-	-	-
15121198	42307	CO	0.00	32.36	-	-	-
04017960	18847	CI	0.00	32.13	-	-	-
03014826	17392	CI	0.00	31.16	-	-	-
18120401	18434	CO	0.00	31.03	-	-	-
14062372	43848	CO	0.00	30.99	-	-	-
15066250	41030	CO	0.00	30.99	-	-	-
05022049	10042	CI	0.00	30.74	-	-	-
13057302	45011	CI	0.00	30.61	-	-	-
15066523	14476	CO	0.00	30.54	-	-	-
18079597	10498	CO	0.00	29.86	-	-	-
05022047	17532	CI	0.00	29.14	-	-	-
13057672	13321	CI	0.00	28.77	-	-	-
14061932	40880	CO	0.00	28.49	-	-	-
04017937	44833	CI	0.00	28.17	-	-	-
17074699	15511	CO	0.00	28.03	-	-	-
18079805	43853	CI	0.00	27.87	-	-	-
16070874	12608	CI	0.00	27.55	-	-	-
05021634	18362	CI	0.00	27.52	-	-	-
03014927	41362	CI	0.00	26.96	-	-	-
06026504	42956	CI	0.00	25.55	-	-	-
06026489	41355	CI	0.00	24.36	-	-	-
14062365	11072	CO	0.00	24.14	-	-	-
15066240	14391	CO	0.00	24.14	-	-	-
18120868	43303	CO	0.00	24.08	-	-	-
06026513	10992	CI	0.00	22.71	-	-	-
04018117	18875	CI	0.00	22.66	-	-	-
05021633	18620	CI	0.00	22.06	-	-	-
06026353	10776	CO	0.00	21.93	-	-	-

14062119	42270	CO	0.00	21.76	-	-	-
06026491	40779	CI	0.00	21.57	-	-	-
14062327	42510	CO	0.00	21.41	-	-	-
06026359	18431	CO	0.00	21.24	-	-	-
06026366	10784	CO	0.00	21.08	-	-	-
14062354	14310	CO	0.00	21.08	-	-	-
14115728	44369	CO	0.00	20.90	-	-	-
14062113	14042	CO	0.00	20.39	-	-	-
15066222	44704	CO	0.00	20.05	-	-	-
14062252	42790	CO	0.00	19.88	-	-	-
15066231	17112	CO	0.00	18.90	-	-	-
06026287	17600	CO	0.00	18.85	-	-	-
10043973	11628	CI	0.00	18.66	-	-	-
04018064	43252	CI	0.00	18.09	-	-	-
15115820	41040	CO	0.00	17.83	-	-	-
14114659	43865	CO	0.00	17.78	-	-	-
04017952	17825	CI	0.00	17.54	-	-	-
14061968	45119	CO	0.00	17.32	-	-	-
14115706	16885	CO	0.00	17.32	-	-	-
15066809	14582	CI	0.00	16.84	-	-	-
11049076	42855	CI	0.00	16.80	-	-	-
02010590	43827	CI	0.00	16.47	-	-	-
03014842	18377	CI	0.00	14.21	-	-	-
11143198	43899	CI	0.00	13.84	-	-	-
06026496	17004	CI	0.00	13.51	-	-	-
05021644	18506	CI	0.00	13.21	-	-	-
18120923	42048	CI	0.00	13.00	-	-	-
16070271	44812	CI	0.00	12.43	-	-	-
13092359	44405	CI	0.00	12.25	-	-	-
03014810	18508	CI	0.00	11.41	-	-	-
11049150	40080	CI	0.00	8.80	-	-	-
06026247	17777	CO	0.00	6.55	-	-	-
06026022	10287	CI	0.00	6.09	-	-	-
15066746	42807	CI	0.00	5.52	-	-	-
10043889	11547	CI	0.00	4.81	-	-	-
13057704	17668	CI	0.00	4.41	-	-	-
10043861	11515	CI	0.00	3.96	-	-	-
03014907	17640	CI	0.00	3.56	-	-	-
11049137	42874	CI	0.00	3.19	-	-	-
17013032	13311	CO	0.00	3.03	-	-	-
17123489	45115	CI	0.00	2.84	-	-	-
07030183	11200	CI	0.00	2.75	-	-	-
05021828	12435	CI	0.00	2.65	-	-	-
01006536	40432	CI	0.00	2.60	-	-	-
16093505	16100	CO	0.00	2.50	-	-	-
12100522	43697	CI	0.00	2.37	-	-	-
12092801	17796	CI	0.00	2.25	-	-	-

05022002	18475	CO	0.00	2.21	-	-	-
13097442	16293	CI	0.00	2.17	-	-	-
12053498	12885	CI	0.00	2.12	-	-	-
15092200	17373	CI	0.00	2.10	-	-	-
12053418	19410	CI	0.00	2.03	-	-	-
04017998	10170	CI	0.00	1.99	-	-	-
16093355	12133	CO	0.00	1.91	-	-	-
07093077	17285	CI	0.00	1.87	-	-	-
14089316	15798	CI	0.00	1.82	-	-	-
18097414	16290	CI	0.00	1.70	-	-	-
11049184	17394	CI	0.00	1.68	-	-	-
13057864	10503	CI	0.00	1.67	-	-	-
16070418	16025	CI	0.00	1.67	-	-	-
11100269	17347	CI	0.00	1.66	-	-	-
13058269	13972	CI	0.00	1.65	-	-	-
17123542	14973	CI	0.00	1.64	-	-	-
15067318	43069	CI	0.00	1.63	-	-	-
05021589	19195	CI	0.00	1.61	-	-	-
05095019	12643	CI	0.00	1.59	-	-	-
11048746	43035	CI	0.00	1.59	-	-	-
13058068	13769	CI	0.00	1.58	-	-	-
06026066	10349	CI	0.00	1.57	-	-	-
18096424	16234	CI	0.00	1.57	-	-	-
05021886	19408	CI	0.00	1.56	-	-	-
16070510	15276	CI	0.00	1.52	-	-	-
05022149	42007	CI	0.00	1.51	-	-	-
02010337	11523	CI	0.00	1.47	-	-	-
13057149	12248	CI	0.00	1.45	-	-	-
04120268	44616	CI	0.00	1.41	-	-	-
11049248	41305	CI	0.00	1.39	-	-	-
16012433	40320	CI	0.00	1.38	-	-	-
17123498	44233	CI	0.00	1.38	-	-	-
02010702	10358	CI	0.00	1.37	-	-	-
05021979	19502	CI	0.00	1.37	-	-	-
15121184	41473	CO	0.00	1.21	-	-	-
17013038	13688	CO	0.00	1.20	-	-	-
01006506	43958	CI	0.00	1.07	-	-	-
02120762	43247	CI	0.00	1.07	-	-	-
04017970	17863	CI	0.00	1.04	-	-	-
05095519	44798	CI	0.00	1.01	-	-	-
10044059	11691	CI	0.00	0.97	-	-	-
13057905	43389	CI	0.00	0.92	-	-	-
16089680	12915	CO	0.00	0.90	-	-	-
05103416	43262	CI	0.00	0.86	-	-	-
13057805	18524	CI	0.00	0.74	-	-	-
14115696	42600	CO	0.00	0.72	-	-	-
02010594	16576	CI	0.00	0.70	-	-	-

02010418	43657	CI	0.00	0.68	-	-	-
18079710	44506	CO	0.00	0.62	-	-	-
11143182	42422	CI	0.00	0.55	-	-	-
03014940	44127	CI	0.00	0.53	-	-	-
05121395	45018	CI	0.00	0.51	-	-	-
11049073	10452	CI	0.00	0.50	-	-	-
02010557	44815	CI	0.00	0.41	-	-	-
16070582	40727	CO	0.00	0.41	-	-	-
05022070	17140	CI	0.00	0.39	-	-	-
16070618	17629	CO	0.00	0.38	-	-	-
14062162	13697	CO	0.00	0.37	-	-	-
18079780	15743	CI	0.00	0.37	-	-	-
14062275	14234	CO	0.00	0.33	-	-	-
05118724	19030	CI	0.00	0.31	-	-	-
14092875	16057	CO	0.00	0.22	-	-	-
17001002	10994	CI	0.00	0.20	-	-	-
17132680	44233	CI	0.00	0.20	-	-	-
16089047	17171	CO	0.00	0.12	-	-	-
18120519	18549	CO	0.00	0.11	-	-	-
17132715	44233	CI	0.00	0.10	-	-	-
11049145	40562	CI	0.00	0.06	-	-	-
15066884	11015	CI	0.00	0.05	-	-	-
13057687	13345	CI	0.00	0.04	-	-	-
13120952	41941	CI	0.00	0.04	-	-	-
01006689	19377	CI	0.00	0.03	-	-	-
13057736	16706	CI	0.00	0.03	-	-	-
02010472	18044	CI	0.00	0.02	-	-	-
04018210	11447	CI	0.00	0.01	-	-	-
04018256	10315	CI	0.00	0.01	-	-	-
16070483	15260	CI	0.00	0.01	-	-	-
				44,648.05	4,118.88	770.78	162.78

Over 120	Interest	Total Due
280.40	-	764.19
16.03	-	63.76
-	-	61.19
-	-	63.10
-	-	48.02
-	-	587.69
-	-	409.46
-	-	235.01
-	-	94.51
-	-	87.62
-	-	88.44
-	-	74.82
-	-	71.33
-	-	69.38
-	-	71.80
-	-	65.93
-	-	66.84
-	-	56.93
-	-	74.65
-	-	806.44
-	-	585.56
-	-	424.13
-	-	412.42
-	-	208.91
-	-	170.21
-	-	84.18
-	-	159.13
-	-	137.89
-	-	132.86
-	-	138.86
-	-	135.49
-	-	177.71
-	-	162.23
-	-	127.99
-	-	158.56
-	-	123.66
-	-	113.19
-	-	111.11
-	-	170.53
-	-	101.55
-	-	76.95
-	-	69.80
-	-	62.94
-	-	61.37
-	-	63.97
-	-	62.74

-	-	61.80
-	-	63.60
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-	-	1,315.97
-	-	1,304.07

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-	-	232.01
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-	-	3.19
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-	-	2.10
-	-	2.03
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-	-	0.70

-	-	0.68
-	-	0.62
-	-	0.55
-	-	0.53
-	-	0.51
-	-	0.50
-	-	0.41
-	-	0.41
-	-	0.39
-	-	0.38
-	-	0.37
-	-	0.37
-	-	0.33
-	-	0.31
-	-	0.22
-	-	0.20
-	-	0.20
-	-	0.12
-	-	0.11
-	-	0.10
-	-	0.06
-	-	0.05
-	-	0.04
-	-	0.04
-	-	0.03
-	-	0.03
-	-	0.02
-	-	0.01
-	-	0.01
-	-	0.01
296.43		49,996.92

Account	Customer	Book	District	Current	1 - 30	31 - 60	61 - 90
03014743	18826	03	CI	0.00	-	96.45	-
03014804	44969	03	CI	0.00	127.06	202.86	-
05022087	45005	05	CI	0.00	147.37	219.12	227.90
05121368	44740	05	CI	0.00	23.79	201.94	241.85
05021608	41496	05	CI	0.00	-	96.45	106.18
02010729	15662	02	CI	0.00	-	-	-
05021607	41496	05	CI	0.00	-	110.45	98.02
03014817	41448	03	CI	0.00	137.27	114.32	-
10096120	44947	10	CI	0.00	-	-	99.67
14062254	44481	14	CO	0.00	32.45	26.48	104.77
16070767	19148	16	CI	0.00	-	-	87.66
05021648	44578	05	CI	0.00	170.05	178.91	-
01006701	43542	01	CI	0.00	-	-	-
05021761	19109	05	CI	0.00	120.84	187.65	-
12053600	44896	12	CI	0.00	-	-	-
18089826	15875	18	CI	0.00	-	-	-
04018022	44148	04	CI	0.00	-	-	-
01006463	18998	01	CI	0.00	-	89.87	-
07030217	45030	07	CI	0.00	-	68.43	198.89
10044061	44452	10	CI	0.00	97.23	164.15	-
02010585	14279	02	CI	0.00	96.45	162.89	-
06025968	16611	06	CI	0.00	-	-	-
05022125	10121	05	CI	0.00	-	-	-
11048877	43454	11	CI	0.00	243.68	-	-
04018090	45026	04	CI	0.00	142.66	93.95	-
01006731	43437	01	CI	0.00	-	-	-
17123206	14740	17	CI	0.00	233.23	-	-
11049038	12627	11	CI	0.00	-	-	-
05103417	44377	05	CI	0.00	-	-	-
16070650	11789	16	CI	0.00	2.99	101.24	116.64
13057153	15100	13	CI	0.00	-	213.46	-
13058258	44849	13	CI	0.00	103.24	95.01	-
12053600	45046	12	CI	0.00	191.72	-	-
06023519	40480	06	CI	0.00	191.67	-	-
11049231	41089	11	CI	0.00	-	-	-
04017941	18410	04	CI	0.00	-	-	-
04017971	44237	04	CI	0.00	-	182.15	-
02120932	14387	02	CI	0.00	-	-	-
05097716	44860	05	CI	0.00	-	98.04	80.53
12118503	18905	12	CI	0.00	-	-	-
05095016	44560	05	CI	0.00	-	-	170.19
03014681	44747	03	CI	0.00	163.29	-	-
04018137	18958	04	CI	0.00	-	159.46	-
07120912	40803	07	CI	0.00	-	-	-
04017954	18428	04	CI	0.00	144.23	-	-
12053408	43667	12	CI	0.00	-	143.36	-

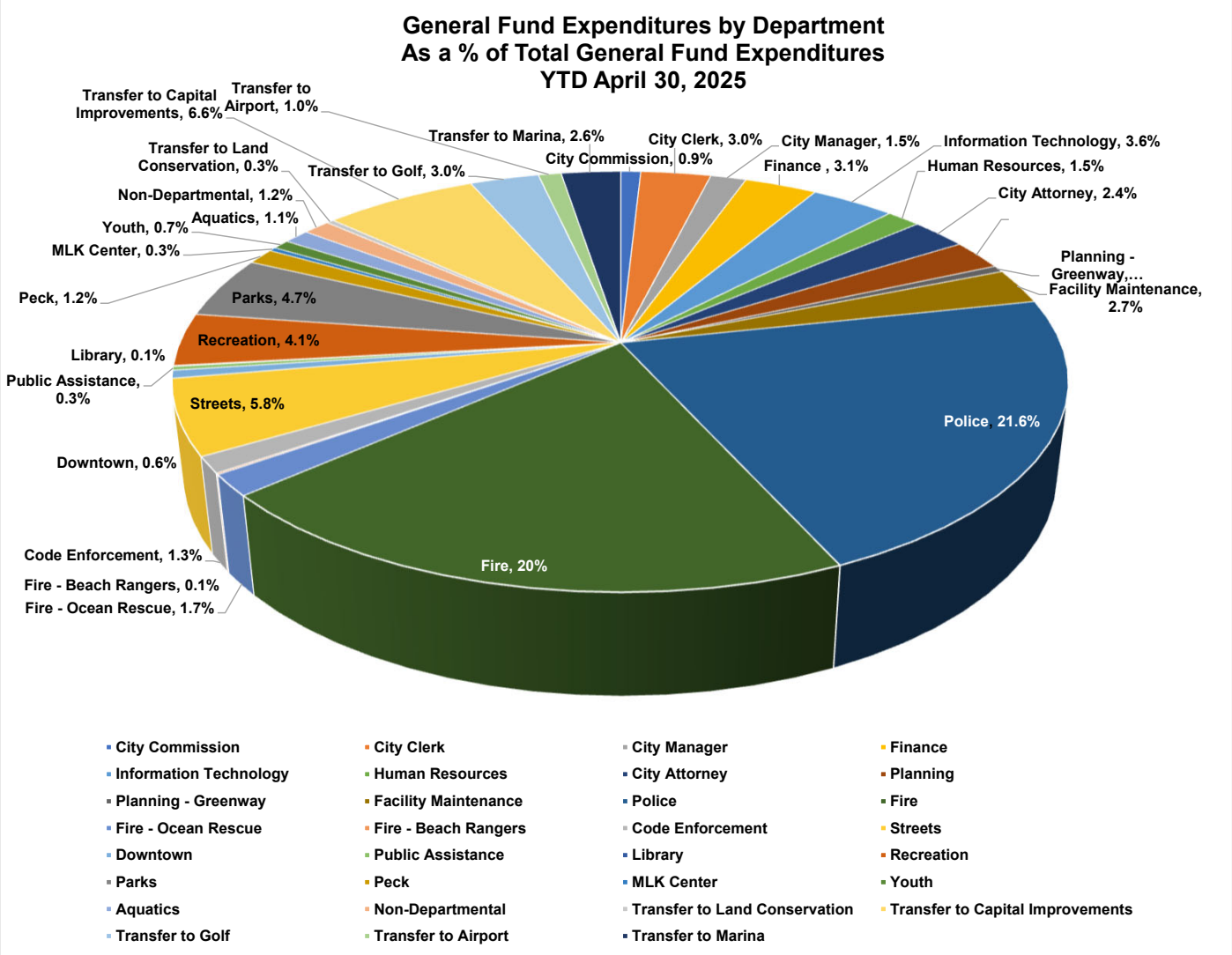
03014709	16995	03	CI	0.00	-	-	-
02010727	15641	02	CI	0.00	-	-	-
18120518	44310	18	CO	0.00	-	-	-
16070650	19362	16	CI	0.00	138.24	-	-
03014616	41150	03	CI	0.00	136.16	-	-
07030305	11348	07	CI	0.00	-	61.14	-
06026135	44693	06	CI	0.00	-	123.93	-
06026165	44524	06	CI	0.00	-	-	-
11049236	42108	11	CI	0.00	98.05	24.02	-
17123248	43348	17	CI	0.00	120.44	-	-
11048802	42559	11	CI	0.00	-	118.39	-
16070501	44511	16	CI	0.00	-	2.99	113.71
02010276	10769	02	CI	0.00	2.08	112.26	-
16012102	17850	16	CI	0.00	113.94	-	-
13057988	44544	13	CI	0.00	109.04	-	-
06026501	16972	06	CI	0.00	-	-	-
13058107	13612	13	CI	0.00	100.60	-	-
16070472	18774	16	CI	0.00	-	-	99.69
11049078	42816	11	CI	0.00	98.29	-	-
13058025	16365	13	CI	0.00	-	89.44	7.76
13097544	40501	13	CI	0.00	96.85	-	-
11048884	43893	11	CI	0.00	96.45	-	-
16012406	43783	16	CI	0.00	-	95.09	-
04017943	13828	04	CI	0.00	-	94.13	-
01006531	18313	01	CI	0.00	-	-	-
05107166	14444	05	CI	0.00	-	-	-
05095402	12671	05	CI	0.00	-	-	-
13097985	43187	13	CI	0.00	-	-	-
04018058	17893	04	CI	0.00	-	-	-
06026487	10979	06	CI	0.00	-	-	-
15067330	11836	15	CI	0.00	79.90	-	-
17123358	14740	17	CI	0.00	77.64	-	-
02131532	44600	02	CI	0.00	-	76.82	-
10044229	11904	10	CI	0.00	-	-	-
06026053	12956	06	CI	0.00	-	-	67.64
06026280	10666	06	CO	0.00	-	-	-
15066254	14434	15	CO	0.00	-	24.74	19.73
16070390	44470	16	CI	0.00	-	-	-
04018099	44488	04	CI	0.00	-	-	-
11049162	43487	11	CI	0.00	-	-	-
05097690	42235	05	CI	0.00	55.50	-	-
04018209	44202	04	CI	0.00	-	-	-
15066697	43716	15	CO	0.00	-	-	-
12053545	44057	12	CI	0.00	-	-	-
17132675	40196	17	CI	0.00	41.48	-	-
17000008	44867	17	CI	0.00	-	-	-
16070653	15374	16	CO	0.00	-	-	-

15095201	16176	15	CO	0.00	34.13	-	-
05021671	44293	05	CI	0.00	-	-	-
05021636	18370	05	CI	0.00	-	13.18	14.65
06026530	44242	06	CO	0.00	23.98	-	-
02010514	17383	02	CI	0.00	-	23.81	-
06026187	10285	06	CI	0.00	-	-	-
15066220	41153	15	CO	0.00	20.76	-	-
17123478	42370	17	CI	0.00	-	-	-
16090444	15930	16	CO	0.00	-	-	14.98
15066755	11128	15	CI	0.00	-	-	-
17119672	43648	17	CI	0.00	6.75	-	-
02131532	11368	02	CI	0.00	-	-	-
03014943	18844	03	CI	0.00	3.83	-	-
05119993	43174	05	CI	0.00	-	-	-
14115688	17113	14	CO	0.00	-	-	-
11048761	41168	11	CI	0.00	-	3.39	-
15067248	16812	15	CI	0.00	-	2.99	-
04017973	17667	04	CI	0.00	-	-	-
					3,823.33	3,872.96	1,870.46

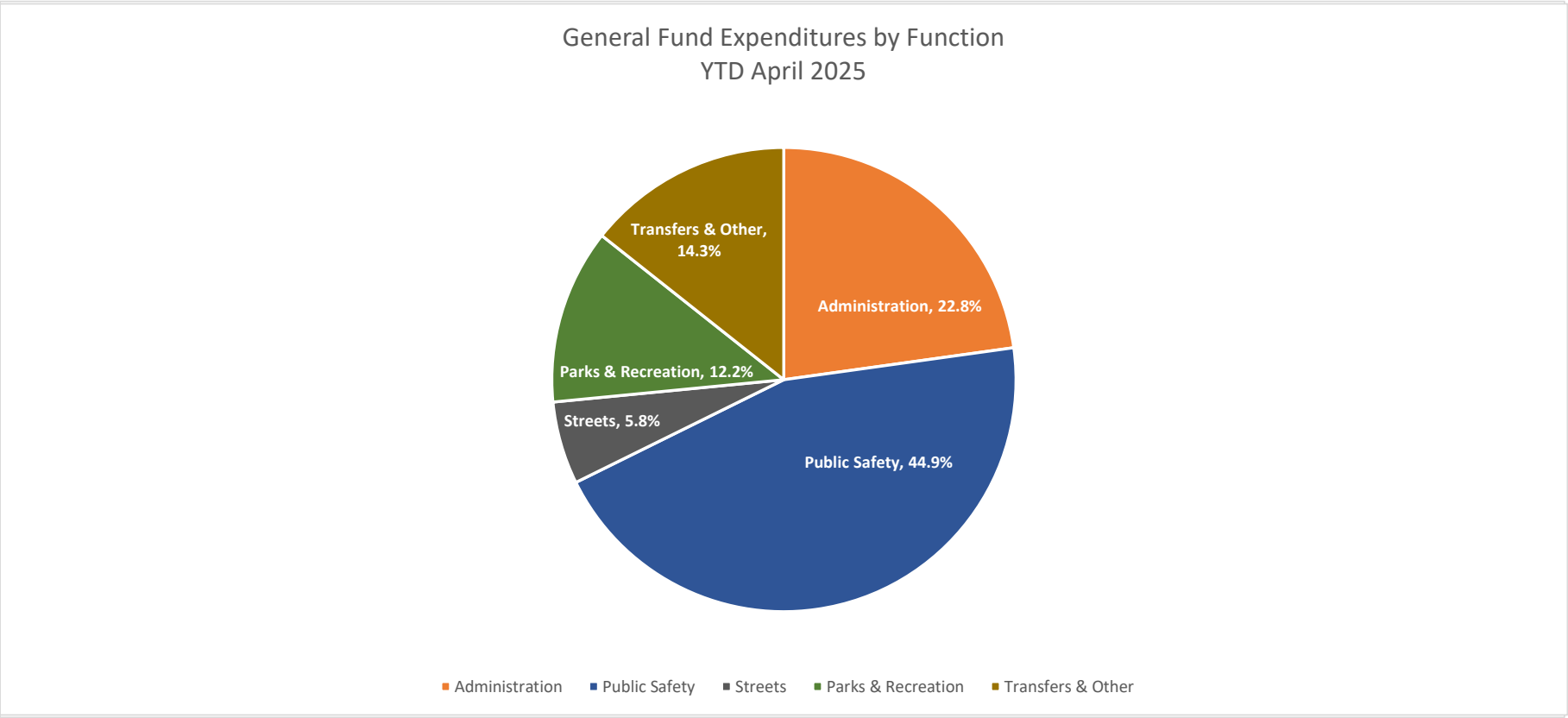
91 - 120	Over 120	Interest	Total Due
179.41	755.51	-	1,031.37
202.48	270.18	-	802.58
186.42	-	-	780.81
219.82	-	-	687.40
135.86	209.60	-	548.09
135.36	355.99	-	491.35
104.47	163.43	-	476.37
198.77	-	-	450.36
102.85	241.20	-	443.72
115.63	117.74	-	397.07
122.15	176.51	-	386.32
-	-	-	348.96
-	339.18	-	339.18
-	-	-	308.49
176.73	127.05	-	303.78
136.66	157.10	-	293.76
100.29	179.93	-	280.22
52.80	133.27	-	275.94
-	-	-	267.32
-	-	-	261.38
-	-	-	259.34
-	255.07	-	255.07
-	246.16	-	246.16
-	-	-	243.68
-	-	-	236.61
28.62	205.43	-	234.05
-	-	-	233.23
125.36	99.72	-	225.08
-	221.81	-	221.81
-	-	-	220.87
-	-	-	213.46
-	-	-	198.25
-	-	-	191.72
-	-	-	191.67
95.60	88.55	-	184.15
-	183.16	-	183.16
-	-	-	182.15
47.98	132.93	-	180.91
0.80	-	-	179.37
114.57	55.85	-	170.42
-	-	-	170.19
-	-	-	163.29
-	-	-	159.46
152.01	-	-	152.01
-	-	-	144.23
-	-	-	143.36

-	142.58	-	142.58
139.86	-	-	139.86
76.35	63.27	-	139.62
-	-	-	138.24
-	-	-	136.16
-	63.57	-	124.71
-	-	-	123.93
-	122.79	-	122.79
-	-	-	122.07
-	-	-	120.44
-	-	-	118.39
-	-	-	116.70
0.94	-	-	115.28
-	-	-	113.94
-	-	-	109.04
65.48	41.58	-	107.06
-	-	-	100.60
-	-	-	99.69
-	-	-	98.29
-	-	-	97.20
-	-	-	96.85
-	-	-	96.45
-	-	-	95.09
-	-	-	94.13
-	93.16	-	93.16
-	91.49	-	91.49
-	90.92	-	90.92
89.77	-	-	89.77
-	86.31	-	86.31
-	80.86	-	80.86
-	-	-	79.90
-	-	-	77.64
-	-	-	76.82
76.65	-	-	76.65
-	-	-	67.64
-	66.07	-	66.07
19.52	-	-	63.99
-	62.94	-	62.94
55.42	0.40	-	55.82
-	55.51	-	55.51
-	-	-	55.50
31.48	21.17	-	52.65
-	52.39	-	52.39
-	42.51	-	42.51
-	-	-	41.48
-	38.62	-	38.62
-	38.43	-	38.43

-	-	-	34.13
-	30.44	-	30.44
-	-	-	27.83
-	-	-	23.98
-	-	-	23.81
-	22.66	-	22.66
-	-	-	20.76
11.96	3.13	-	15.09
-	-	-	14.98
-	14.93	-	14.93
-	-	-	6.75
5.43	-	-	5.43
-	-	-	3.83
3.58	-	-	3.58
-	3.53	-	3.53
-	-	-	3.39
-	-	-	2.99
0.26	-	-	0.26
3,311.34	6,044.63	-	18,922.72



Department	Amount	% of Total
City Commission	150,222	0.9%
City Clerk	529,295	3.0%
City Manager	268,934	1.5%
Finance	547,405	3.1%
Information Technology	635,691	3.6%
Human Resources	258,179	1.5%
City Attorney	423,789	2.4%
Planning	405,886	2.3%
Planning - Greenway	90,105	0.5%
Facility Maintenance	479,007	2.7%
Police	3,785,212	21.6%
Fire	3,554,039	20.3%
Fire - Ocean Rescue	290,458	1.7%
Fire - Beach Rangers	17,737	0.1%
Code Enforcement	219,683	1.3%
Streets	1,009,711	5.8%
Downtown	106,541	0.6%
Public Assistance	50,243	0.3%
Library	11,090	0.1%
Recreation	710,134	4.1%
Parks	828,336	4.7%
Peck	214,982	1.2%
MLK Center	52,933	0.3%
Youth	126,522	0.7%
Aquatics	193,935	1.1%
Non-Departmental	206,230	1.2%
Transfer to Land Conservation	54,167	0.3%
Transfer to Capital Improvements	1,161,284	6.6%
Transfer to Golf	519,167	3.0%
Transfer to Airport	172,944	1.0%
Transfer to Marina	449,203	2.6%
Total	***17,523,063***	



Function

Function	% of Total	Amount
Administration	22.8%	3,994,743
Public Safety	44.9%	7,867,130
Streets	5.8%	1,009,711
Parks & Recreation	12.2%	2,137,931
Transfers & Other	14.3%	2,513,547
Total		**17,523,063**

Department

Administration		Public Safety		Streets	1,009,711	Transfers & Other		Parks & Recreation	
City Commission	150,222	Police	3,785,212			Downtown	106,541	Library	11,090
City Clerk	529,295	Fire	3,554,039			Public Assistance	50,243	Recreation	710,134
City Manager	268,934	Fire - Ocean Rescue	290,458			Transfer to Land Conservation	54,167	Parks	828,336
Finance	547,405	Fire - Beach Rangers	17,737			Transfer to Capital Improvements	1,161,284	Peck	214,982
Information Technology	635,691	Code Enforcement	219,683			Transfer to Golf	519,167	MLK Center	52,933
Human Resources	258,179					Transfer to Airport	172,944	Youth	126,522
City Attorney	423,789					Transfer to Marina	449,203	Aquatics	193,935
Planning	405,886								
Planning - Greenway	90,105								
Facility Maintenance	479,007								
Non-Departmental	206,230								

CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

				58.3%	% of Year Completed	
GENERAL FUND (001)	**Revised Budget**	**FY2025 Actuals**	**VARIANCE Fav/(UnFav)**	**%**	**FY2024 Actuals**	**%**
REVENUES:						
Property Taxes	$ 19,288,395	$ 18,904,524	$ (383,871)	98.0%	$ 17,759,664	98.5%
Sales /Use/Fuel Taxes	3,185,849	1,746,933	(1,438,916) (1)	54.8%	1,568,101	48.1%
Franchise Fees	1,587,000	1,036,043	(550,957)	65.3%	1,056,633	74.1%
Licenses/Permits	499,800	450,007	(49,793)	90.0%	330,279	82.4%
Intergovernmental	2,109,659	1,381,064	(728,595)	65.5%	1,023,418	58.3%
Charges for Services	1,889,103	1,348,978	(540,125) (2)	71.4%	909,727	49.5%
Fines and Forfeitures	29,500	28,824	(676)	97.7%	21,539	73.0%
Other	375,428	399,874	24,446	106.5%	324,930	89.7%
Subtotal	28,964,734	25,296,246	(3,668,488)	87.3%	22,994,291	84.8%
Transfers/Reimbursements						
Bond Debt Service	-	-	-	0.0%	-	0.0%
Utility Tax	2,500,000	1,458,333	(1,041,667)	58.3%	1,458,333	58.3%
Sanitation	40,000	23,333	(16,667)	58.3%	-	N/A
Wastewater	360,000	210,000	(150,000)	58.3%	210,000	58.3%
Water	120,000	70,000	(50,000)	58.3%	70,000	58.3%
Total Revenues (excluding cash balance)	31,984,734	27,057,913	(4,910,154)	84.6%	24,732,624	82.2%
EXPENDITURES:						
City Commission	282,968	150,222	132,746	53.1%	149,632	53.7%
City Clerk	912,680	529,295	383,385	58.0%	416,312	57.2%
City Manager	635,413	268,934	366,479	42.3%	449,189	51.4%
Finance	1,002,858	547,405	455,453	54.6%	494,861	52.8%
Information and Technology	1,223,897	635,691	588,206	51.9%	490,185	54.0%
Human Resources	475,097	258,179	216,918	54.3%	241,328	57.4%
City Attorney	746,340	423,789	322,551	56.8%	252,301	57.6%
Planning	1,166,192	405,886	760,306	34.8%	336,112	36.2%
Planning - Greenway	483,056	90,105	392,951	18.7%	87,409	33.1%
Facility Maintenance	1,069,192	479,007	590,185	44.8%	509,016	53.5%
Police	7,461,037	3,785,212	3,675,825	50.7%	3,707,752	55.0%
Fire	6,616,833	3,554,039	3,062,794	53.7%	3,231,738	55.2%
Fire - Ocean Rescue	916,121	290,458	625,663	31.7%	166,343	24.2%
Fire - Beach Rangers	123,481	17,737	105,744	14.4%	28,040	24.5%
Building - Flood Plain	11,878	0	11,878	0.0%	0	0.0%
Code Enforcement	427,497	219,683	207,814	51.4%	202,362	52.5%
Streets	2,026,618	1,009,711	1,016,907	49.8%	953,418	50.5%
Downtown	387,516	106,541	280,975	27.5%	41,735	23.0%
Public Assistance	134,100	50,243	83,857	37.5%	46,917	36.1%
Library	33,711	11,090	22,621	32.9%	20,031	43.0%
Recreation	1,520,610	710,134	810,476	46.7%	1,948,681	38.5%
Parks	1,789,438	828,336	961,102	46.3%	0	0.0%
Peck	576,779	214,982	361,797	37.3%	0	0.0%
MLK Center	131,213	52,933	78,281	40.3%	0	0.0%
Youth	515,816	126,522	389,294	24.5%	0	0.0%
Aquatics	601,060	193,935	407,125	32.3%	0	0.0%
Non-Departmental	346,822	206,230	140,592	59.5%	266,764	62.2%
Contingency	**334,570**	**0**	**334,570**	**0.0%**	**0**	**0.0%**
Transfers						
Land Conservation	75,000	54,167	20,833	72.2%	N/A	
Capital Improvements	1,990,772	1,161,284	829,488	58.3%	1,877,824	58.3%
Golf	890,000	519,167	370,833	58.3%	145,833	58.3%
Airport	296,475	172,944	123,531	58.3%	173,121	58.3%
Sanitation	0	0	-	0.0%	23,333	58.3%
Marina	770,062	449,203	320,859	58.3%	400,552	58.3%
Subtotal	35,975,102	17,523,063	18,452,039	48.7%	16,660,787	50.6%
Encumbrances - All Departments		633,618	(633,618)		416,640	
Reserves	6,249,353		6,249,353			
Total Expenditures (including Encumbrances)	42,224,455	18,156,681	24,067,774	43.0%	17,077,427	32.1%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(10,239,721)	8,901,232	19,140,953		7,655,197	
Fund Balance, October 1, 2024 (Cash Balance)						
Unrestricted	10,239,721	10,239,721	-		8,463,537	
Fund Balance, April 30, 2025	$ -	$ 19,140,953	$ 19,140,953		$ 16,118,734	

(1) Discretiionary Sales Tax Receipts are $171,626 more than the same period last year.
(2) Charges for services this year reflect Ambulance Services Billings not previously billed for FY24 by the prior service provider.

CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

58.3%

SPECIAL REVENUE FUNDS

FUND #	NAME OF FUND	Revised Budget	FY2025 Actuals	VARIANCE Fav/(UnFav)	% Used	FY2024 Actuals	%
REVENUES							
100	Law Enforcement Trust (LETF)	$ 4,077	$ 43	$ (4,034)	1.1%	$ 558	15.7%
110	Federal Forfeiture	61,619	11,122	(50,497)	18.0%	8,760	16.2%
125	Tree Trust	508,427	60,449	(447,978)	11.9%	49,792	12.8%
126	Historic District (HDC)	102,888	7,018	(95,870)	6.8%	6,216	7.4%
130	CDBG - Economic Development	0	-	-	0.0%	-	0.0%
135	Land Conservation Trust	238,577	147,515	(91,062) (1)	61.8%	431	0.5%
140	Building Fees Fund	2,798,071	656,394	(2,141,677)	23.5%	527,072	16.1%
145	Wastewater Capacity Fees	1,341,749	348,939	(992,810)	26.0%	231,569	17.3%
146	Water Capacity Fees	164,638	71,552	(93,086)	43.5%	32,152	29.6%
150	Utility Tax	2,890,253	1,441,890	(1,448,363)	49.9%	1,318,666	44.2%
170	Cemetery	1,772,720	122,641	(1,650,079)	6.9%	179,251	11.5%
180	Community Redevelopment Area	1,391,728	10,884	(1,380,844)	0.8%	4,980	0.4%
190	Law Enforcement Recovery	529,318	208,074	(321,244)	39.3%	153,774	45.2%
	Total Revenues	$ 11,804,065	$ 3,086,523	$ (8,717,542)	26.1%	$ 2,513,221	21.7%
EXPENDITURES:							
100	Law Enforcement Trust (LETF)	$ 4,077	$ -	$ 4,077	0.0%	0	0.0%
110	Federal Forfeiture	$ 61,619	$ -	$ 61,619	0.0%	18,503	34.2%
125	Tree Trust	$ 508,427	$ 57,557	$ 450,870	11.3%	31,522	8.1%
126	Historic District (HDC)	$ 102,888	$ 1,666	$ 101,222	1.6%	0	0.0%
130	CDBG - Economic Development	$ -	$ -	$ -	0.0%	467	0.4%
135	Land Conservation Trust	$ 238,577	$ 1,294	$ 237,283	0.5%	0	0.0%
140	Building Fees Fund	$ 2,798,071	$ 826,689	$ 1,971,382	29.5%	744,570	22.7%
145	Wastewater Capacity Fees	$ 1,341,749	$ 291,667	$ 1,050,082	21.7%	182,296	13.6%
146	Water Capacity Fees	$ 164,638	$ 14,583	$ 150,055	8.9%	14,583	13.4%
150	Utility Tax	$ 2,890,253	$ 1,458,333	$ 1,431,920	50.5%	1,458,333	48.9%
170	Cemetery	$ 1,772,720	$ 72,777	$ 1,699,943	4.1%	75,190	4.8%
180	Community Redevelopment Area	$ 1,391,728	$ 326,737	$ 1,064,991	23.5%	28,473	2.3%
190	Law Enforcement Recovery	$ 529,318	$ 17,178	$ 512,140	3.2%	$ 148,071	43.5%
	Total Expenditures	$ 11,804,065	$ 3,068,481	$ 8,735,584	26.0%	$ 2,702,008	23.3%

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

(1) Land Conservation Trust - The increase from last year includes Donations and a transfer of $25,000 as part of a matching requirement on Resolution 2024-221.

CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

58.3%

CAPITAL PROJECTS FUNDS

FUND #	NAME OF FUND	Revised Budget	Actuals	VARIANCE Fav/(UnFav)	% Used	FY2024 Actuals	%
300	Capital Improvement						
	Revenues	$ 8,805,899	$ 3,283,538	$ (5,522,361) (1)	37.3%	$ 2,612,327	30.0%
	Expenses						
	General Government	$ 3,889,595	$ 334,283	$ 3,555,312 (2)	8.6%	$ 380,597	20.5%
	Information Technology	150,000	50,008	99,992	33.3%	86,355	57.6%
	Police	488,115	488,114	1 (3)		-	
	Fire	447,173	447,172	1 (3)	100.0%	-	0.0%
	Streets	1,625,400	1,104,437	520,963 (4)	67.9%	220,577	18.2%
	Recreation	1,073,089	245,637	827,452 (5)	22.9%	247,786	12.5%
	Parks	929,527	207,400	722,127 (6)	22.3%	469,678	55.9%
	Peck	30,000	29,836	164	99.5%	224,631	17.9%
	MLK	85,000	-	85,000	0.0%	-	0.0%
	Aquatics	88,000	77,035	10,965 (7)	87.5%		0.0%
	Subtotal	8,805,899	2,983,923	5,821,976	33.9%	1,629,625	18.7%
	Net Revenues(Expenses)	$ -	$ 299,614	$ (299,614)		$ 982,702	0.0%
310	Capital Expansion						
	Revenues						
	Grants/Interest/Loan	$ 1,750,000	$ 87,759	$ (1,662,241)	5.0%	$ 92,205	9.1%
	Admin	1,758,029	90,052	(1,667,977)	5.1%	35,639	2.2%
	Police	658,343	52,990	(605,353)	8.0%	21,999	3.6%
	Fire	473,217	73,486	(399,731)	15.5%	28,217	7.3%
	Sanitation	-	-	-	0.0%	-	0.0%
	Recreation	4,990,980	306,080	(4,684,900)	6.1%	289,504	6.1%
	Subtotal	9,630,569	610,367	(9,020,202)	6.3%	467,564	5.6%
	Expenses						
	Admin	$ 1,769,888	$ -	$ 1,769,888	0.0%	$ -	0.0%
	Police	662,623	110,331	$ 552,292	16.7%	-	0.0%
	Fire	476,029	-	$ 476,029	0.0%	-	0.0%
	Recreation	6,722,029	248,848	$ 6,473,181	3.7%	66,069	1.2%
	Subtotal	9,630,569	359,179	9,271,390	3.7%	66,069	0.8%
	Net Revenues(Expenses)	$ -	$ 251,189	$ 251,189	0.0%	$ 401,495	0.0%
315	American Rescue Plan Act Capital Fund (ARPA)						
	Revenues						
	State Grant	$ -	$ -	$ -	0.0%	$ -	0.0%
	Other Grant	-	-	-	0.0%	-	0.0%
	Interest	15,000	35,815	20,815	238.8%	18,991	126.6%
	From General Fund	-	-	-	0.0%	-	0.0%
	Cash Balance Forward	3,456,903	-	(3,456,903)	0.0%	-	0.0%
	Subtotal	3,471,903	35,815	(3,436,088)	1.0%	18,991	0.6%
	Expenses						
	Operating	-	-	$ -	0.0%	-	0.0%
	Admin	$ 3,471,903	341,358	$ 3,130,545	9.8%	370,637	13.0%
	Airport	-	-	-	0.0%	-	0.0%
	Stormwater	-	-	-	0.0%	-	0.0%
	Marina	-	-	-	0.0%	-	0.0%
	Recreation	-	-	-	0.0%	-	0.0%
	Subtotal	3,471,903	341,358	3,130,545	9.8%	370,637	13.0%
	Net Revenues(Expenses)	$ -	$ (305,543)	$ (305,543)	0.0%	$ (351,646)	-159.5%
330	Wastewater Improvement						
	Revenues	$ 11,092,105	$ 433,868	$ (10,658,237)	3.9%	$ 393,465	3.8%
	Expenses	11,092,105	281,719	10,810,386	2.5%	-	0.0%
	Net Revenues(Expenses)	$ -	$ 152,148	$ 152,148	0.0%	$ 393,465	0.0%

(1) $2,674,705 (30%) of budgeted revenue is cash balance forward, not reflected in actual receipts.
(2) City Hall Windows, Downtown Revitalization & Payments for Fire Truck.
(3) Motorola Radios for Police & Fire.
(4) Bucket Truck, Asphalt Zipper, Utility Pole Relocations, Paving & Sidewalks.
(5) Downtown Resiliency, ARC Men's Locker Room, Putt-Putt, ARC Windows & Façade, Dune Walkovers & Beach Renourishment.
(6) Lighthouse renovation
(7) MLK Pool modifications

CITY OF FERNANDINA BEACH
MONTHLY MANAGEMENT REPORT
REVENUES AND EXPENDITURES
FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

58.3%

ENTERPRISE FUNDS	Revised Budget	FY2025 Actuals	VARIANCE Fav/(UnFav)	% Used	FY2024 Actuals	%
Golf Course Fund 410						
Operating Revenues	$ 2,310,063	$ 1,333,078	$ (976,985)	57.7%	$ 1,302,450	50.5%
Operating Expense*	2,448,000	1,134,554	1,313,446	46.3%	1,219,584	49.2%
Operating Income (Loss)	(137,937)	198,525	336,462	-143.9%	82,866	83.5%
Non Operating Income (Expense) & Transfers	725,794	449,122	(276,672)	61.9%	965,655	386.3%
Change in Net Position	$ 587,857	$ 647,646	$ 59,789	110.2%	$ 1,048,521	300.3%
Airport Fund 420						
Operating Revenues	$ 1,055,312	$ 643,330	$ (411,982)	61.0%	$ 670,628	66.6%
Operating Expense*	1,302,215	249,581	1,052,634	19.2%	286,303	48.4%
Operating Income (Loss)	(246,903)	393,749	640,652	-159.5%	384,325	92.5%
Non Operating Income (Expense) & Transfers	6,763,218	1,814,638	(4,948,580)	26.8%	340,275	15.6%
Change in Net Position	$ 6,516,315	$ 2,208,388	$ (4,307,927)	33.9%	$ 724,600	28.0%
Sanitation Fund 440						
Operating Revenues	$ 2,676,000	$ 1,622,434	$ (1,053,566)	60.6%	$ 1,853,737	47.9%
Operating Expense*	2,888,931	1,428,632	1,460,299	49.5%	1,659,382	43.9%
Operating Income (Loss)	(212,931)	193,802	406,733	-91.0%	194,354	223.8%
Non Operating Income (Expense) & Transfers	141,600	67,282	(74,318)	47.5%	151,935	105.5%
Change in Net Position	$ (71,331)	$ 261,085	$ 332,416	-366.0%	$ 346,289	150.0%
Wastewater Fund 450						
Operating Revenues	$ 6,721,048	$ 4,085,072	$ (2,635,976)	60.8%	$ 3,881,949	61.6%
Operating Expense*	4,235,263	2,133,494	2,101,769	50.4%	2,078,248	54.0%
Operating Income (Loss)	2,485,785	1,951,578	(534,207)	78.5%	1,803,701	73.7%
Non Operating Income (Expense) & Transfers	(1,218,588)	(708,871)	509,717	58.2%	(1,162,878)	58.0%
Change in Net Position	$ 1,267,197	$ 1,242,707	$ (24,490)	98.1%	$ 640,823	145.5%
Water Fund 460						
Operating Revenues	$ 5,205,326	$ 2,980,373	$ (2,224,953)	57.3%	$ 2,917,499	58.7%
Operating Expense*	3,707,222	1,801,941	1,905,281	48.6%	1,734,360	49.0%
Operating Income (Loss)	1,498,104	1,178,432	(319,672)	78.7%	1,183,138	82.3%
Non Operating Income (Expense) & Transfers	(1,511,447)	(830,405)	681,042	54.9%	(557,606)	56.3%
Change in Net Position	$ (13,343)	$ 348,027	$ 361,370	-2608.3%	$ 625,532	140.2%
Stormwater Fund 470						
Operating Revenues	$ 1,016,560	$ 621,774	$ (394,786)	61.2%	$ 585,272	60.3%
Operating Expense*	1,375,768	701,819	673,949	51.0%	433,688	37.2%
Operating Income (Loss)	(359,208)	(80,045)	279,163	22.3%	151,584	-77.5%
Non Operating Income (Expense) & Transfers	666,265	9,940	(656,325)	1.5%	(76,719)	-11.6%
Change in Net Position	$ 307,057	$ (70,105)	$ (377,162)	-22.8%	$ 74,866	16.2%
Marina Fund 480						
Operating Revenues	$ 3,304,873	$ 1,913,423	$ (1,391,450)	57.9%	$ 1,890,481	53.7%
Operating Expense*	3,073,777	1,662,892	1,410,885	54.1%	1,449,150	49.6%
Operating Income (Loss)	231,096	250,531	19,435	108.4%	441,331	73.5%
Non Operating Income (Expense) & Transfers	531,818	718,067	186,249	135.0%	617,747	189.1%
Change in Net Position	$ 762,914	$ 968,598	$ 205,684	127.0%	$ 1,059,078	114.3%

*Does not include Depreciation Expense and Encumbrances.

Capital Outlay by Fund						
Golf Course Fund 410	$ 437,706	$ 260,991	$ 176,715	59.6%	$ 726,179	66.6%
Airport Fund 420	7,672,754	1,761,038	$ 5,911,716	23.0%	664,458	15.9%
Sanitation Fund 440	20,000	-	20,000	0.0%	-	0.0%
Wastewater Fund 450	2,220,087	1,008,914	1,211,173	45.4%	415,753	26.6%
Water Fund 460	1,926,800	997,073	929,727	51.7%	1,275,729	70.4%
Stormwater Fund 470	1,355,486	17,490	1,337,996	1.3%	246,519	17.0%
Marina Fund 480	1,807,959	1,120,599	687,360	62.0%	906,500	80.5%
Total Enterprise Funds	$ 15,440,792	$ 5,166,105	$ 10,274,687	33.5%	$ 4,235,138	37.7%

City of Fernandina Beach
Total Golf Course Fund 410
Year to Date to April 2025

ORG	TYPE	OBJ	ACCOUNT DESCRIPTION	TOTAL REVISED BUDGET	TOTAL YTD ACTUAL	TOTAL MTD ACTUAL	REMAINING BUDGET
410	EXPENDITURE	51200	SALARIES	446,456	224,734	33,314	221,722
		51350	PART-TIME	334,411	211,574	32,686	122,837
		51400	OVERTIME	13,000	5,364	0	7,636
		52100	FICA	62,235	33,258	4,908	28,977
		52200	RETIREMENT	95,104	47,924	7,059	47,180
		52300	HEALTH INSUR	63,618	26,414	3,698	37,204
		52301	LIFE INSUR	1,557	745	106	812
		52350	OPEB COSTS	794	463	66	331
		52400	WORKERS' COMP	9,671	5,641	806	4,030
		53100	PROFESSIONAL SERVICES	2,000	1,075	225	925
		53200	AUDITING	7,389	4,310	616	3,079
		53400	CONTRACTUAL	23,807	17,319	3,182	6,488
		54000	TRAINING/TRAVEL	1,160	1,025	0	135
		54100	COMM - PHONE/FAX/ALARM	2,744	1,661	0	1,083
		54101	COMMUNICATIONS-CELLULAR	600	66	44	534
		54103	COMMUNICATIONS-INTERNET	4,840	2,007	215	2,833
		54200	POSTAGE	100	0	0	100
		54300	UTILITIES ELECTRIC	72,000	32,979	10,166	39,021
		54310	UTILITIES-WATER & WASTEWATER	12,000	(386)	1,222	12,386
		54500	INSURANCE	39,991	23,328	3,333	16,663
		54610	R/M BLDG & GROUNDS	16,180	(109,009)	0	89
		54611	R/M FACILITIES	13,800	11,981	493	1,819
		54620	R/M EQUIPMENT	27,700	26,678	8,899	1,022
		54630	R/M VEHICLES-LABOR	1,000	213	100	788
		54640	R/M VEHICLES-PARTS	750	245	8	505
		54800	PROMOTIONAL	15,400	11,970	2,221	3,430
		55100	OFFICE SUPPLIES	1,300	211	73	1,089
		55200	OPERATING SUPPLIES	137,505	74,354	12,638	63,151
		55210	UNIFORMS	2,000	771	0	1,229
		55220	JANITORIAL SUPPLIES	1,000	165	40	835
		55230	GAS/OIL	20,000	9,620	1,468	10,380
		55240	CHEMICALS	169,900	83,070	6,721	41,070
		55400	BOOKS/SUBS/DUES	10,500	445	0	10,055
		56400	GOLF FAIRWAY MOWER	182,034	177,552	0	4,482
			GOLF SALSCO ROLLER (RE#819)	22,000	21,685	0	315
			GOLF TORO 3050 MOWER (RE#801)	43,537	0	0	1
			GOLF TORO 3050 MOWER (RE#802)	43,537	0	0	1
			GOLF TORO BUNK RAKE (RE#803)	34,041	0	0	1,854
			MACH/EQUIP	52,777	52,777	0	0
			GOLF DRIVING RANGE NETTING	49,780	0	0	0
		57100	PRINCIPAL	138,000	68,000	0	70,000
		57200	INTEREST	26,206	13,934	0	12,272
		59990	RESERVE	(3,529)	0	0	(3,529)
	EXPENDITURE Total			**2,198,895**	**1,084,165**	**134,304**	**774,830**
	REVENUE	34710	GREEN FEES	(710,000)	(464,294)	(88,430)	(245,706)
		34713	GOLF CARTS	(400,000)	(271,820)	(57,179)	(128,180)
		34714	RANGE FEES	(70,000)	(8)	0	(69,992)
		34718	FACILITY RENTAL	(40,000)	0	0	(40,000)
		34733	MEMBERSHIPS	(275,063)	(233,813)	4,250	(41,250)
		36990	OTHER REVENUE	0	(551)	(1,712)	551
		38101	FROM GENERAL FUND	(890,000)	(519,167)	(74,167)	(370,833)

City of Fernandina Beach
Total Golf Course Fund 410
Year to Date to April 2025

410	REVENUE	38910	CASH BALANCE FORWARD	153,680	153,680	153,680	0
		36420	INSURANCE PROCEEDS	0	(5,338)	0	5,338
		36992	GAIN ON SALE OF ASSET	0	(6,000)	0	6,000
	REVENUE Total			**(2,231,383)**	**(1,347,310)**	**(63,557)**	**(884,073)**
410 Total				**(32,488)**	**(263,146)**	**70,746**	**(109,242)**
4107260	EXPENDITURE	51350	PART TIME SALARIES	54,056	3,963	0	50,093
		51400	OVERTIME	3,500	294	0	3,206
		52100	FICA	4,411	326	0	4,085
		52400	WORKERS' COMP	718	419	60	299
		54103	COMMUNICATIONS-INTERNET	5,300	223	36	5,077
		54400	RENTALS/LEASES	24,000	14,000	2,000	10,000
		54611	R/M FACILITIES	5,250	1,858	1,858	3,392
		54800	PROMOTIONAL	2,500	0	0	2,500
		55200	OPERATING SUPPLIES	12,000	0	0	12,000
		55550	F&B COST OF SALES	6,000	0	0	6,000
	EXPENDITURE Total			**117,735**	**21,084**	**3,954**	**96,651**
	REVENUE	34714	RANGE FEES	(70,000)	(8)	0	(69,992)
		34716	TT FOOD & BEVERAGE	(20,000)	0	0	(20,000)
		34717	BAY RENTALS	(50,000)	0	0	(50,000)
		34790	TOPTRACER BAY SPONSORSHIP	(30,000)	(875)	(125)	(29,125)
	REVENUE Total			**(170,000)**	**(883)**	**(125)**	**(169,117)**
4107260 Total				**(52,265)**	**20,201**	**3,829**	**(72,466)**
4107261	EXPENDITURE	51350	PART TIME SALARIES	100,917	43,785	6,437	57,132
		51400	OVERTIME	3,500	395	0	3,105
		52100	FICA	7,921	3,380	492	4,541
		52400	WORKERS' COMP	976	569	81	407
		54970	PROGRAM COSTS	16,000	1,248	1,248	14,752
		55545	PRO SHOP COST OF SALES	70,000	43,282	9,188	26,718
	EXPENDITURE Total			**199,314**	**92,660**	**17,447**	**106,654**
	REVENUE	34715	PRO SHOP SALES	(130,000)	(80,320)	(15,877)	(49,680)
		34719	GOLF INSTRUCTION	(20,000)	(1,560)	(1,110)	(18,440)
	REVENUE Total			**(150,000)**	**(81,880)**	**(16,987)**	**(68,120)**
4107261 Total				**49,314**	**10,780**	**460**	**38,534**
4107262	EXPENDITURE	51200	SALARIES	137,878	75,210	10,319	62,668
		51350	PART TIME SALARIES	88,120	44,275	6,225	43,845
		51400	OVERTIME	7,500	1,210	0	6,290
		52100	FICA	17,426	12,150	1,749	5,276
		52200	RETIREMENT	28,426	17,275	2,462	11,151
		52300	HEALTH INSUR	30,510	15,771	2,326	14,739
		52301	LIFE INSUR	504	227	34	277
		52400	WORKERS' COMP	1,625	948	135	677
		53400	CONTRACTUAL	1,450	979	244	471
		54400	RENTALS/LEASES	2,000	1,225	175	775
		55200	OPERATING SUPPLIES	22,000	10,955	1,664	11,045
		55210	UNIFORMS	1,000	0	0	1,000
		55550	F&B COST OF SALES	182,000	90,369	14,086	91,631
		56400	EQUIPMENT	10,000	8,977	0	1,023
	EXPENDITURE Total			**530,439**	**279,570**	**39,419**	**250,869**
	REVENUE	34716	FOOD AND BEVERAGE	(475,000)	(267,937)	(37,126)	(207,063)
		34718	FACILITY RENTAL	(20,000)	(12,444)	(1,507)	(7,556)
	REVENUE Total			**(495,000)**	**(280,381)**	**(38,633)**	**(214,619)**
4107262 Total				**35,439**	**(811)**	**785**	**36,250**

City of Fernandina Beach
Total Golf Course Fund 410
Year to Date to April 2025

Grand Total	**0**	**(232,976)**	**75,821**	**(106,924)**

Year-to-date Revenues exceed Expenditures by $232,976

City of Fernandina Beach
Golf Course - Operations
Year to Date to April 2025

TYPE	ORG	OBJ	ACCOUNT DESCRIPTION	TOTAL REVISED BUDGET	TOTAL YTD ACTUAL	TOTAL MTD ACTUAL	REMAINING BUDGET
EXPENDITURE	410	51200	SALARIES	446,456	224,734	33,314	221,722
		51350	PART-TIME	334,411	211,574	32,686	122,837
		51400	OVERTIME	13,000	5,364	0	7,636
		52100	FICA	62,235	33,258	4,908	28,977
		52200	RETIREMENT	95,104	47,924	7,059	47,180
		52300	HEALTH INSUR	63,618	26,414	3,698	37,204
		52301	LIFE INSUR	1,557	745	106	812
		52350	OPEB COSTS	794	463	66	331
		52400	WORKERS' COMP	9,671	5,641	806	4,030
		53100	PROFESSIONAL SERVICES	2,000	1,075	225	925
		53200	AUDITING	7,389	4,310	616	3,079
		53400	CONTRACTUAL	23,807	17,319	3,182	6,488
		54000	TRAINING/TRAVEL	1,160	1,025	0	135
		54100	COMM - PHONE/FAX/ALARM	2,744	1,661	0	1,083
		54101	COMMUNICATIONS-CELLULAR	600	66	44	534
		54103	COMMUNICATIONS-INTERNET	4,840	2,007	215	2,833
		54200	POSTAGE	100	0	0	100
		54300	UTILITIES ELECTRIC	72,000	32,979	10,166	39,021
		54310	UTILITIES-WATER & WASTEWATER	12,000	(386)	1,222	12,386
		54500	INSURANCE	39,991	23,328	3,333	16,663
		54610	R/M BLDG & GROUNDS	16,180	(109,009)	0	89
		54611	R/M FACILITIES	13,800	11,981	493	1,819
		54620	R/M EQUIPMENT	27,700	26,678	8,899	1,022
		54630	R/M VEHICLES-LABOR	1,000	213	100	788
		54640	R/M VEHICLES-PARTS	750	245	8	505
		54800	PROMOTIONAL	15,400	11,970	2,221	3,430
		55100	OFFICE SUPPLIES	1,300	211	73	1,089
		55200	OPERATING SUPPLIES	137,505	74,354	12,638	63,151
		55210	UNIFORMS	2,000	771	0	1,229
		55220	JANITORIAL SUPPLIES	1,000	165	40	835
		55230	GAS/OIL	20,000	9,620	1,468	10,380
		55240	CHEMICALS	169,900	83,070	6,721	41,070
		55400	BOOKS/SUBS/DUES	10,500	445	0	10,055
		56400	GOLF FAIRWAY MOWER	182,034	177,552	0	4,482
			GOLF SALSCO ROLLER (RE#819)	22,000	21,685	0	315
			GOLF TORO 3050 MOWER (RE#801)	43,537	0	0	1
			GOLF TORO 3050 MOWER (RE#802)	43,537	0	0	1
			GOLF TORO BUNK RAKE (RE#803)	34,041	0	0	1,854
			MACH/EQUIP	52,777	52,777	0	0
			GOLF DRIVING RANGE NETTING	49,780	0	0	0
		57100	PRINCIPAL	138,000	68,000	0	70,000
		57200	INTEREST	26,206	13,934	0	12,272
		59990	RESERVE	(3,529)	0	0	(3,529)
EXPENDITURE Total				**2,198,895**	**1,084,165**	**134,304**	**774,830**
REVENUE	410	34710	GREEN FEES	(710,000)	(464,294)	(88,430)	(245,706)
		34713	GOLF CARTS	(400,000)	(271,820)	(57,179)	(128,180)
		34714	RANGE FEES	(70,000)	(8)	0	(69,992)
		34718	FACILITY RENTAL	(40,000)	0	0	(40,000)
		34733	MEMBERSHIPS	(275,063)	(233,813)	4,250	(41,250)
		36990	OTHER REVENUE	0	(551)	(1,712)	551

City of Fernandina Beach
Golf Course - Operations
Year to Date to April 2025

TYPE	ORG	OBJ	ACCOUNT DESCRIPTION	TOTAL REVISED BUDGET	TOTAL YTD ACTUAL	TOTAL MTD ACTUAL	REMAINING BUDGET
REVENUE	410	38101	FROM GENERAL FUND	(890,000)	(519,167)	(74,167)	(370,833)
		38910	CASH BALANCE FORWARD	153,680	153,680	153,680	0
		36420	INSURANCE PROCEEDS	0	(5,338)	0	5,338
		36992	GAIN ON SALE OF ASSET	0	(6,000)	0	6,000
REVENUE Total				**(2,231,383)**	**(1,347,310)**	**(63,557)**	**(884,073)**
Grand Total				**(32,488)**	**(263,146)**	**70,746**	**(109,242)**

City of Fernandina Beach
Golf Course - Toptracer
Year to Date to April 2025

ORG	OBJ	ACCOUNT DESCRIPTION	TOTAL REVISED BUDGET	TOTAL YTD ACTUAL	TOTAL MTD ACTUAL	REMAINING BUDGET
4107260	34714	RANGE FEES	(70,000)	(8)	0	(69,992)
	34716	TT FOOD & BEVERAGE	(20,000)	0	0	(20,000)
	34717	BAY RENTALS	(50,000)	0	0	(50,000)
	34790	TOPTRACER BAY SPONSORSHIP	(30,000)	(875)	(125)	(29,125)
	51350	PART TIME SALARIES	54,056	3,963	0	50,093
	51400	OVERTIME	3,500	294	0	3,206
	52100	FICA	4,411	326	0	4,085
	52400	WORKERS' COMP	718	419	60	299
	54103	COMMUNICATIONS-INTERNET	5,300	223	36	5,077
	54400	RENTALS/LEASES	24,000	14,000	2,000	10,000
	54611	R/M FACILITIES	5,250	1,858	1,858	3,392
	54800	PROMOTIONAL	2,500	0	0	2,500
	55200	OPERATING SUPPLIES	12,000	0	0	12,000
	55550	F&B COST OF SALES	6,000	0	0	6,000
Grand Total			**(52,265)**	**20,201**	**3,829**	**(72,466)**

	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL
Range Fee	70,000.00	8.00	0.00
Bay Rentals	80,000.00	875.00	125.00
Operating Cost	111,735.00	21,083.54	3,953.90
Gross Profit/(Loss)	38,265.00	(20,200.54)	(3,828.90)
Gross Profit %	34.25%	-95.81%	-96.84%
TT Food and Beverage	20,000.00	0.00	0.00
Food and Beverage Cost of Sales	6,000.00	0.00	0.00
Gross Profit/(Loss)	14,000.00	0.00	0.00
Gross Profit %	70.00%	#DIV/0!	#DIV/0!

City of Fernandina Beach
Golf Course -Proshop
Year to Date to April 2025

ORG	OBJ	ACCOUNT DESCRIPTION	TOTAL REVISED BUDGET	TOTAL YTD ACTUAL	TOTAL MTD ACTUAL	REMAINING BUDGET
4107261	34715	PRO SHOP SALES	(130,000)	(80,320)	(15,877)	(49,680)
	34719	GOLF INSTRUCTION	(20,000)	(1,560)	(1,110)	(18,440)
	51350	PART TIME SALARIES	100,917	43,785	6,437	57,132
	51400	OVERTIME	3,500	395	0	3,105
	52100	FICA	7,921	3,380	492	4,541
	52400	WORKERS' COMP	976	569	81	407
	54970	PROGRAM COSTS	16,000	1,248	1,248	14,752
	55545	PRO SHOP COST OF SALES	70,000	43,282	9,188	26,718
Grand Total			**49,314**	**10,780**	**460**	**38,534**

	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL
Pro Shop Sales	150,000	81,880	16,987
Pro Shop Cost of Sales	199,314	92,660	17,447
Gross Profit/(Loss)	(49,314)	(10,780)	(460)
Gross Profit %	-33%	-13%	-3%

City of Fernandina Beach
Golf Course - Food and Beverage
Year to Date to April 2025

TYPE	ORG	OBJ	ACCOUNT DESCRIPTIC	TOTAL REVISED BUD	TOTAL YTD ACTU	TOTAL MTD ACTU	REMAINING BUDG
EXPENDITURE	4107262	51200	SALARIES	137,878	75,210	10,319	62,668
		51350	PART TIME SALARIES	88,120	44,275	6,225	43,845
		51400	OVERTIME	7,500	1,210	0	6,290
		52100	FICA	17,426	12,150	1,749	5,276
		52200	RETIREMENT	28,426	17,275	2,462	11,151
		52300	HEALTH INSUR	30,510	15,771	2,326	14,739
		52301	LIFE INSUR	504	227	34	277
		52400	WORKERS' COMP	1,625	948	135	677
		53400	CONTRACTUAL	1,450	979	244	471
		54400	RENTALS/LEASES	2,000	1,225	175	775
		55200	OPERATING SUPPLIES	22,000	10,955	1,664	11,045
		55210	UNIFORMS	1,000	0	0	1,000
		55550	F&B COST OF SALES	182,000	90,369	14,086	91,631
		56400	EQUIPMENT	10,000	8,977	0	1,023
	4107262 Total			**530,439**	**279,570**	**39,419**	**250,869**
EXPENDITURE Total				**530,439**	**279,570**	**39,419**	**250,869**
REVENUE	4107262	34716	FOOD AND BEVERAGE	(475,000)	(267,937)	(37,126)	(207,063)
		34718	FACILITY RENTAL	(20,000)	(12,444)	(1,507)	(7,556)
	4107262 Total			**(495,000)**	**(280,381)**	**(38,633)**	**(214,619)**
REVENUE Total				**(495,000)**	**(280,381)**	**(38,633)**	**(214,619)**
Grand Total				**35,439**	**(811)**	**785**	**36,250**

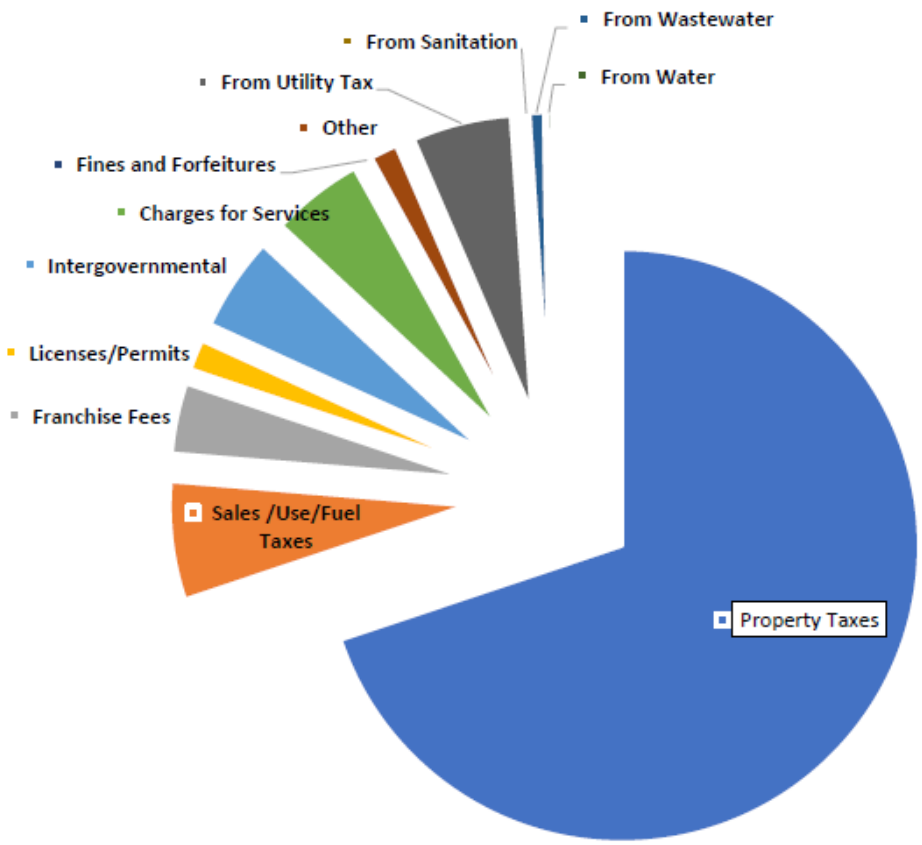
	BUDGETED	YTD ACTUAL	MTD ACTUAL
Food and Beverage	495,000	280,381	38,633
Cost of Food and Beverage	530,439	279,570	39,419
Gross Profit/(Loss)	(35,439)	811	(785)
Gross Profit %	-7.16%	0.29%	-2.03%

CAPITAL EXPANSION FUND
April 2025

	FY23-24 BALANCE FORWARD	FY24-25 REVENUE	FY24-25 INTEREST	FY24-25 EXPENSES	FY24-25 BALANCE FORWARD
POLICE	621,023.01	52,989.68	7,563.01	110,330.76	571,244.94
FIRE	425,803.38	73,485.79	5,185.56	-	504,474.73
SANITATION	-	-	-	-	-
RECREATION/PARKS	4,493,189.68	306,080.15	54,719.42	248,847.89	4,605,141.36
ADMINISTRATION	1,666,184.63	90,052.30	20,291.30	-	1,776,528.23
	7,206,200.70	522,607.92	87,759.29	359,178.65	7,457,389.26

Monthly Budget Report
April 2025

General Fund Revenues YTD April 30, 2025



General Fund Revenues		% of Total
Property Taxes	18,904,524	69.9%
Sales /Use/Fuel Taxes	1,746,933	6.5%
Franchise Fees	1,036,043	3.8%
Licenses/Permits	450,007	1.7%
Intergovernmental	1,381,064	5.1%
Charges for Services	1,348,978	5.0%
Fines and Forfeitures	28,824	0.1%
Other	399,874	1.5%
From Utility Tax	1,458,333	5.4%
From Sanitation	23,333	0.1%
From Wastewater	210,000	0.8%
From Water	70,000	0.3%
Revenues (excluding cash balance)	27,057,913	

Property Taxes · Sales /Use/Fuel Taxes · Franchise Fees · Licenses/Permits
Intergovernmental · Charges for Services · Fines and Forfeitures · Other
From Utility Tax · From Sanitation · From Wastewater · From Water

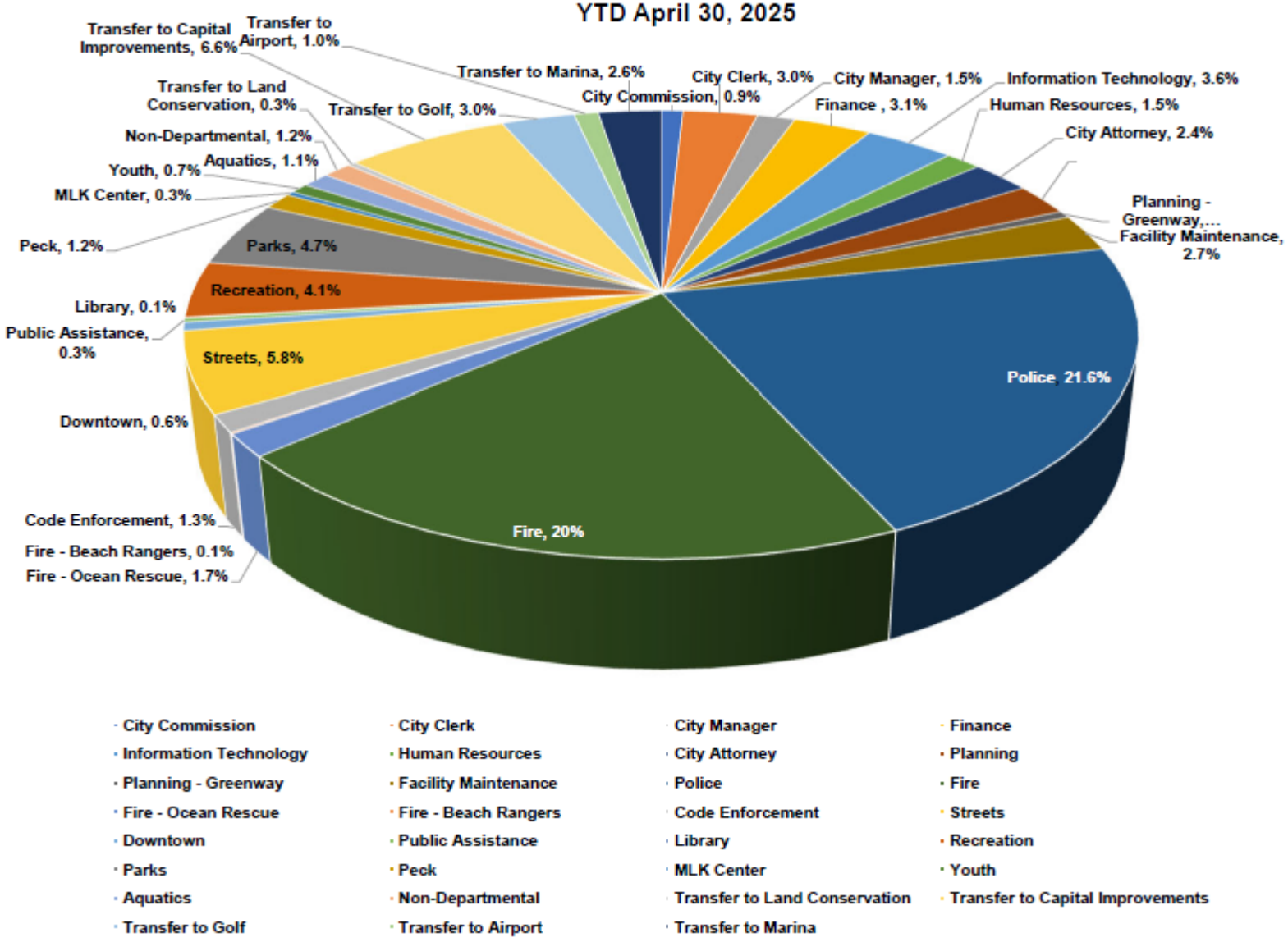
General Fund Revenues

FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

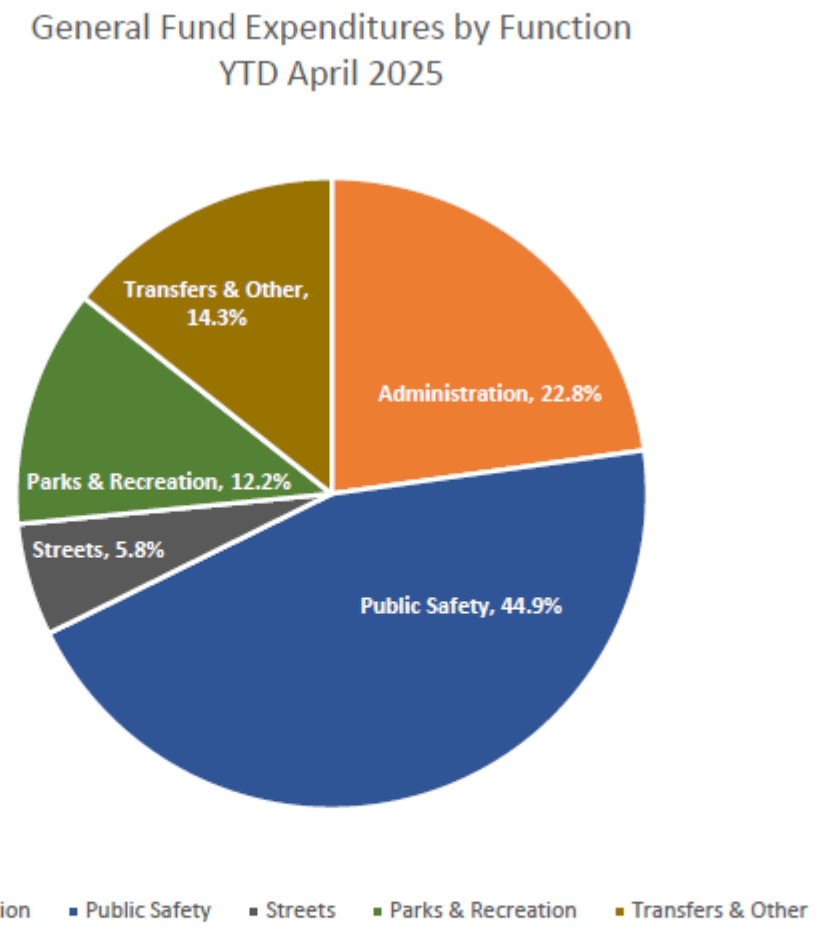
58.3% % of Year Completed

GENERAL FUND (001)	Revised Budget	FY2025 Actuals	VARIANCE Fav/(UnFav)	%	FY2024 Actuals	%
REVENUES:						
Property Taxes	$ 19,288,395	$ 18,904,524	$ (383,871)	98.0%	$ 17,759,664	98.5%
Sales /Use/Fuel Taxes	3,185,849	1,746,933	(1,438,916) (1)	54.8%	1,568,101	48.1%
Franchise Fees	1,587,000	1,036,043	(550,957)	65.3%	1,056,633	74.1%
Licenses/Permits	499,800	450,007	(49,793)	90.0%	330,279	82.4%
Intergovernmental	2,109,659	1,381,064	(728,595)	65.5%	1,023,418	58.3%
Charges for Services	1,889,103	1,348,978	(540,125) (2)	71.4%	909,727	49.5%
Fines and Forfeitures	29,500	28,824	(676)	97.7%	21,539	73.0%
Other	375,428	399,874	24,446	106.5%	324,930	89.7%
Subtotal	28,964,734	25,296,246	(3,668,488)	87.3%	22,994,291	84.8%
Transfers/Reimbursements						
Bond Debt Service	-	-	-	0.0%	-	0.0%
Utility Tax	2,500,000	1,458,333	(1,041,667)	58.3%	1,458,333	58.3%
Sanitation	40,000	23,333	(16,667)	58.3%	-	N/A
Wastewater	360,000	210,000	(150,000)	58.3%	210,000	58.3%
Water	120,000	70,000	(50,000)	58.3%	70,000	58.3%
Total Revenues (excluding cash balance)	31,984,734	27,057,913	(4,910,154)	84.6%	24,732,624	82.2%

General Fund Expenditures by Department
As a % of Total General Fund Expenditures
YTD April 30, 2025



Department	Amount	% of Total
City Commission	150,222	0.9%
City Clerk	529,295	3.0%
City Manager	268,934	1.5%
Finance	547,405	3.1%
Information Technology	635,691	3.6%
Human Resources	258,179	1.5%
City Attorney	423,789	2.4%
Planning	405,886	2.3%
Planning - Greenway	90,105	0.5%
Facility Maintenance	479,007	2.7%
Police	3,785,212	21.6%
Fire	3,554,039	20.3%
Fire - Ocean Rescue	290,458	1.7%
Fire - Beach Rangers	17,737	0.1%
Code Enforcement	219,683	1.3%
Streets	1,009,711	5.8%
Downtown	106,541	0.6%
Public Assistance	50,243	0.3%
Library	11,090	0.1%
Recreation	710,134	4.1%
Parks	828,336	4.7%
Peck	214,982	1.2%
MLK Center	52,933	0.3%
Youth	126,522	0.7%
Aquatics	193,935	1.1%
Non-Departmental	206,230	1.2%
Transfer to Land Conservation	54,167	0.3%
Transfer to Capital Improvements	1,161,284	6.6%
Transfer to Golf	519,167	3.0%
Transfer to Airport	172,944	1.0%
Transfer to Marina	449,203	2.6%
Total	*17,523,063*	



Function

Function	% of Total	Amount
Administration	22.8%	3,994,743
Public Safety	44.9%	7,867,130
Streets	5.8%	1,009,711
Parks & Recreation	12.2%	2,137,931
Transfers & Other	14.3%	2,513,547
Total		**17,523,063**

FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

58.3% % of Year Completed

GENERAL FUND (001)	Revised Budget	FY2025 Actuals	VARIANCE Fav/(UnFav)	%	FY2024 Actuals	%
EXPENDITURES:						
City Commission	282,968	150,222	132,746	53.1%	149,632	53.7%
City Clerk	912,680	529,295	383,385	58.0%	416,312	57.2%
City Manager	635,413	268,934	366,479	42.3%	449,189	51.4%
Finance	1,002,858	547,405	455,453	54.6%	494,861	52.8%
Information and Technology	1,223,897	635,691	588,206	51.9%	490,185	54.0%
Human Resources	475,097	258,179	216,918	54.3%	241,328	57.4%
City Attorney	746,340	423,789	322,551	56.8%	252,301	57.6%
Planning	1,166,192	405,886	760,306	34.8%	336,112	36.2%
Planning - Greenway	483,056	90,105	392,951	18.7%	87,409	33.1%
Facility Maintenance	1,069,192	479,007	590,185	44.8%	509,016	53.5%
Police	7,461,037	3,785,212	3,675,825	50.7%	3,707,752	55.0%
Fire	6,616,833	3,554,039	3,062,794	53.7%	3,231,738	55.2%
Fire - Ocean Rescue	916,121	290,458	625,663	31.7%	166,343	24.2%
Fire - Beach Rangers	123,481	17,737	105,744	14.4%	28,040	24.5%
Building - Flood Plain	11,878	0	11,878	0.0%	0	0.0%
Code Enforcement	427,497	219,683	207,814	51.4%	202,362	52.5%
Streets	2,026,618	1,009,711	1,016,907	49.8%	953,418	50.5%
Downtown	387,516	106,541	280,975	27.5%	41,735	23.0%
Public Assistance	134,100	50,243	83,857	37.5%	46,917	36.1%
Library	33,711	11,090	22,621	32.9%	20,031	43.0%
Recreation	1,520,610	710,134	810,476	46.7%	1,948,681	38.5%
Parks	1,789,438	828,336	961,102	46.3%	0	0.0%
Peck	576,779	214,982	361,797	37.3%	0	0.0%
MLK Center	131,213	52,933	78,281	40.3%	0	0.0%
Youth	515,816	126,522	389,294	24.5%	0	0.0%
Aquatics	601,060	193,935	407,125	32.3%	0	0.0%
Non-Departmental	346,822	206,230	140,592	59.5%	266,764	62.2%
Contingency	334,570	0	334,570	0.0%	0	0.0%
Transfers						
Land Conservation	75,000	54,167	20,833	72.2%	N/A	
Capital Improvements	1,990,772	1,161,284	829,488	58.3%	1,877,824	58.3%
Golf	890,000	519,167	370,833	58.3%	145,833	58.3%
Airport	296,475	172,944	123,531	58.3%	173,121	58.3%
Sanitation	0	0	-	0.0%	23,333	58.3%
Marina	770,062	449,203	320,859	58.3%	400,552	58.3%
Subtotal	35,975,102	17,523,063	18,452,039	48.7%	16,660,787	50.6%
Encumbrances - All Departments		633,618	(633,618)		416,640	
Reserves	6,249,353		6,249,353			
Total Expenditures (including Encumbrances)	42,224,455	18,156,681	24,067,774	43.0%	17,077,427	32.1%

General Fund – Fund Balance

Year-to-Date

Revenues: $27,057,913

Expenditures including Encumbrances: $18,156,681

Excess of Revenues over Expenditures: $8,901,232

Fund Balance, April 30, 2025: $19,140,953

Special Revenue Funds

Some notes for Special Revenue funds

Reported amounts for Special Revenue Funds include Cash Balance Forward and Reserves.

The % Used is the % of total cash available, not just budgeted expenditures.

This differs from the General Fund, where we exclude reserves in our reporting.

There is no need to maintain reserves, because Special Revenue Funds exist to account for how we spend specific revenues.

Special Revenue Funds

- Year-to-date revenues exceed expenditures for all Special Revenue Funds except the following:
  - Fund 140 – Building Fund
    - YTD expenditures exceed revenues by $170,295.
    - Fund 140 is budgeted to operate at a deficit in FY25 to reduce the reserve balance per statute.
  - Fund 150 – Utility Tax
    - YTD expenditures exceed revenues by $16,443
    - This fund is budgeted for a deficit this year to reduce the reserve balance.
  - Fund 180 – Community Redevelopment Area (CRA)
    - Expenditures exceed revenues by $315,852
    - This is related to the Alachua Street Extension project, which is budgeted to use up about 70% of the cash balance forward.

FISCAL YEAR TO DATE THROUGH APRIL 30, 2025

58.3%

SPECIAL REVENUE FUNDS

FUND #	NAME OF FUND	Revised Budget	FY2025 Actuals	VARIANCE Fav/(UnFav)	% Used	FY2024 Actuals	%
REVENUES							
100	Law Enforcement Trust (LETF)	$ 4,077	$ 43	$ (4,034)	1.1%	$ 558	15.7%
110	Federal Forfeiture	61,619	11,122	(50,497)	18.0%	8,760	16.2%
125	Tree Trust	508,427	60,449	(447,978)	11.9%	49,792	12.8%
126	Historic District (HDC)	102,888	7,018	(95,870)	6.8%	6,216	7.4%
130	CDBG - Economic Development	0	-	-	0.0%	-	0.0%
135	Land Conservation Trust	238,577	147,515	(91,062) (1)	61.8%	431	0.5%
140	Building Fees Fund	2,798,071	656,394	(2,141,677)	23.5%	527,072	16.1%
145	Wastewater Capacity Fees	1,341,749	348,939	(992,810)	26.0%	231,569	17.3%
146	Water Capacity Fees	164,638	71,552	(93,086)	43.5%	32,152	29.6%
150	Utility Tax	2,890,253	1,441,890	(1,448,363)	49.9%	1,318,666	44.2%
170	Cemetery	1,772,720	122,641	(1,650,079)	6.9%	179,251	11.5%
180	Community Redevelopment Area	1,391,728	10,884	(1,380,844)	0.8%	4,980	0.4%
190	Law Enforcement Recovery	529,318	208,074	(321,244)	39.3%	153,774	45.2%
	Total Revenues	$ 11,804,065	$ 3,086,523	$ (8,717,542)	26.1%	$ 2,513,221	21.7%
EXPENDITURES:							
100	Law Enforcement Trust (LETF)	$ 4,077	$ -	$ 4,077	0.0%	0	0.0%
110	Federal Forfeiture	$ 61,619	$ -	$ 61,619	0.0%	18,503	34.2%
125	Tree Trust	$ 508,427	$ 57,557	$ 450,870	11.3%	31,522	8.1%
126	Historic District (HDC)	$ 102,888	$ 1,666	$ 101,222	1.6%	0	0.0%
130	CDBG - Economic Development	$ -	$ -	$ -	0.0%	467	0.4%
135	Land Conservation Trust	$ 238,577	$ 1,294	$ 237,283	0.5%	0	0.0%
140	Building Fees Fund	$ 2,798,071	$ 826,689	$ 1,971,382	29.5%	744,570	22.7%
145	Wastewater Capacity Fees	$ 1,341,749	$ 291,667	$ 1,050,082	21.7%	182,296	13.6%
146	Water Capacity Fees	$ 164,638	$ 14,583	$ 150,055	8.9%	14,583	13.4%
150	Utility Tax	$ 2,890,253	$ 1,458,333	$ 1,431,920	50.5%	1,458,333	48.9%
170	Cemetery	$ 1,772,720	$ 72,777	$ 1,699,943	4.1%	75,190	4.8%
180	Community Redevelopment Area	$ 1,391,728	$ 326,737	$ 1,064,991	23.5%	28,473	2.3%
190	Law Enforcement Recovery	$ 529,318	$ 17,178	$ 512,140	3.2%	$ 148,071	43.5%
	Total Expenditures	$ 11,804,065	$ 3,068,481	$ 8,735,584	26.0%	$ 2,702,008	23.3%

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

(1) Land Conservation Trust - The increase from last year includes Donations and a transfer of $25,000 as part of a matching requirement on Resolution 2024-221.

Fund 300 – Capital Improvement

Primary revenue sources are Grants, Loan Proceeds, and transfers from the General Fund.

YTD Revenues exceed Expenditures by $299,614

Fund 315 – Other Capital Improvement

100% of the $3,471,903 fund balance is allocated for completion of project #18002, Area 5/Downtown Amelia River Resiliency.

Year-to-date $460,623 has been expended for the project.

Capital Expansion

Fund 310 – Capital Expansion is funded by Impact Fees. Florida Law defines how these funds can be used.

CAPITAL EXPANSION FUND
April 2025

	FY23-24 BALANCE FORWARD	FY24-25 REVENUE	FY24-25 INTEREST	FY24-25 EXPENSES	FY24-25 BALANCE FORWARD
POLICE	621,023.01	52,989.68	7,563.01	110,330.76	571,244.94
FIRE	425,803.38	73,485.79	5,185.56	-	504,474.73
SANITATION	-	-	-	-	-
RECREATION/PARKS	4,493,189.68	306,080.15	54,719.42	248,847.89	4,605,141.36
ADMINISTRATION	1,666,184.63	90,052.30	20,291.30	-	1,776,528.23
	7,206,200.70	522,607.92	87,759.29	359,178.65	7,457,389.26

Enterprise Funds – AKA Business Class Funds

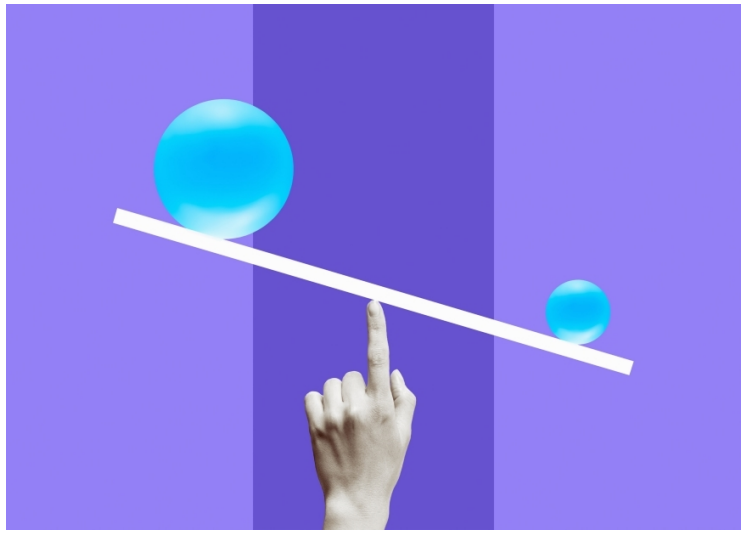
Enterprise funds are expected to fund operations through charges for services. Ideally, the funds will generate an excess of revenues over expenditures in their operations, which is then available for debt payments, contingencies and capital purchases.

Enterprise Fund	Year-to-Date Operating Income (Loss)
Fund 410 – Golf	$199,525
Fund 420 – Airport	$393,749
Fund 440 – Sanitation	$193,802
Fund 450 – Wastewater Fund	$1,951,578
Fund 460 – Water Fund	$1,178,432
Fund 470 – Stormwater	($80,045)
Fund 480 – Marina	$250,531

Enterprise Funds – AKA Business Class Funds

For the “bigger picture” we evaluate enterprise funds including other revenues and expenses, like grant revenues, interfund transfers, and debt payments. This is reported as the Change in Net Position.

Enterprise Fund	Change in Net Position
Fund 410 – Golf	$647,646
Fund 420 – Airport	$2,208,388
Fund 440 – Sanitation	$261,085
Fund 450 – Wastewater Fund	$1,242,707
Fund 460 – Water Fund	$348,027
Fund 470 – Stormwater	($70,105)
Fund 480 – Marina	$968,598



Enterprise Funds – AKA Business Class Funds

When we deduct Capital Purchases from the Change in Net Position we can see the fund's cash flow.

Enterprise Fund	Change in Net Position	Capital Outlay	(Cash Flow)
Fund 410 – Golf	$647,646	$260,991	$386,656
Fund 420 – Airport	$2,208,388	$1,761,038	$447,349
Fund 440 – Sanitation	$261,085	$0	$261,085
Fund 450 – Wastewater Fund	$1,242,707	$1,008,914	$233,793
Fund 460 – Water Fund	$348,027	$997,073	($646,046)
Fund 470 – Stormwater	($70,105)	$17,490	($87,594)
Fund 480 – Marina	$968,598	$1,120,599	($152,001)

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011100 CITY COMMISSION

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011100 51100 COMMISSION SALARIES	90,000.00	90,000.00	47,966.70	6,923.10	0.00	42,033.30	53.3%
0011100 52100 FICA	6,885.00	6,885.00	3,669.48	529.65	0.00	3,215.52	53.3%
0011100 52400 WORKERS' COMP	73.00	73.00	42.60	6.08	0.00	30.40	58.4%
0011100 53100 PROFESSIONAL SERVICES	136,250.00	136,250.00	71,600.00	6,250.00	0.00	64,650.00	52.6%
0011100 53400 CONTRACTUAL	1,830.00	1,830.00	540.00	90.00	0.00	1,290.00	29.5%
0011100 54000 TRAINING/TRAVEL	6,500.00	5,985.00	793.20	885.80	0.00	5,191.80	13.3%
0011100 54500 INSURANCE	4,275.00	4,275.00	2,493.75	356.25	0.00	1,781.25	58.3%
0011100 54700 PRINTING	6,000.00	6,000.00	2,514.09	500.00	0.00	3,485.91	41.9%
0011100 54800 PROMOTIONAL	25,000.00	25,000.00	15,125.00	0.00	0.00	9,875.00	60.5%
0011100 55200 OPERATING SUPPLIES	3,160.00	3,160.00	2,438.16	0.00	862.41	-140.57	104.4%
0011100 55210 UNIFORMS	500.00	500.00	33.50	0.00	0.00	466.50	6.7%
0011100 55400 BOOKS/SUBS/DUES	2,495.00	3,010.00	3,006.00	0.00	0.00	4.00	99.9%
TOTAL CITY COMMISSION	282,968.00	282,968.00	150,222.48	15,540.88	862.41	131,883.11	53.4%
TOTAL EXPENSES	282,968.00	282,968.00	150,222.48	15,540.88	862.41	131,883.11	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011200 CITY CLERK

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011200 51200 SALARIES	412,892.00	412,892.00	232,255.39	31,409.46	0.00	180,636.61	56.3%
0011200 51350 PART-TIME	41,193.00	41,193.00	19,330.07	2,997.96	0.00	21,862.93	46.9%
0011200 52100 FICA	33,671.00	33,671.00	17,541.27	2,544.69	0.00	16,129.73	52.1%
0011200 52200 RETIREMENT	86,529.00	86,529.00	45,988.92	6,655.68	0.00	40,540.08	53.1%
0011200 52300 HEALTH INSUR	72,094.00	72,094.00	31,646.32	4,589.56	0.00	40,447.68	43.9%
0011200 52301 LIFE INSUR	1,528.00	1,528.00	694.00	102.75	0.00	834.00	45.4%
0011200 52400 WORKERS' COMP	306.00	306.00	178.50	25.50	0.00	127.50	58.3%
0011200 53100 PROFESSIONAL SERVICES	3,200.00	3,200.00	0.00	0.00	0.00	3,200.00	.0%
0011200 53400 CONTRACTUAL	182,799.00	182,799.00	168,205.44	1,935.00	0.00	14,593.56	92.0%
0011200 54000 TRAINING/TRAVEL	7,098.00	5,078.00	1,642.91	1,012.25	0.00	3,435.09	32.4%
0011200 54100 COMM - PHONE/FAX/ALARM	1,960.00	1,960.00	1,235.36	0.00	0.00	724.64	63.0%
0011200 54101 COMMUNICATIONS-CELLULAR	1,200.00	1,200.00	564.27	131.08	0.00	635.73	47.0%
0011200 54700 PRINTING	25,000.00	25,000.00	3,113.25	1,025.00	0.00	21,886.75	12.5%
0011200 54800 PROMOTIONAL	500.00	500.00	465.00	465.00	0.00	35.00	93.0%
0011200 54912 ELECTIONS	31,200.00	31,200.00	0.00	0.00	0.00	31,200.00	.0%
0011200 54970 YOUTH ADVISORY COMM DONATIONS	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
0011200 55100 OFFICE SUPPLIES	1,000.00	1,000.00	268.77	0.00	0.00	731.23	26.9%
0011200 55200 OPERATING SUPPLIES	415.00	915.00	809.47	150.96	0.00	105.53	88.5%
0011200 55210 UNIFORMS	250.00	250.00	0.00	0.00	0.00	250.00	.0%
0011200 55400 BOOKS/SUBS/DUES	3,845.00	3,845.00	2,009.60	232.10	0.00	1,835.40	52.3%
0011200 56401 EQUIP-NON CAPITAL	2,000.00	3,520.00	3,346.05	0.00	0.00	173.95	95.1%
TOTAL CITY CLERK	912,680.00	912,680.00	529,294.59	53,276.99	0.00	383,385.41	58.0%
TOTAL EXPENSES	912,680.00	912,680.00	529,294.59	53,276.99	0.00	383,385.41	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011210 CITY MANAGER

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011210 51200	SALARIES	405,250.00	419,250.00	190,205.11	30,576.52	0.00	229,044.89	45.4%
0011210 52100	FICA	31,002.00	31,002.00	15,746.57	2,500.64	0.00	15,255.43	50.8%
0011210 52200	RETIREMENT	61,110.00	61,110.00	30,565.26	4,714.57	0.00	30,544.74	50.0%
0011210 52300	HEALTH INSUR	45,283.00	45,283.00	15,216.91	2,408.08	0.00	30,066.09	33.6%
0011210 52301	LIFE INSUR	1,632.00	1,632.00	653.90	99.50	0.00	978.10	40.1%
0011210 52400	WORKERS' COMP	921.00	921.00	537.25	76.75	0.00	383.75	58.3%
0011210 53100	PROFESSIONAL SERVICES	45,000.00	41,368.00	83.75	0.00	0.00	41,284.25	.2%
0011210 53400	CONTRACTUAL	2,729.00	2,729.00	922.57	105.00	0.00	1,806.43	33.8%
0011210 53900	AUTO ALLOWANCE	7,000.00	7,000.00	2,500.00	500.00	0.00	4,500.00	35.7%
0011210 53910	HOUSING ALLOWANCE	7,500.00	7,500.00	5,000.00	0.00	0.00	2,500.00	66.7%
0011210 54000	TRAINING/TRAVEL	2,125.00	3,825.00	1,900.14	1,021.00	0.00	1,924.86	49.7%
0011210 54100	COMM - PHONE/FAX/ALARM	1,496.00	1,496.00	1,026.53	0.00	0.00	469.47	68.6%
0011210 54101	COMMUNICATIONS-CELLULAR	1,200.00	1,200.00	411.87	50.00	0.00	788.13	34.3%
0011210 54700	PRINTING	2,800.00	2,800.00	140.17	0.00	0.00	2,659.83	5.0%
0011210 55100	OFFICE SUPPLIES	1,800.00	1,800.00	75.64	0.00	0.00	1,724.36	4.2%
0011210 55200	OPERATING SUPPLIES	2,065.00	2,065.00	633.98	0.00	0.00	1,431.02	30.7%
0011210 55210	UNIFORMS	300.00	300.00	69.94	69.94	0.00	230.06	23.3%
0011210 55400	BOOKS/SUBS/DUES	2,200.00	2,200.00	1,313.00	0.00	0.00	887.00	59.7%
0011210 56401	EQUIP-NON CAPITAL	0.00	1,932.00	1,931.27	0.00	0.00	0.73	100.0%
TOTAL CITY MANAGER		621,413.00	635,413.00	268,933.86	42,122.00	0.00	366,479.14	42.3%
TOTAL EXPENSES		621,413.00	635,413.00	268,933.86	42,122.00	0.00	366,479.14	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011300 FINANCE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011300 51200 SALARIES	580,487.00	580,487.00	296,145.35	40,874.49	0.00	284,341.65	51.0%
0011300 51350 PART-TIME	34,249.00	34,249.00	25,606.03	2,700.40	0.00	8,642.97	74.8%
0011300 52100 FICA	45,911.00	45,911.00	23,505.86	3,107.73	0.00	22,405.14	51.2%
0011300 52200 RETIREMENT	107,929.00	107,929.00	53,653.71	7,638.94	0.00	54,275.29	49.7%
0011300 52300 HEALTH INSUR	104,061.00	104,061.00	54,786.34	8,537.06	0.00	49,274.66	52.6%
0011300 52301 LIFE INSUR	1,951.00	1,951.00	873.15	133.75	0.00	1,077.85	44.8%
0011300 52400 WORKERS' COMP	571.00	571.00	333.10	47.58	0.00	237.90	58.3%
0011300 53100 PROFESSIONAL SERVICES	4,600.00	4,600.00	0.00	0.00	0.00	4,600.00	.0%
0011300 53200 AUDITING	7,389.00	7,389.00	4,310.25	615.75	0.00	3,078.75	58.3%
0011300 53400 CONTRACTUAL	80,541.00	80,541.00	74,995.40	150.00	0.00	5,545.60	93.1%
0011300 54000 TRAINING/TRAVEL	10,090.00	10,090.00	1,307.14	75.00	0.00	8,782.86	13.0%
0011300 54100 COMM - PHONE/FAX/ALARM	1,469.00	1,469.00	1,287.53	0.00	0.00	181.47	87.6%
0011300 54101 COMMUNICATIONS-CELLULAR	600.00	600.00	71.43	0.00	0.00	528.57	11.9%
0011300 54700 PRINTING	4,850.00	4,850.00	558.61	558.61	0.00	4,291.39	11.5%
0011300 55100 OFFICE SUPPLIES	5,800.00	5,800.00	1,256.56	-469.62	0.00	4,543.44	21.7%
0011300 55200 OPERATING SUPPLIES	6,455.00	6,455.00	3,920.17	129.63	0.00	2,534.83	60.7%
0011300 55210 UNIFORMS	200.00	200.00	0.00	0.00	0.00	200.00	.0%
0011300 55400 BOOKS/SUBS/DUES	1,705.00	1,705.00	1,010.00	460.00	0.00	695.00	59.2%
0011300 56401 EQUIP-NON CAPITAL	4,000.00	4,000.00	3,784.33	0.00	237.96	-22.29	100.6%
TOTAL FINANCE	1,002,858.00	1,002,858.00	547,404.96	64,559.32	237.96	455,215.08	54.6%
TOTAL EXPENSES	1,002,858.00	1,002,858.00	547,404.96	64,559.32	237.96	455,215.08	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011310 INFORMATION TECHNOLOGY

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011310 51200	SALARIES	460,666.00	460,666.00	201,816.12	31,827.08	0.00	258,849.88	43.8%
0011310 52100	FICA	33,285.00	33,285.00	14,801.74	2,357.81	0.00	18,483.26	44.5%
0011310 52200	RETIREMENT	95,908.00	95,908.00	40,845.39	6,744.16	0.00	55,062.61	42.6%
0011310 52300	HEALTH INSUR	101,185.00	101,185.00	32,904.52	4,747.70	0.00	68,280.48	32.5%
0011310 52301	LIFE INSUR	1,686.00	1,686.00	660.33	104.30	0.00	1,025.67	39.2%
0011310 52400	WORKERS' COMP	534.00	534.00	311.50	44.50	0.00	222.50	58.3%
0011310 53100	PROFESSIONAL SERVICES	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00	.0%
0011310 53400	CONTRACTUAL	248,703.00	248,703.00	205,634.44	29,679.61	0.00	43,068.56	82.7%
0011310 54000	TRAINING/TRAVEL	16,000.00	16,000.00	2,390.00	0.00	0.00	13,610.00	14.9%
0011310 54100	COMM - PHONE/FAX/ALARM	6,208.00	6,208.00	3,948.06	0.00	0.00	2,259.94	63.6%
0011310 54101	COMMUNICATIONS-CELLULAR	3,600.00	3,600.00	2,724.38	308.36	0.00	875.62	75.7%
0011310 54103	COMMUNICATIONS-INTERNET	134,623.00	134,623.00	65,928.81	12,075.23	0.00	68,694.19	49.0%
0011310 54500	INSURANCE	18,909.00	18,909.00	11,030.25	1,575.75	0.00	7,878.75	58.3%
0011310 54630	R/M VEHICLES-LABOR	250.00	250.00	145.85	20.83	0.00	104.15	58.3%
0011310 54640	R/M VEHICLES-PARTS	600.00	600.00	81.74	0.00	0.00	518.26	13.6%
0011310 54970	YOUTH ADVISORY PROGRAM COSTS	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00	.0%
0011310 55100	OFFICE SUPPLIES	700.00	700.00	623.73	-35.38	0.00	76.27	89.1%
0011310 55200	OPERATING SUPPLIES	11,190.00	11,190.00	7,434.92	1,171.93	0.00	3,755.08	66.4%
0011310 55210	UNIFORMS	250.00	250.00	0.00	0.00	0.00	250.00	.0%
0011310 55230	GAS/OIL	400.00	400.00	121.05	24.61	0.00	278.95	30.3%
0011310 55400	BOOKS/SUBS/DUES	450.00	450.00	300.00	0.00	0.00	150.00	66.7%
0011310 56300 24002	FY24 CABLING	12,000.00	11,994.00	7,833.00	7,833.00	0.00	4,161.00	65.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011310 INFORMATION TECHNOLOGY

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011310 56300 25019 CHAMBER AUDIO SYSTEM	10,500.00	10,500.00	8,654.43	0.00	0.00	1,845.57	82.4%
0011310 56300 25020 IT STRUCTURED CABLING	12,000.00	12,006.00	12,006.00	0.00	0.00	0.00	100.0%
0011310 56400 MACH/EQUIP	32,000.00	29,765.00	2,997.99	2,997.99	0.00	26,767.01	10.1%
0011310 56401 EQUIP-NON CAPITAL	10,250.00	12,485.00	12,496.41	-1,544.00	0.00	-11.41	100.1%
TOTAL INFORMATION TECHNOLOGY	1,223,897.00	1,223,897.00	635,690.66	99,933.48	0.00	588,206.34	51.9%
TOTAL EXPENSES	1,223,897.00	1,223,897.00	635,690.66	99,933.48	0.00	588,206.34	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011350 HUMAN RESOURCES

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011350 51200 SALARIES	278,643.00	278,643.00	148,238.43	21,434.07	0.00	130,404.57	53.2%
0011350 52100 FICA	20,937.00	20,937.00	11,062.52	1,596.23	0.00	9,874.48	52.8%
0011350 52200 RETIREMENT	59,046.00	59,046.00	31,385.28	4,541.88	0.00	27,660.72	53.2%
0011350 52300 HEALTH INSUR	24,323.00	24,323.00	19,242.92	2,749.00	0.00	5,080.08	79.1%
0011350 52301 LIFE INSUR	1,043.00	1,043.00	487.75	70.00	0.00	555.25	46.8%
0011350 52400 WORKERS' COMP	271.00	271.00	158.10	22.58	0.00	112.90	58.3%
0011350 53400 CONTRACTUAL	53,621.00	53,621.00	29,206.27	2,205.58	0.00	24,414.73	54.5%
0011350 54000 TRAINING/TRAVEL	6,000.00	6,000.00	2,447.34	0.00	0.00	3,552.66	40.8%
0011350 54010 SAFETY COMMITTEE	3,500.00	3,500.00	950.00	0.00	0.00	2,550.00	27.1%
0011350 54100 COMM - PHONE/FAX/ALARM	523.00	523.00	523.00	0.00	0.00	0.00	100.0%
0011350 54101 COMMUNICATIONS-CELLULAR	600.00	600.00	321.43	50.00	0.00	278.57	53.6%
0011350 54700 PRINTING	100.00	100.00	0.00	0.00	0.00	100.00	.0%
0011350 54800 PROMOTIONAL	13,000.00	13,000.00	4,055.90	0.00	0.00	8,944.10	31.2%
0011350 55100 OFFICE SUPPLIES	2,000.00	2,000.00	704.37	31.99	0.00	1,295.63	35.2%
0011350 55200 OPERATING SUPPLIES	4,965.00	4,965.00	4,030.79	449.99	877.77	56.44	98.9%
0011350 55400 BOOKS/SUBS/DUES	2,525.00	2,525.00	1,540.00	639.00	0.00	985.00	61.0%
0011350 56401 EQUIP-NON CAPITAL	4,000.00	4,000.00	3,824.66	0.00	0.00	175.34	95.6%
TOTAL HUMAN RESOURCES	475,097.00	475,097.00	258,178.76	33,790.32	877.77	216,040.47	54.5%
TOTAL EXPENSES	475,097.00	475,097.00	258,178.76	33,790.32	877.77	216,040.47	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011400 CITY ATTORNEY

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011400 51200 SALARIES	364,598.00	364,598.00	239,976.36	13,249.53	0.00	124,621.64	65.8%
0011400 52100 FICA	32,669.00	32,669.00	17,052.85	881.60	0.00	15,616.15	52.2%
0011400 52200 RETIREMENT	55,281.00	55,281.00	31,981.13	2,807.58	0.00	23,299.87	57.9%
0011400 52300 HEALTH INSUR	71,882.00	71,882.00	41,510.84	3,355.24	0.00	30,371.16	57.7%
0011400 52301 LIFE INSUR	1,370.00	1,370.00	887.34	43.50	0.00	482.66	64.8%
0011400 52400 WORKERS' COMP	272.00	272.00	158.65	22.67	0.00	113.35	58.3%
0011400 53100 PROFESSIONAL SERVICES	2,250.00	2,250.00	0.00	0.00	0.00	2,250.00	.0%
0011400 53400 CONTRACTUAL	34,425.00	34,425.00	2,461.65	194.00	0.00	31,963.35	7.2%
0011400 54000 TRAINING/TRAVEL	10,750.00	10,750.00	302.28	0.00	0.00	10,447.72	2.8%
0011400 54100 COMM - PHONE/FAX/ALARM	523.00	523.00	523.00	0.00	0.00	0.00	100.0%
0011400 54101 COMMUNICATIONS-CELLULAR	660.00	660.00	202.20	0.00	0.00	457.80	30.6%
0011400 54700 PRINTING	100.00	100.00	24.00	0.00	0.00	76.00	24.0%
0011400 54930 COLLECTIONS/LITIGATION COSTS	3,000.00	3,000.00	1,200.95	617.50	0.00	1,799.05	40.0%
0011400 54934 LEGAL/CONTRACTUAL	165,000.00	165,000.00	87,471.70	22,137.50	0.00	77,528.30	53.0%
0011400 55100 OFFICE SUPPLIES	400.00	400.00	36.48	0.00	0.00	363.52	9.1%
0011400 55200 OPERATING SUPPLIES	1,860.00	1,860.00	0.00	0.00	862.41	997.59	46.4%
0011400 55400 BOOKS/SUBS/DUES	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	.0%
TOTAL CITY ATTORNEY	746,340.00	746,340.00	423,789.43	43,309.12	862.41	321,688.16	56.9%
TOTAL EXPENSES	746,340.00	746,340.00	423,789.43	43,309.12	862.41	321,688.16	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011500 PLANNING

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011500 51200	SALARIES	411,272.00	409,272.00	201,661.92	32,550.76	0.00	207,610.08	49.3%
0011500 51300	SEASONAL/TEMPORARY	3,000.00	5,000.00	3,788.98	681.19	0.00	1,211.02	75.8%
0011500 52100	FICA	31,130.00	31,130.00	15,745.31	2,542.29	0.00	15,384.69	50.6%
0011500 52200	RETIREMENT	84,357.00	84,357.00	42,765.51	6,897.53	0.00	41,591.49	50.7%
0011500 52300	HEALTH INSUR	48,605.00	48,605.00	30,752.65	4,390.44	0.00	17,852.35	63.3%
0011500 52301	LIFE INSUR	1,049.00	1,049.00	656.90	106.48	0.00	392.10	62.6%
0011500 52400	WORKERS' COMP	1,614.00	1,614.00	941.50	134.50	0.00	672.50	58.3%
0011500 53100	PROFESSIONAL SERVICES	255,410.00	110,410.00	2,525.00	0.00	20,850.00	87,035.00	21.2%
0011500 53100 23062	PROJECT 23062 PROF SVC	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
0011500 53100 25050	PLANNING ADAPTATION PLAN	0.00	95,000.00	41,950.00	41,950.00	53,050.00	0.00	100.0%
0011500 53400	CONTRACTUAL	258,843.00	258,843.00	44,426.29	340.39	18,710.00	195,706.71	24.4%
0011500 54000	TRAINING/TRAVEL	10,600.00	10,600.00	1,036.85	488.43	0.00	9,563.15	9.8%
0011500 54100	COMM - PHONE/FAX/ALARM	914.00	914.00	914.00	0.00	0.00	0.00	100.0%
0011500 54101	COMMUNICATIONS-CELLULAR	1,250.00	1,250.00	380.52	51.52	0.00	869.48	30.4%
0011500 54500	INSURANCE	14,223.00	14,223.00	8,296.75	1,185.25	0.00	5,926.25	58.3%
0011500 54610	R/M BLDG & GROUNDS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	.0%
0011500 54630	R/M VEHICLES-LABOR	600.00	600.00	350.00	50.00	0.00	250.00	58.3%
0011500 54640	R/M VEHICLES-PARTS	1,500.00	1,500.00	771.07	455.38	0.00	728.93	51.4%
0011500 54700	PRINTING	9,000.00	9,000.00	1,660.88	1,299.46	0.00	7,339.12	18.5%
0011500 55100	OFFICE SUPPLIES	2,500.00	2,500.00	861.87	0.00	0.00	1,638.13	34.5%
0011500 55200	OPERATING SUPPLIES	730.00	730.00	687.38	0.00	0.00	42.62	94.2%
0011500 55210	UNIFORMS	1,375.00	1,375.00	315.85	0.00	0.00	1,059.15	23.0%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011500 PLANNING

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011500 55230 GAS/OIL	1,500.00	1,500.00	641.61	115.75	0.00	858.39	42.8%
0011500 55400 BOOKS/SUBS/DUES	4,970.00	4,970.00	1,469.97	0.00	0.00	3,500.03	29.6%
0011500 56400 MACH/EQUIP	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
0011500 56401 EQUIP-NON CAPITAL	7,750.00	7,750.00	3,285.01	0.00	0.00	4,464.99	42.4%
TOTAL PLANNING	1,216,192.00	1,166,192.00	405,885.82	93,239.37	92,610.00	667,696.18	42.7%
TOTAL EXPENSES	1,216,192.00	1,166,192.00	405,885.82	93,239.37	92,610.00	667,696.18	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011501 PLANNING GREENWAY

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011501 51200		SALARIES						
		82,481.00	82,481.00	41,807.05	6,008.10	0.00	40,673.95	50.7%
0011501 51300		SEASONAL/TEMPORARY						
		6,000.00	6,000.00	3,129.76	0.00	0.00	2,870.24	52.2%
0011501 52100		FICA						
		6,278.00	6,278.00	3,447.62	458.04	0.00	2,830.38	54.9%
0011501 52200		RETIREMENT						
		16,551.00	16,551.00	8,851.60	1,273.12	0.00	7,699.40	53.5%
0011501 52300		HEALTH INSUR						
		12,607.00	12,607.00	6,728.40	961.20	0.00	5,878.60	53.4%
0011501 52301		LIFE INSUR						
		293.00	293.00	137.50	19.75	0.00	155.50	46.9%
0011501 53400		CONTRACTUAL						
		79,880.00	79,880.00	21,164.00	2,515.00	34,530.00	24,186.00	69.7%
0011501 54000		TRAINING/TRAVEL						
		1,600.00	950.00	11.00	0.00	0.00	939.00	1.2%
0011501 54100		COMM - PHONE/FAX/ALARM						
		131.00	781.00	304.14	36.07	0.00	476.86	38.9%
0011501 54610		R/M BLDG & GROUNDS						
		11,600.00	11,600.00	946.83	0.00	0.00	10,653.17	8.2%
0011501 54941		SIGNAGE COSTS						
		6,000.00	6,000.00	612.68	0.00	0.00	5,387.32	10.2%
0011501 54970		PROGRAM COSTS						
		2,400.00	2,400.00	492.19	242.19	0.00	1,907.81	20.5%
0011501 55200		OPERATING SUPPLIES						
		2,465.00	2,165.00	750.68	338.38	0.00	1,414.32	34.7%
0011501 55210		UNIFORMS						
		0.00	300.00	257.10	0.00	0.00	42.90	85.7%
0011501 55240		CHEMICALS						
		1,200.00	1,200.00	14.95	0.00	0.00	1,185.05	1.2%
0011501 56300	25061	EGANS CREEK BRIDGE REPAIR						
		0.00	200,000.00	1,449.13	1,449.13	182,000.00	16,550.87	91.7%
0011501 56400	25425	PLANNING ADA VAN						
		70,000.00	45,000.00	0.00	0.00	0.00	45,000.00	.0%
0011501 56401		NON CAP EQUIP						
		8,570.00	8,570.00	0.00	0.00	0.00	8,570.00	.0%
TOTAL PLANNING GREENWAY		308,056.00	483,056.00	90,104.63	13,300.98	216,530.00	176,421.37	63.5%
TOTAL EXPENSES		308,056.00	483,056.00	90,104.63	13,300.98	216,530.00	176,421.37	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011910 NON DEPARTMENTAL

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011910 53200 AUDITING	7,389.00	7,389.00	4,310.25	615.75	0.00	3,078.75	58.3%
0011910 53400 CONTRACTUAL	179,004.00	179,004.00	115,917.39	29,429.12	0.00	63,086.61	64.8%
0011910 54100 COMM - PHONE/FAX/ALARM	1,144.00	1,144.00	599.59	0.00	0.00	544.41	52.4%
0011910 54103 COMMUNICATIONS-INTERNET	3,175.00	3,175.00	1,657.65	0.00	0.00	1,517.35	52.2%
0011910 54200 POSTAGE	7,500.00	12,500.00	8,393.19	2,016.84	0.00	4,106.81	67.1%
0011910 54300 UTILITIES ELECTRIC	20,000.00	20,000.00	9,195.19	889.23	0.00	10,804.81	46.0%
0011910 54310 UTILITIES-WATER & WASTEWATER	3,000.00	3,000.00	1,458.08	202.38	0.00	1,541.92	48.6%
0011910 54500 INSURANCE	69,880.00	69,880.00	40,763.35	5,823.33	0.00	29,116.65	58.3%
0011910 54610 R/M BLDG & GROUNDS	5,000.00	4,068.00	0.00	0.00	0.00	4,068.00	.0%
0011910 54611 R/M FACILITIES	42,000.00	37,000.00	17,796.96	7,917.07	0.00	19,203.04	48.1%
0011910 54620 R/M EQUIPMENT	5,000.00	5,000.00	3,685.04	0.00	0.00	1,314.96	73.7%
0011910 55200 OPERATING SUPPLIES	1,800.00	2,732.00	1,955.63	223.19	862.41	-86.04	103.1%
0011910 55220 JANITORIAL SUPPLIES	1,750.00	1,750.00	497.94	0.00	0.00	1,252.06	28.5%
0011910 55400 BOOKS/SUBS/DUES	180.00	180.00	0.00	0.00	0.00	180.00	.0%
TOTAL NON DEPARTMENTAL	346,822.00	346,822.00	206,230.26	47,116.91	862.41	139,729.33	59.7%
TOTAL EXPENSES	346,822.00	346,822.00	206,230.26	47,116.91	862.41	139,729.33	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011930 FACILITIES MAINTENANCE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011930 51200 SALARIES	588,959.00	588,959.00	277,859.96	40,603.24	0.00	311,099.04	47.2%
0011930 51400 OVERTIME	10,000.00	10,000.00	4,415.85	754.06	0.00	5,584.15	44.2%
0011930 52100 FICA	44,753.00	44,753.00	21,114.27	3,063.98	0.00	23,638.73	47.2%
0011930 52200 RETIREMENT	105,925.00	105,925.00	49,416.67	7,370.08	0.00	56,508.33	46.7%
0011930 52300 HEALTH INSUR	113,765.00	113,765.00	51,640.44	7,490.38	0.00	62,124.56	45.4%
0011930 52301 LIFE INSUR	2,482.00	2,482.00	896.73	132.37	0.00	1,585.27	36.1%
0011930 52400 WORKERS' COMP	8,575.00	8,575.00	5,002.10	714.58	0.00	3,572.90	58.3%
0011930 53100 PROFESSIONAL SERVICES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	.0%
0011930 53400 CONTRACTUAL	7,528.00	7,528.00	5,990.22	358.00	0.00	1,537.78	79.6%
0011930 54000 TRAINING/TRAVEL	7,200.00	7,200.00	1,913.84	0.00	0.00	5,286.16	26.6%
0011930 54100 COMM - PHONE/FAX/ALARM	262.00	262.00	262.00	0.00	0.00	0.00	100.0%
0011930 54101 COMMUNICATIONS-CELLULAR	4,600.00	4,600.00	2,236.02	656.73	0.00	2,363.98	48.6%
0011930 54300 UTILITIES ELECTRIC	2,200.00	2,200.00	1,059.62	150.89	0.00	1,140.38	48.2%
0011930 54310 UTILITIES-WATER & WASTEWATER	1,200.00	1,200.00	361.33	50.93	0.00	838.67	30.1%
0011930 54400 RENTALS/LEASES	1,000.00	1,000.00	348.84	0.00	0.00	651.16	34.9%
0011930 54500 INSURANCE	8,468.00	8,468.00	4,939.65	705.67	0.00	3,528.35	58.3%
0011930 54611 R/M FACILITIES	17,750.00	17,750.00	4,311.38	203.94	0.00	13,438.62	24.3%
0011930 54620 R/M EQUIPMENT	11,500.00	11,500.00	5,625.00	0.00	0.00	5,875.00	48.9%
0011930 54630 R/M VEHICLES-LABOR	7,500.00	7,500.00	4,375.00	625.00	0.00	3,125.00	58.3%
0011930 54640 R/M VEHICLES-PARTS	7,500.00	7,500.00	2,889.09	0.00	0.00	4,610.91	38.5%
0011930 55100 OFFICE SUPPLIES	250.00	250.00	158.61	0.00	0.00	91.39	63.4%
0011930 55200 OPERATING SUPPLIES	17,930.00	17,930.00	8,021.64	302.25	1,740.18	8,168.18	54.4%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0011930 FACILITIES MAINTENANCE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011930 55210 UNIFORMS	3,650.00	3,650.00	2,762.95	0.00	0.00	887.05	75.7%
0011930 55230 GAS/OIL	15,000.00	15,000.00	6,827.21	1,047.76	0.00	8,172.79	45.5%
0011930 55400 BOOKS/SUBS/DUES	200.00	200.00	85.00	0.00	0.00	115.00	42.5%
0011930 56400 25419 FACITLITIES MAINT F-250 TRUCK	60,000.00	60,000.00	0.00	0.00	59,882.00	118.00	99.8%
0011930 56401 EQUIP-NON CAPITAL	2,000.00	2,000.00	0.00	0.00	1,990.98	9.02	99.5%
0011930 57100 PRINCIPAL	14,378.00	14,378.00	14,377.20	0.00	0.00	0.80	100.0%
0011930 57200 INTEREST	2,117.00	2,117.00	2,116.82	0.00	0.00	0.18	100.0%
TOTAL FACILITIES MAINTENANCE	1,069,192.00	1,069,192.00	479,007.44	64,229.86	63,613.16	526,571.40	50.8%
TOTAL EXPENSES	1,069,192.00	1,069,192.00	479,007.44	64,229.86	63,613.16	526,571.40	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0012100 POLICE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012100 51200 SALARIES	3,658,082.00	3,658,082.00	1,915,356.74	280,019.51	0.00	1,742,725.26	52.4%
0012100 51210 WC REIMB	0.00	0.00	-2,699.00	-2,699.00	0.00	2,699.00	100.0%
0012100 51350 PART-TIME	121,104.00	121,104.00	15,414.96	2,767.88	0.00	105,689.04	12.7%
0012100 51400 OVERTIME	191,600.00	191,600.00	95,195.36	7,206.81	0.00	96,404.64	49.7%
0012100 51500 INCENTIVE	24,482.00	24,482.00	12,258.08	1,763.04	0.00	12,223.92	50.1%
0012100 52100 FICA	279,008.00	279,008.00	148,498.96	21,120.32	0.00	130,509.04	53.2%
0012100 52200 RETIREMENT	1,114,601.00	1,114,601.00	567,024.78	78,222.95	0.00	547,576.22	50.9%
0012100 52300 HEALTH INSUR	798,313.00	798,313.00	372,417.34	54,530.82	0.00	425,895.66	46.7%
0012100 52301 LIFE INSUR	13,245.00	13,245.00	5,920.32	879.75	0.00	7,324.68	44.7%
0012100 52400 WORKERS' COMP	75,412.00	75,412.00	43,990.35	6,284.33	0.00	31,421.65	58.3%
0012100 53100 PROFESSIONAL SERVICES	750.00	750.00	0.00	0.00	0.00	750.00	.0%
0012100 53400 CONTRACTUAL	181,307.00	181,307.00	107,906.82	30,426.89	0.00	73,400.18	59.5%
0012100 53500 INVESTIGATIONS	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
0012100 54000 TRAINING/TRAVEL	33,000.00	33,000.00	18,396.06	6,467.69	0.00	14,603.94	55.7%
0012100 54100 COMM - PHONE/FAX/ALARM	8,454.00	8,454.00	7,188.67	0.00	0.00	1,265.33	85.0%
0012100 54103 COMMUNICATIONS-INTERNET	11,593.00	11,593.00	5,929.90	533.16	0.00	5,663.10	51.2%
0012100 54104 COMMUNICATIONS-MOBILE	44,420.00	44,420.00	20,106.48	7,857.42	0.00	24,313.52	45.3%
0012100 54300 UTILITIES ELECTRIC	41,000.00	41,000.00	21,155.97	2,294.32	0.00	19,844.03	51.6%
0012100 54310 UTILITIES-WATER & WASTEWATER	5,700.00	5,700.00	3,662.89	449.29	0.00	2,037.11	64.3%
0012100 54320 UTILITIES-PROPANE/OTHER	1,500.00	1,500.00	1,185.19	177.06	0.00	314.81	79.0%
0012100 54500 INSURANCE	112,713.00	112,713.00	65,749.25	9,392.75	0.00	46,963.75	58.3%
0012100 54610 R/M BLDG & GROUNDS	42,000.00	42,000.00	10,193.82	7.21	0.00	31,806.18	24.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0012100 POLICE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012100 54611 R/M FACILITIES	47,500.00	47,500.00	10,315.68	2,082.63	0.00	37,184.32	21.7%
0012100 54620 R/M EQUIPMENT	12,000.00	12,000.00	1,808.86	0.00	0.00	10,191.14	15.1%
0012100 54630 R/M VEHICLES-LABOR	45,000.00	45,000.00	26,250.00	3,750.00	0.00	18,750.00	58.3%
0012100 54640 R/M VEHICLES-PARTS	60,000.00	60,000.00	31,090.86	7,723.72	0.00	28,909.14	51.8%
0012100 54700 PRINTING	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	.0%
0012100 54800 PROMOTIONAL	4,500.00	4,500.00	2,314.93	2,314.93	0.00	2,185.07	51.4%
0012100 55100 OFFICE SUPPLIES	6,000.00	6,000.00	1,191.46	0.00	0.00	4,808.54	19.9%
0012100 55200 OPERATING SUPPLIES	44,425.00	44,425.00	27,817.18	9,962.25	0.00	16,607.82	62.6%
0012100 55210 UNIFORMS	68,777.00	68,777.00	38,108.25	6,032.13	0.00	30,668.75	55.4%
0012100 55220 JANITORIAL SUPPLIES	5,000.00	5,000.00	1,384.55	181.72	0.00	3,615.45	27.7%
0012100 55230 GAS/OIL	150,000.00	150,000.00	79,392.80	11,443.50	0.00	70,607.20	52.9%
0012100 55400 BOOKS/SUBS/DUES	2,700.00	2,700.00	1,013.95	220.00	0.00	1,686.05	37.6%
0012100 56400 MACH/EQUIP	32,000.00	29,000.00	22,742.52	0.00	0.00	6,257.48	78.4%
0012100 56400 25413 POLICE SERVICE VEHICLE (RE#95)	78,000.00	78,000.00	10,517.30	254.09	66,006.30	1,476.40	98.1%
0012100 56400 25414 POLICE SERV VEHICLE (RE#1802)	78,000.00	81,000.00	80,432.60	70,169.39	0.00	567.40	99.3%
0012100 56401 EQUIP-NON CAPITAL	52,350.00	52,350.00	5,978.08	0.00	0.00	46,371.92	11.4%
0012100 57100 PRINCIPAL	9,127.00	9,127.00	9,126.99	0.00	0.00	0.01	100.0%
0012100 57200 INTEREST	874.00	874.00	873.01	0.00	0.00	0.99	99.9%
TOTAL POLICE	7,461,037.00	7,461,037.00	3,785,211.96	621,836.56	66,006.30	3,609,818.74	51.6%
TOTAL EXPENSES	7,461,037.00	7,461,037.00	3,785,211.96	621,836.56	66,006.30	3,609,818.74	

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ACCOUNTS FOR: 0012200 FIRE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012200 51200 SALARIES	3,030,238.00	3,110,118.00	1,590,144.15	214,885.58	0.00	1,519,973.85	51.1%
0012200 51400 OVERTIME	273,149.00	278,732.00	203,516.44	40,403.53	0.00	75,215.56	73.0%
0012200 51500 INCENTIVE	12,852.00	12,852.00	6,093.03	858.48	0.00	6,758.97	47.4%
0012200 52100 FICA	215,055.00	221,097.00	132,106.42	18,688.26	0.00	88,990.58	59.8%
0012200 52200 RETIREMENT	952,491.00	977,267.00	543,381.59	73,362.71	0.00	433,885.41	55.6%
0012200 52300 HEALTH INSUR	535,787.00	566,952.00	291,883.24	42,805.38	0.00	275,068.76	51.5%
0012200 52301 LIFE INSUR	10,326.00	10,326.00	4,758.75	685.50	0.00	5,567.25	46.1%
0012200 52400 WORKERS' COMP	101,134.00	104,134.00	58,994.85	8,427.83	0.00	45,139.15	56.7%
0012200 53100 PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
0012200 53400 CONTRACTUAL	358,232.00	358,232.00	256,759.73	183,758.06	0.00	101,472.27	71.7%
0012200 53500 INVESTIGATIONS	800.00	800.00	664.00	664.00	0.00	136.00	83.0%
0012200 54000 TRAINING/TRAVEL	53,393.00	53,393.00	11,474.31	4,970.30	0.00	41,918.69	21.5%
0012200 54100 COMM - PHONE/FAX/ALARM	1,045.00	1,045.00	1,045.00	0.00	0.00	0.00	100.0%
0012200 54101 COMMUNICATIONS-CELLULAR	10,800.00	10,800.00	5,745.50	821.64	0.00	5,054.50	53.2%
0012200 54103 COMMUNICATIONS-INTERNET	32,715.00	32,715.00	6,470.87	947.51	0.00	26,244.13	19.8%
0012200 54200 POSTAGE	800.00	800.00	263.37	9.68	0.00	536.63	32.9%
0012200 54300 UTILITIES ELECTRIC	32,500.00	32,500.00	12,012.32	1,211.32	0.00	20,487.68	37.0%
0012200 54310 UTILITIES-WATER & WASTEWATER	8,400.00	8,400.00	3,004.33	414.37	0.00	5,395.67	35.8%
0012200 54320 UTILITIES-PROPANE/OTHER	4,500.00	4,500.00	648.51	92.33	0.00	3,851.49	14.4%
0012200 54440 LAND RENT	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	.0%
0012200 54500 INSURANCE	106,436.00	106,436.00	62,087.65	8,869.67	0.00	44,348.35	58.3%
0012200 54610 R/M BLDG & GROUNDS	25,208.00	25,208.00	4,279.49	175.00	0.00	20,928.51	17.0%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0012200 FIRE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012200 54611 R/M FACILITIES	109,500.00	109,500.00	63,862.96	2,304.11	22,258.00	23,379.04	78.6%
0012200 54620 R/M EQUIPMENT	28,751.00	28,751.00	23,200.42	5,220.07	0.00	5,550.58	80.7%
0012200 54630 R/M VEHICLES-LABOR	40,000.00	40,000.00	23,333.35	3,333.33	0.00	16,666.65	58.3%
0012200 54640 R/M VEHICLES-PARTS	60,000.00	60,000.00	54,584.41	12,391.56	0.00	5,415.59	91.0%
0012200 54700 PRINTING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
0012200 54800 PROMOTIONAL	6,800.00	6,800.00	5,277.68	0.00	0.00	1,522.32	77.6%
0012200 54922 AMBULANCE BILLING/COLLEC FEE	57,809.00	57,809.00	15,000.00	10,000.00	0.00	42,809.00	25.9%
0012200 54970 PROGRAM COSTS	4,400.00	4,050.00	1,141.68	559.00	0.00	2,908.32	28.2%
0012200 55100 OFFICE SUPPLIES	2,500.00	2,500.00	1,092.86	115.83	0.00	1,407.14	43.7%
0012200 55200 OPERATING SUPPLIES	56,580.00	56,580.00	18,403.40	1,416.87	877.77	37,298.83	34.1%
0012200 55210 UNIFORMS	68,703.00	68,703.00	39,079.13	7,619.60	0.00	29,623.87	56.9%
0012200 55220 JANITORIAL SUPPLIES	7,000.00	7,000.00	5,401.21	717.63	0.00	1,598.79	77.2%
0012200 55230 GAS/OIL	50,000.00	50,000.00	24,574.47	3,441.74	0.00	25,425.53	49.1%
0012200 55245 MEDICAL SUPPLIES	123,500.00	123,500.00	48,405.59	16,598.31	0.00	75,094.41	39.2%
0012200 55400 BOOKS/SUBS/DUES	8,400.00	8,400.00	829.59	125.00	0.00	7,570.41	9.9%
0012200 56400 MACH/EQUIP	26,406.00	26,406.00	0.00	0.00	0.00	26,406.00	.0%
0012200 56401 EQUIP-NON CAPITAL	34,177.00	34,527.00	34,519.00	0.00	0.00	8.00	100.0%
TOTAL FIRE	6,466,387.00	6,616,833.00	3,554,039.30	665,894.20	23,135.77	3,039,657.93	54.1%
TOTAL EXPENSES	6,466,387.00	6,616,833.00	3,554,039.30	665,894.20	23,135.77	3,039,657.93	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0012201 FIRE OCEAN RESCUE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012201 51200 SALARIES	175,574.00	175,574.00	85,225.37	11,790.37	0.00	90,348.63	48.5%
0012201 51210 WC REIMB	0.00	0.00	-682.75	-682.75	0.00	682.75	100.0%
0012201 51300 SEASONAL/TEMPORARY	269,634.00	269,634.00	15,186.37	6,933.63	0.00	254,447.63	5.6%
0012201 51350 PART TIME SALARIES	98,689.00	98,689.00	28,113.19	6,194.80	0.00	70,575.81	28.5%
0012201 51400 OVERTIME	42,126.00	42,126.00	2,137.78	146.85	0.00	39,988.22	5.1%
0012201 52100 FICA	44,690.00	44,690.00	9,912.49	1,904.02	0.00	34,777.51	22.2%
0012201 52200 RETIREMENT	36,360.00	36,360.00	18,352.24	2,498.38	0.00	18,007.76	50.5%
0012201 52300 HEALTH INSUR	50,966.00	50,966.00	17,908.74	2,833.02	0.00	33,057.26	35.1%
0012201 52301 LIFE INSUR	666.00	666.00	276.00	44.25	0.00	390.00	41.4%
0012201 52400 WORKERS' COMP	7,034.00	7,034.00	4,103.15	586.17	0.00	2,930.85	58.3%
0012201 53400 CONTRACTUAL	13,455.00	13,455.00	8,177.09	127.35	0.00	5,277.91	60.8%
0012201 54000 TRAINING/TRAVEL	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	.0%
0012201 54101 COMMUNICATIONS-CELLULAR	4,260.00	4,260.00	2,102.58	300.00	0.00	2,157.42	49.4%
0012201 54103 COMMUNICATIONS-INTERNET	1,200.00	1,200.00	231.43	0.00	0.00	968.57	19.3%
0012201 54500 INSURANCE	13,647.00	13,647.00	7,960.75	1,137.25	0.00	5,686.25	58.3%
0012201 54611 R/M FACILITIES	17,500.00	17,500.00	12,875.16	0.00	0.00	4,624.84	73.6%
0012201 54620 R/M EQUIPMENT	9,000.00	9,000.00	5,005.23	110.76	0.00	3,994.77	55.6%
0012201 54630 R/M VEHICLES-LABOR	12,000.00	12,000.00	7,000.00	1,000.00	0.00	5,000.00	58.3%
0012201 54640 R/M VEHICLES-PARTS	10,000.00	10,000.00	7,798.49	704.68	0.00	2,201.51	78.0%
0012201 54800 PROMOTIONAL	3,000.00	3,000.00	1,791.06	0.00	0.00	1,208.94	59.7%
0012201 55200 OPERATING SUPPLIES	21,095.00	21,095.00	6,624.48	149.90	862.41	13,608.11	35.5%
0012201 55210 UNIFORMS	11,625.00	11,625.00	1,095.99	0.00	0.00	10,529.01	9.4%

City of Fernandina Beach
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ACCOUNTS FOR: 0012201 FIRE OCEAN RESCUE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012201 55230 GAS/OIL	12,000.00	12,000.00	2,750.24	865.95	0.00	9,249.76	22.9%
0012201 55245 MEDICAL SUPPLIES	2,000.00	2,000.00	1,478.49	1,478.49	0.00	521.51	73.9%
0012201 55400 BOOKS/SUBS/DUES	2,600.00	2,600.00	916.00	0.00	0.00	1,684.00	35.2%
0012201 56400 25400 OCEAN RESCUE F-150 (RE#145)	50,000.00	50,000.00	44,118.89	0.00	0.00	5,881.11	88.2%
TOTAL FIRE OCEAN RESCUE	916,121.00	916,121.00	290,458.46	38,123.12	862.41	624,800.13	31.8%
TOTAL EXPENSES	916,121.00	916,121.00	290,458.46	38,123.12	862.41	624,800.13	

City of Fernandina Beach
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ACCOUNTS FOR: 0012202 FIRE BEACH RANGERS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012202 51350 PART TIME SALARIES	82,696.00	82,696.00	7,095.46	1,742.96	0.00	75,600.54	8.6%
0012202 51400 OVERTIME	3,291.00	3,291.00	0.00	0.00	0.00	3,291.00	.0%
0012202 52100 FICA	6,578.00	6,578.00	542.78	133.32	0.00	6,035.22	8.3%
0012202 52400 WORKERS' COMP	917.00	917.00	534.90	76.42	0.00	382.10	58.3%
0012202 54101 COMMUNICATIONS-CELLULAR	1,378.00	1,378.00	334.04	48.41	0.00	1,043.96	24.2%
0012202 54500 INSURANCE	1,891.00	1,891.00	1,103.10	157.58	0.00	787.90	58.3%
0012202 54620 R/M EQUIPMENT	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
0012202 54630 R/M VEHICLES-LABOR	7,000.00	7,000.00	4,083.35	583.33	0.00	2,916.65	58.3%
0012202 54640 R/M VEHICLES-PARTS	6,500.00	6,500.00	616.76	0.00	0.00	5,883.24	9.5%
0012202 54700 PRINTING	500.00	500.00	0.00	0.00	0.00	500.00	.0%
0012202 55200 OPERATING SUPPLIES	1,000.00	1,000.00	329.05	329.05	0.00	670.95	32.9%
0012202 55210 UNIFORMS	1,800.00	1,800.00	38.00	0.00	0.00	1,762.00	2.1%
0012202 55230 GAS/OIL	6,000.00	6,000.00	159.74	35.58	0.00	5,840.26	2.7%
0012202 56401 NON CAP EQUIP	2,930.00	2,930.00	2,899.98	0.00	0.00	30.02	99.0%
TOTAL FIRE BEACH RANGERS	123,481.00	123,481.00	17,737.16	3,106.65	0.00	105,743.84	14.4%
TOTAL EXPENSES	123,481.00	123,481.00	17,737.16	3,106.65	0.00	105,743.84	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0012400 BUILDING / PERMITTING

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012400 53400 CONTRACTUAL	11,878.00	11,878.00	0.00	0.00	0.00	11,878.00	.0%
TOTAL BUILDING / PERMITTING	11,878.00	11,878.00	0.00	0.00	0.00	11,878.00	.0%
TOTAL EXPENSES	11,878.00	11,878.00	0.00	0.00	0.00	11,878.00	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0012420 CODE ENFORCEMENT

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0012420 51200 SALARIES	211,485.00	211,485.00	118,832.92	16,558.82	0.00	92,652.08	56.2%
0012420 52100 FICA	15,915.00	15,915.00	8,988.38	1,241.39	0.00	6,926.62	56.5%
0012420 52200 RETIREMENT	44,187.00	44,187.00	24,498.27	3,508.82	0.00	19,688.73	55.4%
0012420 52300 HEALTH INSUR	38,978.00	38,978.00	19,866.72	2,838.10	0.00	19,111.28	51.0%
0012420 52301 LIFE INSUR	1,853.00	1,853.00	375.75	54.25	0.00	1,477.25	20.3%
0012420 52400 WORKERS' COMP	1,642.00	1,642.00	957.85	136.83	0.00	684.15	58.3%
0012420 53400 CONTRACTUAL	75,320.00	75,320.00	32,020.58	79.90	0.00	43,299.42	42.5%
0012420 54000 TRAINING/TRAVEL	11,350.00	11,350.00	2,186.14	500.00	0.00	9,163.86	19.3%
0012420 54100 COMM - PHONE/FAX/ALARM	523.00	523.00	523.00	0.00	0.00	0.00	100.0%
0012420 54101 COMMUNICATIONS-CELLULAR	3,000.00	3,000.00	1,300.56	371.71	0.00	1,699.44	43.4%
0012420 54500 INSURANCE	6,659.00	6,659.00	3,884.40	554.92	0.00	2,774.60	58.3%
0012420 54630 R/M VEHICLES-LABOR	2,000.00	2,000.00	1,166.65	166.67	0.00	833.35	58.3%
0012420 54640 R/M VEHICLES-PARTS	2,000.00	2,000.00	1,585.66	64.36	0.00	414.34	79.3%
0012420 54700 PRINTING	1,500.00	1,500.00	65.43	65.43	12.28	1,422.29	5.2%
0012420 54930 COLLECTIONS/LITIGATION COSTS	600.00	600.00	0.00	0.00	0.00	600.00	.0%
0012420 55100 OFFICE SUPPLIES	1,500.00	1,500.00	242.62	0.00	0.00	1,257.38	16.2%
0012420 55200 OPERATING SUPPLIES	2,960.00	2,960.00	680.41	0.00	877.77	1,401.82	52.6%
0012420 55210 UNIFORMS	1,200.00	1,200.00	771.30	0.00	0.00	428.70	64.3%
0012420 55230 GAS/OIL	2,800.00	2,800.00	1,081.71	181.89	0.00	1,718.29	38.6%
0012420 55400 BOOKS/SUBS/DUES	1,025.00	1,025.00	655.12	340.12	0.00	369.88	63.9%
0012420 56401 NON CAP EQUIP	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
TOTAL CODE ENFORCEMENT	427,497.00	427,497.00	219,683.47	26,663.21	890.05	206,923.48	51.6%
TOTAL EXPENSES	427,497.00	427,497.00	219,683.47	26,663.21	890.05	206,923.48	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0014100 STREETS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0014100 51200 SALARIES	591,910.00	591,910.00	296,981.13	44,004.73	0.00	294,928.87	50.2%
0014100 51400 OVERTIME	40,000.00	40,000.00	25,027.88	2,659.26	0.00	14,972.12	62.6%
0014100 52100 FICA	47,118.00	47,118.00	24,101.45	3,452.55	0.00	23,016.55	51.2%
0014100 52200 RETIREMENT	133,405.00	133,405.00	68,593.35	9,888.09	0.00	64,811.65	51.4%
0014100 52300 HEALTH INSUR	148,076.00	148,076.00	69,492.89	10,043.52	0.00	78,583.11	46.9%
0014100 52301 LIFE INSUR	2,186.00	2,186.00	976.05	144.75	0.00	1,209.95	44.7%
0014100 52400 WORKERS' COMP	34,891.00	34,891.00	20,353.10	2,907.58	0.00	14,537.90	58.3%
0014100 53100 PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	.0%
0014100 53400 CONTRACTUAL	67,104.00	67,104.00	14,399.24	3,387.50	0.00	52,704.76	21.5%
0014100 54000 TRAINING/TRAVEL	13,150.00	13,150.00	4,788.12	1,144.00	0.00	8,361.88	36.4%
0014100 54100 COMM - PHONE/FAX/ALARM	262.00	262.00	262.00	0.00	0.00	0.00	100.0%
0014100 54101 COMMUNICATIONS-CELLULAR	3,400.00	3,400.00	1,509.28	215.62	0.00	1,890.72	44.4%
0014100 54300 UTILITIES ELECTRIC	437,500.00	437,500.00	203,579.37	36,900.21	0.00	233,920.63	46.5%
0014100 54310 UTILITIES-WATER & WASTEWATER	3,200.00	3,200.00	1,569.14	216.50	0.00	1,630.86	49.0%
0014100 54400 RENTALS/LEASES	7,500.00	7,500.00	1,395.80	1,229.60	0.00	6,104.20	18.6%
0014100 54500 INSURANCE	30,501.00	30,501.00	17,792.25	2,541.75	0.00	12,708.75	58.3%
0014100 54610 R/M BLDG & GROUNDS	5,000.00	5,000.00	207.98	207.98	0.00	4,792.02	4.2%
0014100 54611 R/M FACILITIES	10,250.00	10,250.00	6,738.14	49.95	0.00	3,511.86	65.7%
0014100 54612 R/M STREETS	100,000.00	100,000.00	79,322.57	26,269.00	3,172.93	17,504.50	82.5%
0014100 54620 R/M EQUIPMENT	2,000.00	2,000.00	1,276.67	0.00	0.00	723.33	63.8%
0014100 54630 R/M VEHICLES-LABOR	60,000.00	60,000.00	35,000.00	5,000.00	0.00	25,000.00	58.3%
0014100 54640 R/M VEHICLES-PARTS	80,000.00	80,000.00	48,818.61	12,401.23	0.00	31,181.39	61.0%

City of Fernandina Beach
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ACCOUNTS FOR: 0014100 STREETS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0014100 54941 SIGNAGE COSTS	40,000.00	40,000.00	4,152.99	3,484.00	0.00	35,847.01	10.4%
0014100 55100 OFFICE SUPPLIES	250.00	250.00	226.48	0.00	0.00	23.52	90.6%
0014100 55200 OPERATING SUPPLIES	24,965.00	24,965.00	9,437.59	235.55	877.77	14,649.64	41.3%
0014100 55210 UNIFORMS	5,200.00	5,200.00	4,755.50	0.00	0.00	444.50	91.5%
0014100 55220 JANITORIAL SUPPLIES	500.00	500.00	0.00	0.00	0.00	500.00	.0%
0014100 55230 GAS/OIL	70,000.00	70,000.00	26,870.78	3,641.82	0.00	43,129.22	38.4%
0014100 55240 CHEMICALS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
0014100 55400 BOOKS/SUBS/DUES	250.00	250.00	221.80	0.00	0.00	28.20	88.7%
0014100 56400 MACH/EQUIP	7,500.00	746.00	0.00	0.00	0.00	746.00	.0%
0014100 56400 25417 STREET ROLLER MACHINE	15,000.00	21,754.00	21,000.00	0.00	0.00	754.00	96.5%
0014100 56400 25418 STREETS BUMP MILL ATTACHMENT	23,000.00	23,000.00	20,861.00	0.00	0.00	2,139.00	90.7%
0014100 56401 EQUIP-NON CAPITAL	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00	.0%
TOTAL STREETS	2,026,618.00	2,026,618.00	1,009,711.16	170,025.19	4,050.70	1,012,856.14	50.0%
TOTAL EXPENSES	2,026,618.00	2,026,618.00	1,009,711.16	170,025.19	4,050.70	1,012,856.14	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0015200 DOWNTOWN

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0015200 51200 SALARIES	85,000.00	85,000.00	19,144.23	6,961.54	0.00	65,855.77	22.5%
0015200 52100 FICA	6,503.00	6,503.00	1,448.47	522.61	0.00	5,054.53	22.3%
0015200 52200 RETIREMENT	18,207.00	18,207.00	4,056.69	1,475.16	0.00	14,150.31	22.3%
0015200 52300 HEALTH INSUR	23,478.00	23,478.00	1,734.04	867.02	0.00	21,743.96	7.4%
0015200 52301 LIFE INSUR	325.00	325.00	68.25	22.75	0.00	256.75	21.0%
0015200 53400 CONTRACTUAL	104,300.00	104,300.00	31,023.90	6,807.24	0.00	73,276.10	29.7%
0015200 54101 COMMUNICATIONS-CELLULAR	0.00	0.00	150.00	50.00	0.00	-150.00	100.0%
0015200 54300 UTILITIES ELECTRIC	28,000.00	28,000.00	13,218.27	2,492.23	0.00	14,781.73	47.2%
0015200 54310 UTILITIES-WATER & WASTEWATER	18,000.00	18,000.00	8,357.05	1,285.42	0.00	9,642.95	46.4%
0015200 54500 INSURANCE	16,753.00	16,753.00	9,772.60	1,396.08	0.00	6,980.40	58.3%
0015200 54610 R/M BLDG & GROUNDS	45,000.00	45,000.00	8,269.38	3,245.58	0.00	36,730.62	18.4%
0015200 54611 R/M FACILITIES	12,750.00	12,750.00	3,479.64	723.86	0.00	9,270.36	27.3%
0015200 54620 R/M EQUIPMENT	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
0015200 55200 OPERATING SUPPLIES	17,200.00	17,200.00	3,982.65	-1,032.40	0.00	13,217.35	23.2%
0015200 55220 JANITORIAL SUPPLIES	7,000.00	7,000.00	1,835.65	295.40	0.00	5,164.35	26.2%
0015200 56401 EQUIP-NON CAPITAL	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
TOTAL DOWNTOWN	387,516.00	387,516.00	106,540.82	25,112.49	0.00	280,975.18	27.5%
TOTAL EXPENSES	387,516.00	387,516.00	106,540.82	25,112.49	0.00	280,975.18	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0015640 PUBLIC ASSISTANCE

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0015640 55600 UTILITY EXEMPTION (AGED/POOR)	30,000.00	31,600.00	0.00	0.00	0.00	31,600.00	.0%
0015640 55601 COUNCIL ON AGING	50,000.00	50,000.00	25,000.00	0.00	0.00	25,000.00	50.0%
0015640 55604 NON PROFIT BARNABAS	30,000.00	30,000.00	14,793.68	0.00	0.00	15,206.32	49.3%
0015640 55605 NON PROFIT MICAH'S PLACE	5,000.00	5,000.00	1,699.37	0.00	0.00	3,300.63	34.0%
0015640 55606 NON PROFIT NASSU MENTAL HEALTH	15,000.00	15,000.00	7,500.00	0.00	0.00	7,500.00	50.0%
0015640 55616 NONPROFIT ECONOMIC DEVELOPMENT	2,500.00	2,500.00	1,250.00	0.00	0.00	1,250.00	50.0%
TOTAL PUBLIC ASSISTANCE	132,500.00	134,100.00	50,243.05	0.00	0.00	83,856.95	37.5%
TOTAL EXPENSES	132,500.00	134,100.00	50,243.05	0.00	0.00	83,856.95	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0017100 LIBRARY

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017100 53400 CONTRACTUAL	1,250.00	1,250.00	316.00	0.00	0.00	934.00	25.3%
0017100 54500 INSURANCE	8,961.00	8,961.00	5,227.25	746.75	0.00	3,733.75	58.3%
0017100 54611 R/M FACILITIES	13,500.00	13,500.00	5,546.62	181.17	0.00	7,953.38	41.1%
0017100 56400 MACH/EQUIP	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	.0%
TOTAL LIBRARY	33,711.00	33,711.00	11,089.87	927.92	0.00	22,621.13	32.9%
TOTAL EXPENSES	33,711.00	33,711.00	11,089.87	927.92	0.00	22,621.13	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0017200 RECREATION

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017200 51200 SALARIES	561,845.00	561,845.00	317,077.90	45,742.30	0.00	244,767.10	56.4%
0017200 51350 PART-TIME	79,652.00	79,652.00	22,004.86	2,970.59	0.00	57,647.14	27.6%
0017200 51400 OVERTIME	4,000.00	4,000.00	784.48	139.55	0.00	3,215.52	19.6%
0017200 52100 FICA	49,534.00	49,534.00	25,511.85	3,648.09	0.00	24,022.15	51.5%
0017200 52200 RETIREMENT	119,103.00	119,103.00	66,035.11	9,722.41	0.00	53,067.89	55.4%
0017200 52300 HEALTH INSUR	149,826.00	149,826.00	58,944.64	7,374.32	0.00	90,881.36	39.3%
0017200 52301 LIFE INSUR	2,019.00	2,019.00	1,188.07	149.84	0.00	830.93	58.8%
0017200 52400 WORKERS' COMP	8,642.00	8,642.00	5,041.15	720.17	0.00	3,600.85	58.3%
0017200 53400 CONTRACTUAL	38,058.00	38,058.00	18,435.26	6,405.75	0.00	19,622.74	48.4%
0017200 54000 TRAINING/TRAVEL	3,100.00	3,100.00	503.42	26.00	0.00	2,596.58	16.2%
0017200 54100 COMM - PHONE/FAX/ALARM	2,221.00	2,221.00	1,497.60	0.00	0.00	723.40	67.4%
0017200 54101 COMMUNICATIONS-CELLULAR	2,100.00	2,100.00	1,187.89	80.88	0.00	912.11	56.6%
0017200 54103 COMMUNICATIONS-INTERNET	3,323.00	3,323.00	2,926.65	486.07	0.00	396.35	88.1%
0017200 54300 UTILITIES ELECTRIC	65,000.00	65,000.00	22,204.14	5,145.21	0.00	42,795.86	34.2%
0017200 54310 UTILITIES-WATER & WASTEWATER	11,000.00	11,000.00	6,817.35	992.31	0.00	4,182.65	62.0%
0017200 54400 RENTALS/LEASES	1,975.00	1,975.00	720.00	120.00	0.00	1,255.00	36.5%
0017200 54500 INSURANCE	30,067.00	30,067.00	17,539.10	2,505.58	0.00	12,527.90	58.3%
0017200 54610 R/M BLDG & GROUNDS	9,000.00	9,000.00	398.40	398.40	0.00	8,601.60	4.4%
0017200 54611 R/M FACILITIES	26,300.00	26,300.00	13,926.68	8,952.59	0.00	12,373.32	53.0%
0017200 54620 R/M EQUIPMENT	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
0017200 54630 R/M VEHICLES-LABOR	12,000.00	12,000.00	7,000.00	1,000.00	0.00	5,000.00	58.3%
0017200 54640 R/M VEHICLES-PARTS	12,000.00	12,000.00	4,475.11	249.06	0.00	7,524.89	37.3%

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FOR 2025 07

ACCOUNTS FOR: 0017200 RECREATION

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017200 54800 PROMOTIONAL	3,000.00	3,000.00	401.75	294.00	0.00	2,598.25	13.4%
0017200 54901 SPECIAL EVENTS	5,000.00	5,000.00	1,615.47	0.00	0.00	3,384.53	32.3%
0017200 54970 PROGRAM COSTS	263,500.00	263,500.00	88,773.31	13,678.14	0.00	174,726.69	33.7%
0017200 55100 OFFICE SUPPLIES	2,500.00	2,500.00	2,215.35	278.83	0.00	284.65	88.6%
0017200 55200 OPERATING SUPPLIES	21,095.00	21,095.00	8,540.38	995.72	3,511.08	9,043.54	57.1%
0017200 55210 UNIFORMS	3,000.00	3,000.00	1,256.52	0.00	0.00	1,743.48	41.9%
0017200 55220 JANITORIAL SUPPLIES	5,500.00	5,500.00	1,753.09	327.86	0.00	3,746.91	31.9%
0017200 55230 GAS/OIL	12,000.00	12,000.00	4,358.26	512.72	0.00	7,641.74	36.3%
0017200 55400 BOOKS/SUBS/DUES	4,250.00	4,250.00	2,255.82	446.00	0.00	1,994.18	53.1%
0017200 56400 MACH/EQUIP	0.00	0.00	0.00	0.00	467.00	-467.00	100.0%
0017200 56401 EQUIP-NON CAPITAL	5,000.00	5,000.00	4,744.00	1,544.00	0.00	256.00	94.9%
TOTAL RECREATION	1,520,610.00	1,520,610.00	710,133.61	114,906.39	3,978.08	806,498.31	47.0%
TOTAL EXPENSES	1,520,610.00	1,520,610.00	710,133.61	114,906.39	3,978.08	806,498.31	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0017210 PARKS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017210 51200 SALARIES	517,367.00	517,367.00	233,691.62	36,891.16	0.00	283,675.38	45.2%
0017210 51400 OVERTIME	15,000.00	15,000.00	6,127.88	505.27	0.00	8,872.12	40.9%
0017210 52100 FICA	39,792.00	39,792.00	17,923.32	2,757.31	0.00	21,868.68	45.0%
0017210 52200 RETIREMENT	112,853.00	112,853.00	51,479.05	7,924.32	0.00	61,373.95	45.6%
0017210 52300 HEALTH INSUR	143,929.00	143,929.00	59,265.01	10,013.40	0.00	84,663.99	41.2%
0017210 52301 LIFE INSUR	1,947.00	1,947.00	660.31	120.80	0.00	1,286.69	33.9%
0017210 52400 WORKERS' COMP	12,391.00	12,391.00	7,228.10	1,032.58	0.00	5,162.90	58.3%
0017210 53400 CONTRACTUAL	266,792.00	171,792.00	103,847.69	15,759.87	22,917.35	45,026.96	73.8%
0017210 54000 TRAINING/TRAVEL	5,500.00	5,500.00	35.00	0.00	0.00	5,465.00	.6%
0017210 54100 COMM - PHONE/FAX/ALARM	262.00	262.00	262.00	0.00	0.00	0.00	100.0%
0017210 54101 COMMUNICATIONS-CELLULAR	3,300.00	3,300.00	657.04	161.76	0.00	2,642.96	19.9%
0017210 54300 UTILITIES ELECTRIC	84,000.00	84,000.00	37,238.27	6,647.61	0.00	46,761.73	44.3%
0017210 54310 UTILITIES-WATER & WASTEWATER	35,000.00	35,000.00	15,007.57	3,077.20	0.00	19,992.43	42.9%
0017210 54400 RENTALS/LEASES	35,300.00	35,300.00	17,013.98	0.00	0.00	18,286.02	48.2%
0017210 54500 INSURANCE	26,390.00	26,390.00	15,394.15	2,199.17	0.00	10,995.85	58.3%
0017210 54610 R/M BLDG & GROUNDS	81,500.00	184,500.00	98,958.40	40,177.62	13,574.06	71,967.54	61.0%
0017210 54611 R/M FACILITIES	66,500.00	66,500.00	23,819.46	14,250.36	16,986.77	25,693.77	61.4%
0017210 54620 R/M EQUIPMENT	10,000.00	10,000.00	2,928.74	0.00	0.00	7,071.26	29.3%
0017210 54630 R/M VEHICLES-LABOR	22,000.00	22,000.00	12,833.35	1,833.33	0.00	9,166.65	58.3%
0017210 54640 R/M VEHICLES-PARTS	22,000.00	22,000.00	11,686.29	442.10	0.00	10,313.71	53.1%
0017210 55100 OFFICE SUPPLIES	400.00	400.00	400.00	0.00	0.00	0.00	100.0%
0017210 55200 OPERATING SUPPLIES	60,565.00	60,565.00	19,383.19	4,884.39	0.00	41,181.81	32.0%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0017210 PARKS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017210 55210 UNIFORMS	6,050.00	6,050.00	5,417.90	0.00	0.00	632.10	89.6%
0017210 55220 JANITORIAL SUPPLIES	8,000.00	8,000.00	5,261.67	859.80	0.00	2,738.33	65.8%
0017210 55230 GAS/OIL	27,000.00	27,000.00	7,886.53	1,308.12	0.00	19,113.47	29.2%
0017210 56300 IMPROVEMENTS	65,000.00	3,061.00	0.00	0.00	0.00	3,061.00	.0%
0017210 56300 25053 MLK POOL FENCE REPLACEMENT	0.00	12,389.00	12,389.00	0.00	0.00	0.00	100.0%
0017210 56300 25063 HICKORY ST PARK FENCE REPLACEM	0.00	49,550.00	46,734.84	0.00	0.00	2,815.16	94.3%
0017210 56400 MACH/EQUIP	41,000.00	41,000.00	10,018.95	0.00	0.00	30,981.05	24.4%
0017210 56400 25407 PARKS UTILITY TRUCK (RE#260)	60,000.00	60,000.00	0.00	0.00	59,882.00	118.00	99.8%
0017210 56401 EQUIP-NON CAPITAL	11,600.00	11,600.00	4,786.20	4,172.28	0.00	6,813.80	41.3%
TOTAL PARKS	1,781,438.00	1,789,438.00	828,335.51	155,018.45	113,360.18	847,742.31	52.6%
TOTAL EXPENSES	1,781,438.00	1,789,438.00	828,335.51	155,018.45	113,360.18	847,742.31	

City of Fernandina Beach
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ACCOUNTS FOR: 0017220 PECK

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017220 51200 SALARIES	97,522.00	97,522.00	55,073.13	7,530.89	0.00	42,448.87	56.5%
0017220 51300 SEASONAL/TEMPORARY	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
0017220 51350 PART-TIME	77,284.00	77,284.00	23,076.33	3,905.60	0.00	54,207.67	29.9%
0017220 51400 OVERTIME	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%
0017220 52100 FICA	13,131.00	13,131.00	5,767.71	841.48	0.00	7,363.29	43.9%
0017220 52200 RETIREMENT	20,889.00	20,889.00	4,419.89	639.70	0.00	16,469.11	21.2%
0017220 52300 HEALTH INSUR	41,909.00	41,909.00	15,053.61	2,315.94	0.00	26,855.39	35.9%
0017220 52301 LIFE INSUR	541.00	541.00	148.00	24.75	0.00	393.00	27.4%
0017220 52400 WORKERS' COMP	3,761.00	3,761.00	2,193.90	313.42	0.00	1,567.10	58.3%
0017220 53400 CONTRACTUAL	60,697.00	60,697.00	27,708.16	5,768.13	0.00	32,988.84	45.6%
0017220 54100 COMM - PHONE/FAX/ALARM	1,144.00	1,144.00	599.59	0.00	0.00	544.41	52.4%
0017220 54101 COMMUNICATIONS-CELLULAR	200.00	200.00	15.47	4.42	0.00	184.53	7.7%
0017220 54103 COMMUNICATIONS-INTERNET	3,442.00	3,442.00	3,113.65	58.35	0.00	328.35	90.5%
0017220 54300 UTILITIES ELECTRIC	46,000.00	46,000.00	23,066.40	4,256.79	0.00	22,933.60	50.1%
0017220 54310 UTILITIES-WATER & WASTEWATER	16,000.00	16,000.00	8,217.09	1,047.81	0.00	7,782.91	51.4%
0017220 54500 INSURANCE	9,619.00	9,619.00	5,611.10	801.58	0.00	4,007.90	58.3%
0017220 54610 R/M BLDG & GROUNDS	8,500.00	8,500.00	80.00	0.00	0.00	8,420.00	.9%
0017220 54611 R/M FACILITIES	128,500.00	114,500.00	34,557.90	9,702.32	33,173.16	46,768.94	59.2%
0017220 54620 R/M EQUIPMENT	4,000.00	4,000.00	428.25	206.50	0.00	3,571.75	10.7%
0017220 54970 PROGRAM COSTS	26,000.00	26,000.00	3,838.00	115.20	0.00	22,162.00	14.8%
0017220 55100 OFFICE SUPPLIES	150.00	150.00	81.11	0.00	0.00	68.89	54.1%
0017220 55200 OPERATING SUPPLIES	18,865.00	18,865.00	745.47	75.89	1,755.54	16,363.99	13.3%

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ACCOUNTS FOR: 0017220 PECK

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017220 55210 UNIFORMS	1,250.00	1,250.00	0.00	0.00	0.00	1,250.00	.0%
0017220 55220 JANITORIAL SUPPLIES	4,100.00	4,100.00	1,187.19	289.08	0.00	2,912.81	29.0%
0017220 55400 BOOKS/SUBS/DUES	275.00	275.00	0.00	0.00	0.00	275.00	.0%
0017220 56401 EQUIP-NON CAPITAL	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
TOTAL PECK	590,779.00	576,779.00	214,981.95	37,897.85	34,928.70	326,868.35	43.3%
TOTAL EXPENSES	590,779.00	576,779.00	214,981.95	37,897.85	34,928.70	326,868.35	

City of Fernandina Beach
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ACCOUNTS FOR: 0017225 MLK CENTER

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017225 51350 PART-TIME	26,910.00	26,910.00	13,191.84	1,664.03	0.00	13,718.16	49.0%
0017225 51400 OVERTIME	0.00	128.00	127.14	0.00	0.00	0.86	99.3%
0017225 52100 FICA	2,060.00	2,060.00	1,018.90	127.29	0.00	1,041.10	49.5%
0017225 52400 WORKERS' COMP	1,707.00	1,707.00	995.75	142.25	0.00	711.25	58.3%
0017225 53400 CONTRACTUAL	7,069.00	7,069.00	2,713.15	1,549.62	0.00	4,355.85	38.4%
0017225 54100 COMM - PHONE/FAX/ALARM	131.00	131.00	131.00	0.00	0.00	0.00	100.0%
0017225 54103 COMMUNICATIONS-INTERNET	3,323.00	3,323.00	1,670.31	0.00	0.00	1,652.69	50.3%
0017225 54300 UTILITIES ELECTRIC	27,000.00	27,000.00	17,676.86	2,918.21	0.00	9,323.14	65.5%
0017225 54310 UTILITIES-WATER & WASTEWATER	6,000.00	6,000.00	5,907.80	3,060.40	0.00	92.20	98.5%
0017225 54400 RENTALS/LEASES	1,400.00	1,400.00	1,050.00	175.00	0.00	350.00	75.0%
0017225 54500 INSURANCE	1,973.00	1,973.00	1,150.90	164.42	0.00	822.10	58.3%
0017225 54610 R/M BLDG & GROUNDS	10,000.00	10,000.00	185.00	185.00	0.00	9,815.00	1.9%
0017225 54611 R/M FACILITIES	11,800.00	11,800.00	1,801.99	79.35	0.00	9,998.01	15.3%
0017225 54620 R/M EQUIPMENT	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
0017225 54970 PROGRAM COSTS	14,000.00	13,872.00	2,053.83	772.49	0.00	11,818.17	14.8%
0017225 55100 OFFICE SUPPLIES	275.00	275.00	119.32	0.00	0.00	155.68	43.4%
0017225 55200 OPERATING SUPPLIES	10,565.00	10,565.00	2,421.44	132.96	0.00	8,143.56	22.9%
0017225 55210 UNIFORMS	250.00	250.00	0.00	0.00	0.00	250.00	.0%
0017225 55220 JANITORIAL SUPPLIES	1,750.00	1,750.00	717.27	70.01	0.00	1,032.73	41.0%
TOTAL MLK CENTER	131,213.00	131,213.00	52,932.50	11,041.03	0.00	78,280.50	40.3%
TOTAL EXPENSES	131,213.00	131,213.00	52,932.50	11,041.03	0.00	78,280.50	

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ACCOUNTS FOR: 0017230 YOUTH

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017230 51200 SALARIES	88,379.00	88,379.00	51,216.86	7,530.89	0.00	37,162.14	58.0%
0017230 51300 SEASONAL/TEMPORARY	60,000.00	60,000.00	276.36	0.00	0.00	59,723.64	.5%
0017230 51350 PART-TIME	209,447.00	209,447.00	26,642.08	3,455.09	0.00	182,804.92	12.7%
0017230 51400 OVERTIME	1,000.00	1,000.00	368.85	0.00	0.00	631.15	36.9%
0017230 52100 FICA	29,294.00	29,294.00	5,983.23	839.27	0.00	23,310.77	20.4%
0017230 52200 RETIREMENT	18,750.00	18,750.00	10,870.64	1,595.80	0.00	7,879.36	58.0%
0017230 52300 HEALTH INSUR	23,478.00	23,478.00	6,247.80	961.20	0.00	17,230.20	26.6%
0017230 52301 LIFE INSUR	514.00	514.00	146.50	24.75	0.00	367.50	28.5%
0017230 52400 WORKERS' COMP	4,330.00	4,330.00	2,525.85	360.83	0.00	1,804.15	58.3%
0017230 53100 PROFESSIONAL SERVICES	600.00	600.00	125.00	125.00	0.00	475.00	20.8%
0017230 53400 CONTRACTUAL	3,780.00	3,780.00	180.00	30.00	0.00	3,600.00	4.8%
0017230 54000 TRAINING/TRAVEL	1,125.00	1,125.00	20.00	0.00	0.00	1,105.00	1.8%
0017230 54100 COMM - PHONE/FAX/ALARM	131.00	131.00	131.00	0.00	0.00	0.00	100.0%
0017230 54101 COMMUNICATIONS-CELLULAR	750.00	750.00	360.61	103.04	0.00	389.39	48.1%
0017230 54500 INSURANCE	17,173.00	17,173.00	10,017.60	1,431.08	0.00	7,155.40	58.3%
0017230 54970 PROGRAM COSTS	14,500.00	14,500.00	694.39	364.83	5,737.02	8,068.59	44.4%
0017230 55100 OFFICE SUPPLIES	300.00	300.00	299.42	219.75	0.00	0.58	99.8%
0017230 55200 OPERATING SUPPLIES	39,565.00	39,565.00	10,161.75	3,590.67	877.77	28,525.48	27.9%
0017230 55210 UNIFORMS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	.0%
0017230 55220 JANITORIAL SUPPLIES	600.00	600.00	103.18	0.00	0.00	496.82	17.2%
0017230 55400 BOOKS/SUBS/DUES	600.00	600.00	151.00	0.00	0.00	449.00	25.2%
TOTAL YOUTH	515,816.00	515,816.00	126,522.12	20,632.20	6,614.79	382,679.09	25.8%
TOTAL EXPENSES	515,816.00	515,816.00	126,522.12	20,632.20	6,614.79	382,679.09	

City of Fernandina Beach
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ACCOUNTS FOR: 0017240 AQUATICS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017240 51200 SALARIES	49,855.00	49,855.00	20,027.39	2,930.47	0.00	29,827.61	40.2%
0017240 51300 SEASONAL/TEMPORARY	50,000.00	50,000.00	2,535.09	0.00	0.00	47,464.91	5.1%
0017240 51350 PART-TIME	243,095.00	243,095.00	59,788.14	9,586.99	0.00	183,306.86	24.6%
0017240 51400 OVERTIME	5,000.00	5,000.00	1,619.59	351.53	0.00	3,380.41	32.4%
0017240 52100 FICA	27,430.00	27,430.00	6,372.22	978.54	0.00	21,057.78	23.2%
0017240 52200 RETIREMENT	10,565.00	10,565.00	4,271.66	695.45	0.00	6,293.34	40.4%
0017240 52300 HEALTH INSUR	12,607.00	12,607.00	4,869.72	1,024.92	0.00	7,737.28	38.6%
0017240 52301 LIFE INSUR	189.00	189.00	58.27	11.02	0.00	130.73	30.8%
0017240 52400 WORKERS' COMP	6,351.00	6,351.00	3,704.75	529.25	0.00	2,646.25	58.3%
0017240 53400 CONTRACTUAL	16,180.00	16,180.00	150.00	15.00	0.00	16,030.00	.9%
0017240 54000 TRAINING/TRAVEL	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00	.0%
0017240 54100 COMM - PHONE/FAX/ALARM	262.00	262.00	262.00	0.00	0.00	0.00	100.0%
0017240 54320 UTILITIES-PROPANE/OTHER	20,000.00	20,000.00	10,174.92	1,025.52	0.00	9,825.08	50.9%
0017240 54500 INSURANCE	8,961.00	8,961.00	5,227.25	746.75	0.00	3,733.75	58.3%
0017240 54610 R/M BLDG & GROUNDS	9,500.00	9,500.00	1,465.88	41.03	0.00	8,034.12	15.4%
0017240 54611 R/M FACILITIES	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00	.0%
0017240 54620 R/M EQUIPMENT	5,000.00	10,000.00	4,205.47	201.47	2,457.00	3,337.53	66.6%
0017240 54970 PROGRAM COSTS	49,000.00	49,000.00	21,750.18	4,207.60	0.00	27,249.82	44.4%
0017240 55100 OFFICE SUPPLIES	250.00	250.00	0.00	0.00	0.00	250.00	.0%
0017240 55200 OPERATING SUPPLIES	19,365.00	19,365.00	9,851.92	2,493.52	877.77	8,635.31	55.4%
0017240 55210 UNIFORMS	1,750.00	1,750.00	97.20	0.00	0.00	1,652.80	5.6%
0017240 55240 CHEMICALS	17,000.00	17,000.00	15,280.48	3,521.03	0.00	1,719.52	89.9%

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ACCOUNTS FOR: 0017240 AQUATICS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017240 56400 MACH/EQUIP	42,000.00	27,000.00	18,034.00	0.00	0.00	8,966.00	66.8%
0017240 56401 EQUIP-NON CAPITAL	1,500.00	11,500.00	4,189.22	0.00	0.00	7,310.78	36.4%
TOTAL AQUATICS	601,060.00	601,060.00	193,935.35	28,360.09	3,334.77	403,789.88	32.8%
TOTAL EXPENSES	601,060.00	601,060.00	193,935.35	28,360.09	3,334.77	403,789.88	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ACCOUNTS FOR: 0018100 INTERFUND TRANSFERS OUT

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0018100 59135 TRANSFER TO LAND CONSERVATION	50,000.00	75,000.00	54,166.65	4,166.67	0.00	20,833.35	72.2%
0018100 59300 TRANSFER TO CAP IMP	1,990,772.00	1,990,772.00	1,161,283.65	165,897.67	0.00	829,488.35	58.3%
0018100 59410 TRANSFER TO GOLF	890,000.00	890,000.00	519,166.65	74,166.67	0.00	370,833.35	58.3%
0018100 59420 TRANSFER TO AIRPORT	296,475.00	296,475.00	172,943.75	24,706.25	0.00	123,531.25	58.3%
0018100 59480 TRANSFER TO MARINA	770,062.00	770,062.00	449,202.85	64,171.83	0.00	320,859.15	58.3%
TOTAL INTERFUND TRANSFERS OUT	3,997,309.00	4,022,309.00	2,356,763.55	333,109.09	0.00	1,665,545.45	58.6%
TOTAL EXPENSES	3,997,309.00	4,022,309.00	2,356,763.55	333,109.09	0.00	1,665,545.45	

City of Fernandina Beach
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FOR 2025 07

ACCOUNTS FOR: 0018200 CONTINGENCIES

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0018200 59900 CONTINGENCY	486,616.00	334,570.00	0.00	0.00	0.00	334,570.00	.0%
TOTAL CONTINGENCIES	486,616.00	334,570.00	0.00	0.00	0.00	334,570.00	.0%
TOTAL EXPENSES	486,616.00	334,570.00	0.00	0.00	0.00	334,570.00	

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ACCOUNTS FOR: 0018300 RESERVES

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0018300 59990 RESERVE	6,249,353.00	6,249,353.00	0.00	0.00	0.00	6,249,353.00	.0%
TOTAL RESERVES	6,249,353.00	6,249,353.00	0.00	0.00	0.00	6,249,353.00	.0%
TOTAL EXPENSES	6,249,353.00	6,249,353.00	0.00	0.00	0.00	6,249,353.00	

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
GRAND TOTAL	42,066,455.00	42,224,455.00	17,523,062.73	2,823,073.67	633,617.87	24,067,774.40	43.0%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0011100 CITY COMMISSION	282,968.00	282,968.00	150,222.48	15,540.88	862.41	131,883.11	53.4%
0011200 CITY CLERK	912,680.00	912,680.00	529,294.59	53,276.99	0.00	383,385.41	58.0%
0011210 CITY MANAGER	621,413.00	635,413.00	268,933.86	42,122.00	0.00	366,479.14	42.3%
0011300 FINANCE	1,002,858.00	1,002,858.00	547,404.96	64,559.32	237.96	455,215.08	54.6%
0011310 INFORMATION TECHNOLOGY	1,223,897.00	1,223,897.00	635,690.66	99,933.48	0.00	588,206.34	51.9%
0011350 HUMAN RESOURCES	475,097.00	475,097.00	258,178.76	33,790.32	877.77	216,040.47	54.5%
0011400 CITY ATTORNEY	746,340.00	746,340.00	423,789.43	43,309.12	862.41	321,688.16	56.9%
0011500 PLANNING	1,216,192.00	1,166,192.00	405,885.82	93,239.37	92,610.00	667,696.18	42.7%
0011501 PLANNING GREENWAY	308,056.00	483,056.00	90,104.63	13,300.98	216,530.00	176,421.37	63.5%
0011910 NON DEPARTMENTAL	346,822.00	346,822.00	206,230.26	47,116.91	862.41	139,729.33	59.7%
0011930 FACILITIES MAINTENANCE	1,069,192.00	1,069,192.00	479,007.44	64,229.86	63,613.16	526,571.40	50.8%
0012100 POLICE	7,461,037.00	7,461,037.00	3,785,211.96	621,836.56	66,006.30	3,609,818.74	51.6%
0012200 FIRE	6,466,387.00	6,616,833.00	3,554,039.30	665,894.20	23,135.77	3,039,657.93	54.1%
0012201 FIRE OCEAN RESCUE	916,121.00	916,121.00	290,458.46	38,123.12	862.41	624,800.13	31.8%
0012202 FIRE BEACH RANGERS	123,481.00	123,481.00	17,737.16	3,106.65	0.00	105,743.84	14.4%
0012400 BUILDING / PERMITTING	11,878.00	11,878.00	0.00	0.00	0.00	11,878.00	.0%
0012420 CODE ENFORCEMENT	427,497.00	427,497.00	219,683.47	26,663.21	890.05	206,923.48	51.6%
0014100 STREETS	2,026,618.00	2,026,618.00	1,009,711.16	170,025.19	4,050.70	1,012,856.14	50.0%
0015200 DOWNTOWN	387,516.00	387,516.00	106,540.82	25,112.49	0.00	280,975.18	27.5%
0015640 PUBLIC ASSISTANCE	132,500.00	134,100.00	50,243.05	0.00	0.00	83,856.95	37.5%
0017100 LIBRARY	33,711.00	33,711.00	11,089.87	927.92	0.00	22,621.13	32.9%
0017200 RECREATION	1,520,610.00	1,520,610.00	710,133.61	114,906.39	3,978.08	806,498.31	47.0%

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0017210 PARKS

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
0017210 PARKS	1,781,438.00	1,789,438.00	828,335.51	155,018.45	113,360.18	847,742.31	52.6%
0017220 PECK	590,779.00	576,779.00	214,981.95	37,897.85	34,928.70	326,868.35	43.3%
0017225 MLK CENTER	131,213.00	131,213.00	52,932.50	11,041.03	0.00	78,280.50	40.3%
0017230 YOUTH	515,816.00	515,816.00	126,522.12	20,632.20	6,614.79	382,679.09	25.8%
0017240 AQUATICS	601,060.00	601,060.00	193,935.35	28,360.09	3,334.77	403,789.88	32.8%
0018100 INTERFUND TRANSFERS OUT	3,997,309.00	4,022,309.00	2,356,763.55	333,109.09	0.00	1,665,545.45	58.6%
0018200 CONTINGENCIES	486,616.00	334,570.00	0.00	0.00	0.00	334,570.00	.0%
0018300 RESERVES	6,249,353.00	6,249,353.00	0.00	0.00	0.00	6,249,353.00	.0%
GRAND TOTAL	42,066,455.00	42,224,455.00	17,523,062.73	2,823,073.67	633,617.87	24,067,774.40	43.0%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 GENERAL FUND							
001 31110 PROPERTY TAXES	-19,288,395.00	-19,288,395.00	-18,904,524.00	-909,835.55	0.00	-383,871.00	98.0%
001 31240 LOCAL OPTION GAS TAX	-489,253.00	-489,253.00	-243,254.90	-29,766.88	0.00	-245,998.10	49.7%
001 31251 STATE/FIRE INSURANCE TAX	-115,000.00	-115,000.00	-27,999.06	0.00	0.00	-87,000.94	24.3%
001 31252 STATE/POLICE INSURANCE TAX	-110,000.00	-110,000.00	0.00	0.00	0.00	-110,000.00	.0%
001 31260 SMALL COUNTY SURTAX	-2,471,596.00	-2,471,596.00	-1,475,679.12	-167,379.73	0.00	-995,916.88	59.7%
001 31610 LOCAL BUSINESS TAX	-302,000.00	-302,000.00	-217,378.60	-7,715.50	0.00	-84,621.40	72.0%
001 31620 LOCAL BUSINESS TAX - PENALTIES	-200.00	-200.00	-933.87	0.00	0.00	733.87	466.9%
001 31630 LOCAL BUSINESS TAX-OTHER FEES	-3,000.00	-3,000.00	-1,505.00	-157.50	0.00	-1,495.00	50.2%
001 31640 LOCAL BUSINESS TAX-PAST DUE FE	-2,000.00	-2,000.00	-176.48	0.00	0.00	-1,823.52	8.8%
001 32200 BUILDING PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32201 BUILDING PERMIT-ADDRESS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32202 BLDING PERMIT-CONSTRUCTION PL	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32203 BUILDING PERMIT-DEMOLITION	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32204 BUILDING PERMIT-DRIVEWAY	-3,500.00	-3,500.00	-665.00	-70.00	0.00	-2,835.00	19.0%
001 32205 BLDING PERMIT-LAND CLEAR/EXCA	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32206 BUILDING PERMIT-AFTER THE FACT	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32207 BLDING PERMIT-REINSPECTION FEE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32208 BLDING PERMIT-2ND REINSPECTION	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32209 BLDING PERMIT-3RD REINSPECTION	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32210 BUILDING PERMIT-TREE REMOVAL	0.00	0.00	0.00	0.00	0.00	0.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 32211	BUILDING PERMIT-FENCING						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32218	CLEARING/EXCAVATE-PERMITS						
	-25,000.00	-25,000.00	-12,843.00	-1,822.00	0.00	-12,157.00	51.4%
001 32219	TREE TRUST FUND RESERVE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32310	FRANCHISE FEES ELECTRIC						
	-1,400,000.00	-1,400,000.00	-937,243.14	-116,858.88	0.00	-462,756.86	66.9%
001 32340	FRANCHISE FEES GAS						
	-25,000.00	-25,000.00	-5,324.94	-4,065.78	0.00	-19,675.06	21.3%
001 32370	FRANCHISE FEES - SOLD WASTE						
	-162,000.00	-162,000.00	-93,474.94	-16,566.52	0.00	-68,525.06	57.7%
001 32900	CODE ENFORCEMENT FEES & FINES						
	-25,000.00	-25,000.00	-12,309.71	-431.33	0.00	-12,690.29	49.2%
001 32901	ZONING PLAN REVIEW						
	-45,000.00	-45,000.00	-48,255.00	-4,905.00	0.00	3,255.00	107.2%
001 32903	SIGN PERMITS						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32904	PRIVATE DIRECTION SIGNS						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32905	ELECTRICAL PERMITS-GENERAL						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32906	ELECTRICAL PERMITS-TEMPORARY P						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32907	ENGINEERING FEES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32908	GAS PERMITS-GENERAL						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32909	GAS PERMITS-LP INSTALLATION						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32910	GAS PERMITS-TANK FEES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32911	MECHANICAL						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32912	PLUMBING PERMITS						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32913	PLUMBING-FIXTURE FEES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32914	PERMIT/REVIEW FEES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32915	ANNEXATION APP FEE						
	-4,000.00	-4,000.00	-1,500.00	0.00	0.00	-2,500.00	37.5%
001 32916	BOA APP FEES-COMMERCIAL						
	-3,500.00	-3,500.00	0.00	0.00	0.00	-3,500.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 32917	BOA APP FEES-RESIDENTIAL						
	-7,500.00	-7,500.00	-6,039.76	-1,500.00	0.00	-1,460.24	80.5%
001 32918	ZONING CERTIFICATION FEE						
	-1,500.00	-1,500.00	-2,100.00	-200.00	0.00	600.00	140.0%
001 32919	CDD-CERTIFIED MAIL FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32920	CDD COPIES MADE FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32921	COMP PLAN AMEND APP FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32922	CONCURRENCY REVIEW APP FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32923	CU APPLICATION FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32924	HDC APPLICATION FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32925	PLAT APPROVAL LOT/ACRE COST						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32926	PLAT APPROVAL APP FEE						
	-3,000.00	-3,000.00	-6,000.00	-1,500.00	0.00	3,000.00	200.0%
001 32927	PRELIMINARY SITE PLAN VISIT						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32928	REZONING APP FEE						
	-5,000.00	-5,000.00	-5,000.00	0.00	0.00	0.00	100.0%
001 32929	SITE PLAN REVIEW APP FEE						
	-22,000.00	-22,000.00	-30,800.00	-4,400.00	0.00	8,800.00	140.0%
001 32930	SPECIAL USE APP FEE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32931	HDC VARIANCE						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32932	DUE DILIGENCE						
	-1,000.00	-1,000.00	0.00	0.00	0.00	-1,000.00	.0%
001 32933	TELECOMMUNICATION PERMIT						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32934	CHANGE OF USE						
	0.00	0.00	250.00	0.00	0.00	-250.00	100.0%
001 32935	ADMINISTRATIVE WAIVER						
	-900.00	-900.00	-400.00	0.00	0.00	-500.00	44.4%
001 32936	CODE TEXT AMENDMENT						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32937	LOT LINE ADJUSTMENTS						
	-2,400.00	-2,400.00	-2,000.00	-600.00	0.00	-400.00	83.3%
001 32940	ADMIN COST/IMPACT FEES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%

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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 32950		ADMIN COST/COUNTY SCHOOL BOAR					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32960		ADMINISTRATION COST BLDING SU					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 32980		OTHER MISC PERMITS					
	0.00	0.00	-26,736.00	-6,704.00	0.00	26,736.00	100.0%
001 32981		SPECIAL EVENT PERMITS					
	-4,000.00	-4,000.00	-2,400.00	-250.00	0.00	-1,600.00	60.0%
001 32982		SPECIAL BANNER PERMITS					
	-4,000.00	-4,000.00	-1,052.50	-200.00	0.00	-2,947.50	26.3%
001 32992		FIRE MARSHAL FEES					
	-35,000.00	-35,000.00	-71,672.13	-6,150.88	0.00	36,672.13	204.8%
001 32995		ADDRESS ASSIGNMENT					
	-300.00	-300.00	-490.00	-80.00	0.00	190.00	163.3%
001 33120		FEMA GRANT					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 33125		JUSTICE ASSISTANCE GRANT (JAG)					
	-1,424.00	-1,424.00	0.00	0.00	0.00	-1,424.00	.0%
001 33160		URBAN FORESTRY GRANT					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 33170		DOS PRESERVATION					
	0.00	0.00	-165,920.00	-165,920.00	0.00	165,920.00	100.0%
001 33350		HALF-CENT SALES TAX					
	-1,076,502.00	-1,076,502.00	-617,118.17	-89,170.62	0.00	-459,383.83	57.3%
001 33400		STATE GRANT					
	-95,000.00	-245,000.00	-43,399.13	-43,399.13	0.00	-201,600.87	17.7%
001 33420		FEMA STATE					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 33440		OTHER GRANT					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 33512		STATE REVENUE SHARING PROCEED					
	-374,462.00	-374,462.00	-195,973.65	-27,282.66	0.00	-178,488.35	52.3%
001 33514		MOBILE HOME TAX					
	-800.00	-800.00	-846.75	-208.25	0.00	46.75	105.8%
001 33515		ALCOHOLIC BEV LICENSE					
	-23,000.00	-23,000.00	-28,978.34	0.00	0.00	5,978.34	126.0%
001 33522		FIREFIGHTERS SUPPLEMENT					
	-10,000.00	-10,000.00	-6,075.00	-2,955.00	0.00	-3,925.00	60.8%
001 33710		COUNTY GRANT					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 33720		SCHOOL RESOURCE OFFICER					
	-178,346.00	-178,346.00	-135,752.77	-22,278.38	0.00	-42,593.23	76.1%
001 33721		DEA REIMBURSEMENT					
	-13,125.00	-13,125.00	0.00	0.00	0.00	-13,125.00	.0%

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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 33722 NASSAU COUNTY OCEAN RESCUE	-201,000.00	-201,000.00	-162,837.37	-61,954.62	0.00	-38,162.63	81.0%
001 33910 OCEAN,HIGHWAY AND PRT AUTHORIT	-187,000.00	-187,000.00	-187,000.00	0.00	0.00	0.00	100.0%
001 34140 REIMBURSEMENT FOR LEGAL EXP	-10,500.00	-10,500.00	0.00	0.00	0.00	-10,500.00	.0%
001 34260 AMBULANCE SERVICES	-664,003.00	-664,003.00	-689,427.04	-65,088.21	0.00	25,424.04	103.8%
001 34290 SHRIMP FESTIVAL REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34296 Opioid Settlement	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34490 STREET SWEEPING CHARGES	0.00	0.00	-750.00	-750.00	0.00	750.00	100.0%
001 34700 TRUST ACTIVITIES NON-TAXABLE	-350,000.00	-350,000.00	-140,478.12	-25,535.56	0.00	-209,521.88	40.1%
001 34701 TRUST ACTIVITIES TAXABLE	-75,000.00	-75,000.00	-58,339.25	-5,604.96	0.00	-16,660.75	77.8%
001 34702 PARKS TRUST NON-TAXABLE	-12,000.00	-12,000.00	-8,680.00	-1,794.00	0.00	-3,320.00	72.3%
001 34703 PARKS TRUST TAXABLE	-15,000.00	-15,000.00	-8,321.52	-2,026.00	0.00	-6,678.48	55.5%
001 34704 RENTALS NON-TAXABLE	-4,000.00	-4,000.00	-2,645.00	-40.00	0.00	-1,355.00	66.1%
001 34705 SOFTBALL COMPLEX	-100.00	-100.00	0.00	0.00	0.00	-100.00	.0%
001 34706 PARKS LAWN CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34720 RENTALS	-15,000.00	-15,000.00	-3,788.50	-938.50	0.00	-11,211.50	25.3%
001 34721 PECK RENTS	-5,000.00	-5,000.00	-1,532.00	-175.00	0.00	-3,468.00	30.6%
001 34722 PECK RENTS NON-TAXABLE	-25,000.00	-25,000.00	-18,078.10	-2,014.95	0.00	-6,921.90	72.3%
001 34723 PECK TRUST TAXABLE	-10,000.00	-10,000.00	-4,104.18	-673.19	0.00	-5,895.82	41.0%
001 34724 PECK TRUST NON-TAXABLE	-10,000.00	-10,000.00	-2,852.00	-180.00	0.00	-7,148.00	28.5%
001 34725 MLK RENTS	-4,500.00	-4,500.00	-2,315.00	-202.50	0.00	-2,185.00	51.4%
001 34726 MLK RENTS NON-TAXABLE	-1,000.00	-1,000.00	-150.00	0.00	0.00	-850.00	15.0%
001 34727 MLK TRUST TAXABLE	0.00	0.00	0.00	0.00	0.00	0.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 34728		MLK TRUST NON-TAXABLE					
	-8,000.00	-8,000.00	0.00	0.00	0.00	-8,000.00	.0%
001 34730		YOUTH TRUST ACTIVITIES					
	-15,000.00	-15,000.00	-10,960.00	-10,960.00	0.00	-4,040.00	73.1%
001 34731		YOUTH CAMPS					
	-290,000.00	-290,000.00	-138,896.50	-59,821.00	0.00	-151,103.50	47.9%
001 34740		AQUATICS TRUST TAXABLE					
	-12,000.00	-12,000.00	0.00	0.00	0.00	-12,000.00	.0%
001 34741		AQUATICS TRUST NON-TAXABLE					
	-100,000.00	-100,000.00	-50,366.25	-17,099.00	0.00	-49,633.75	50.4%
001 34742		SWIMMING POOLS					
	-60,000.00	-60,000.00	-30,365.12	-5,479.75	0.00	-29,634.88	50.6%
001 34743		SWIMMING POOLS NON-TAXABLE					
	-12,000.00	-12,000.00	-13,422.00	-4,264.00	0.00	1,422.00	111.9%
001 34744		North Beach Park - Txbl					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34745		GREENWAY					
	-500.00	-500.00	-670.00	0.00	0.00	170.00	134.0%
001 34746		GREENWAY TAXABLE					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34747		North Beach Park Non-Txbl					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34748		Seaside Park - Txbl					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34749		Seaside Park - Non-Txbl					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 34799		P & R COMBO MEMBERSHIPS					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 35100		COURT CASES GENERAL FUND					
	-8,500.00	-8,500.00	-11,896.82	-611.23	0.00	3,396.82	140.0%
001 35105		CODE ENFORCEMENT-FAULTY EQUIP					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 35110		FINES/FORFEITURES					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 35115		PARKING TICKETS					
	-15,000.00	-15,000.00	-11,955.00	-2,525.00	0.00	-3,045.00	79.7%
001 35116		POLICE CITATIONS					
	0.00	0.00	-400.00	0.00	0.00	400.00	100.0%
001 35120		POLICE EDUCATION					
	-1,200.00	-1,200.00	-881.74	-122.33	0.00	-318.26	73.5%
001 35420		CODE ENFORCEMENT FINDS					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 35911		FINGERPRINT-ACCI-INC REPORT					
	-4,800.00	-4,800.00	-3,690.00	-515.00	0.00	-1,110.00	76.9%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 36110 INTEREST	-210,000.00	-210,000.00	-280,935.12	-40,942.27	0.00	70,935.12	133.8%
001 36120 UNREALIZED GAIN	0.00	0.00	4,440.40	-56.45	0.00	-4,440.40	100.0%
001 36210 RENTS	-3,500.00	-3,500.00	-3,901.60	-359.20	0.00	401.60	111.5%
001 36215 RENTS NON-TAXABLE	-23,800.00	-23,800.00	-16,803.79	-2,281.31	0.00	-6,996.21	70.6%
001 36221 POLICE BUILDING RENT	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 36420 INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 36800 CAPITAL CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 36990 OTHER REVENUE	-35,851.00	-35,851.00	-70,887.98	-3,216.33	0.00	35,036.98	197.7%
001 36992 GAIN ON SALE OF ASSET	0.00	0.00	-23,200.00	-23,200.00	0.00	23,200.00	100.0%
001 36993 DONATIONS/CONTRIBUTIONS	0.00	-8,000.00	-8,000.00	0.00	0.00	0.00	100.0%
001 36995 LATE FEES	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 36996 REVENUE-GARNISHMENT FEE	-100.00	-100.00	-30.00	-4.00	0.00	-70.00	30.0%
001 36997 TDC REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 36998 STATE OF FLORIDA - FDOT	-72,677.00	-72,677.00	0.00	0.00	0.00	-72,677.00	.0%
001 36999 HDC TRUST FUND	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38212 FROM CDBG HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38215 FROM UTILITY TAX	-2,500,000.00	-2,500,000.00	-1,458,333.35	-208,333.33	0.00	-1,041,666.65	58.3%
001 38220 FROM BOND DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38242 FROM AIRPORT	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38244 FROM SANITATION	-40,000.00	-40,000.00	-23,333.35	-3,333.33	0.00	-16,666.65	58.3%
001 38245 FROM WASTEWATER OPERATIONS	-360,000.00	-360,000.00	-210,000.00	-30,000.00	0.00	-150,000.00	58.3%
001 38246 FROM WATER OPERATIONS	-120,000.00	-120,000.00	-70,000.00	-10,000.00	0.00	-50,000.00	58.3%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
001 38251 FROM FLEET	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38400 OTHER FINANCING SOURCE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38401 OTHER FINANCING SOURCE - SBITA	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38410 LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
001 38910 CASH BALANCE FORWARD	-10,239,721.00	-10,239,721.00	0.00	0.00	0.00	-10,239,721.00	.0%
001 38911 CASH BAL FORWARD REST'D	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL GENERAL FUND	-42,055,455.00	-42,213,455.00	-27,057,357.26	-2,222,474.61	0.00	-15,156,097.74	64.1%
TOTAL REVENUES	-42,055,455.00	-42,213,455.00	-27,057,357.26	-2,222,474.61	0.00	-15,156,097.74	
0011200 CITY CLERK							
0011200 36993 YOUTH ADVISORY COMM DONATIONS	-4,000.00	-4,000.00	0.00	0.00	0.00	-4,000.00	.0%
TOTAL CITY CLERK	-4,000.00	-4,000.00	0.00	0.00	0.00	-4,000.00	.0%
TOTAL REVENUES	-4,000.00	-4,000.00	0.00	0.00	0.00	-4,000.00	
0011210 CITY MANAGER							
0011210 36993 YOUTH ADVISORY COMM DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL CITY MANAGER	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0011310 INFORMATION TECHNOLOGY							
0011310 36993 YOUTH ADVISORY COMM DONATIONS	0.00	0.00	-295.70	-295.70	0.00	295.70	100.0%

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0011310 INFORMATION TECHNOLOGY	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL INFORMATION TECHNOLOGY	0.00	0.00	-295.70	-295.70	0.00	295.70	100.0%
TOTAL REVENUES	0.00	0.00	-295.70	-295.70	0.00	295.70	
0011501 PLANNING GREENWAY							
0011501 36993 DONATIONS/CONTRIBUTIONS	0.00	0.00	-260.00	0.00	0.00	260.00	100.0%
TOTAL PLANNING GREENWAY	0.00	0.00	-260.00	0.00	0.00	260.00	100.0%
TOTAL REVENUES	0.00	0.00	-260.00	0.00	0.00	260.00	
0012100 POLICE							
0012100 34211 USDOT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL POLICE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0012200 FIRE							
0012200 34292 PROGRAM REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0012200 34295 OTHER PUBLIC SAFETY	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0012200 36993 DONATIONS/CONTRIBUTIONS	-7,000.00	-7,000.00	0.00	0.00	0.00	-7,000.00	.0%
TOTAL FIRE	-7,000.00	-7,000.00	0.00	0.00	0.00	-7,000.00	.0%
TOTAL REVENUES	-7,000.00	-7,000.00	0.00	0.00	0.00	-7,000.00	
0012400 BUILDING / PERMITTING							
0012400 36992 GAIN ON SALE OF ASSET							

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0012400 BUILDING / PERMITTING	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL BUILDING / PERMITTING	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0015200 DOWNTOWN							
0015200 34450 PARKING REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0017200 RECREATION							
0017200 36602 DONATIONS - ARTS & CULTURE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
0017200 36993 DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	.0%
GRAND TOTAL	-42,066,455.00	-42,224,455.00	-27,057,912.96	-2,222,770.31	0.00	-15,166,542.04	64.1%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
100 LAW ENFORCEMENT TRUST							
100 36110 INTEREST	-25.00	-25.00	-42.98	-5.83	0.00	17.98	171.9%
100 38910 CASH BALANCE FORWARD	-4,052.00	-4,052.00	0.00	0.00	0.00	-4,052.00	.0%
100 59990 RESERVE	4,077.00	4,077.00	0.00	0.00	0.00	4,077.00	.0%
TOTAL LAW ENFORCEMENT TRUST	0.00	0.00	-42.98	-5.83	0.00	42.98	100.0%
TOTAL REVENUES	-4,077.00	-4,077.00	-42.98	-5.83	0.00	-4,034.02	
TOTAL EXPENSES	4,077.00	4,077.00	0.00	0.00	0.00	4,077.00	
GRAND TOTAL	0.00	0.00	-42.98	-5.83	0.00	42.98	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
110 FEDERAL FORFEITURE							
110 35121 SEIZED CONTRABAND	-2,500.00	-2,500.00	-10,076.41	-3,667.17	0.00	7,576.41	403.1%
110 36110 INTEREST	-300.00	-300.00	-1,045.22	-148.97	0.00	745.22	348.4%
110 36992 GAIN ON SALE OF ASSET	0.00	0.00	0.00	0.00	-7,475.00	7,475.00	100.0%
110 38910 CASH BALANCE FORWARD	-58,819.00	-58,819.00	0.00	0.00	0.00	-58,819.00	.0%
110 55200 OPERATING SUPPLIES	15,000.00	22,471.00	0.00	0.00	22,470.30	0.70	100.0%
110 59990 RESERVE	46,619.00	39,148.00	0.00	0.00	0.00	39,148.00	.0%
TOTAL FEDERAL FORFEITURE	0.00	0.00	-11,121.63	-3,816.14	14,995.30	-3,873.67	100.0%
TOTAL REVENUES	-61,619.00	-61,619.00	-11,121.63	-3,816.14	-7,475.00	-43,022.37	
TOTAL EXPENSES	61,619.00	61,619.00	0.00	0.00	22,470.30	39,148.70	
GRAND TOTAL	0.00	0.00	-11,121.63	-3,816.14	14,995.30	-3,873.67	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
125 TREE TRUST SPECIAL REV FUND							
125 32219 TREE TRUST FUND RESERVE	-75,000.00	-75,000.00	-54,800.00	-13,400.00	0.00	-20,200.00	73.1%
125 36110 INTEREST	-5,000.00	-5,000.00	-5,648.89	-783.02	0.00	648.89	113.0%
125 38910 CASH BALANCE FORWARD	-428,427.00	-428,427.00	0.00	0.00	0.00	-428,427.00	.0%
125 51200 SALARIES	24,983.00	24,983.00	13,290.81	1,921.73	0.00	11,692.19	53.2%
125 52100 FICA	1,783.00	1,783.00	953.35	136.12	0.00	829.65	53.5%
125 52200 RETIREMENT	5,294.00	5,294.00	2,831.79	407.22	0.00	2,462.21	53.5%
125 52300 HEALTH INSUR	5,661.00	5,661.00	2,982.85	426.74	0.00	2,678.15	52.7%
125 52301 LIFE INSUR	94.00	94.00	43.60	6.27	0.00	50.40	46.4%
125 52400 WORKERS' COMP	613.00	613.00	357.60	51.08	0.00	255.40	58.3%
125 53100 PROFESSIONAL SERVICES	117,000.00	117,000.00	0.00	0.00	0.00	117,000.00	.0%
125 54970 PROGRAM COSTS	124,350.00	124,350.00	36,042.16	25,225.00	0.00	88,307.84	29.0%
125 55200 OPERATING SUPPLIES	50,250.00	50,250.00	1,054.46	0.00	0.00	49,195.54	2.1%
125 59990 RESERVE	178,399.00	178,399.00	0.00	0.00	0.00	178,399.00	.0%
TOTAL TREE TRUST SPECIAL REV FUND	0.00	0.00	-2,892.27	13,991.14	0.00	2,892.27	100.0%
TOTAL REVENUES	-508,427.00	-508,427.00	-60,448.89	-14,183.02	0.00	-447,978.11	
TOTAL EXPENSES	508,427.00	508,427.00	57,556.62	28,174.16	0.00	450,870.38	
GRAND TOTAL	0.00	0.00	-2,892.27	13,991.14	0.00	2,892.27	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
126 HDC SPECIAL REVENUE FUND							
126 32924 HDC APPLICATION FEE	-7,500.00	-7,500.00	-4,300.00	-950.00	0.00	-3,200.00	57.3%
126 32931 HDC VARIANCE	-1,200.00	-1,200.00	-1,500.00	0.00	0.00	300.00	125.0%
126 36110 INTEREST	0.00	0.00	-1,218.49	-168.59	0.00	1,218.49	100.0%
126 38910 CASH BALANCE FORWARD	-94,188.00	-94,188.00	0.00	0.00	0.00	-94,188.00	.0%
126 53100 PROFESSIONAL SERVICES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	.0%
126 54970 PROGRAM COSTS	57,000.00	57,000.00	1,665.57	0.00	2,000.00	53,334.43	6.4%
126 59990 RESERVE	43,888.00	43,888.00	0.00	0.00	0.00	43,888.00	.0%
TOTAL HDC SPECIAL REVENUE FUND	0.00	0.00	-5,352.92	-1,118.59	2,000.00	3,352.92	100.0%
TOTAL REVENUES	-102,888.00	-102,888.00	-7,018.49	-1,118.59	0.00	-95,869.51	
TOTAL EXPENSES	102,888.00	102,888.00	1,665.57	0.00	2,000.00	99,222.43	
GRAND TOTAL	0.00	0.00	-5,352.92	-1,118.59	2,000.00	3,352.92	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
135 LAND CONSERVATION TRUST							
135 36110 INTEREST	-400.00	-400.00	-1,935.73	-327.43	0.00	1,535.73	483.9%
135 36601 DONATIONS/LAND CONSERVATION	0.00	-125,000.00	-91,413.05	-298.06	0.00	-33,586.95	73.1%
135 38101 FROM GENERAL FUND	-50,000.00	-75,000.00	-54,166.65	-4,166.67	0.00	-20,833.35	72.2%
135 38910 CASH BALANCE FORWARD	-38,177.00	-38,177.00	0.00	0.00	0.00	-38,177.00	.0%
135 56100 LAND	88,577.00	238,577.00	1,294.02	0.00	0.00	237,282.98	.5%
TOTAL LAND CONSERVATION TRUST	0.00	0.00	-146,221.41	-4,792.16	0.00	146,221.41	100.0%
TOTAL REVENUES	-88,577.00	-238,577.00	-147,515.43	-4,792.16	0.00	-91,061.57	
TOTAL EXPENSES	88,577.00	238,577.00	1,294.02	0.00	0.00	237,282.98	
GRAND TOTAL	0.00	0.00	-146,221.41	-4,792.16	0.00	146,221.41	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
140 BUILDING FEES FUND							
140 32200 BUILDING PERMITS	-650,000.00	-650,000.00	-573,391.00	-62,488.74	0.00	-76,609.00	88.2%
140 32202 BUILDING PERMIT-CONSTRUCTION	-230,000.00	-230,000.00	-2,960.00	-335.00	0.00	-227,040.00	1.3%
140 32203 BUILDING PERMIT-DEMOLITION	-2,000.00	-2,000.00	0.00	0.00	0.00	-2,000.00	.0%
140 32206 BUILDING PERMIT-AFTER THE FACT	-2,000.00	-2,000.00	-8,361.20	0.00	0.00	6,361.20	418.1%
140 32207 BUILDING PERMIT-REINSPECTION	-10,000.00	-10,000.00	-1,800.00	-150.00	0.00	-8,200.00	18.0%
140 32208 BUILDING PERMIT-2ND REINSPECT	-1,000.00	-1,000.00	0.00	0.00	0.00	-1,000.00	.0%
140 32211 BUILDING PERMIT-FENCING	-1,000.00	-1,000.00	0.00	0.00	0.00	-1,000.00	.0%
140 32903 SIGN PERMITS	-2,000.00	-2,000.00	-1,935.00	0.00	0.00	-65.00	96.8%
140 32905 ELECTRICAL PERMITS-GENERAL	-40,000.00	-40,000.00	0.00	0.00	0.00	-40,000.00	.0%
140 32906 ELECTRICAL PERMITS-TEMPORARY P	-8,500.00	-8,500.00	0.00	0.00	0.00	-8,500.00	.0%
140 32908 GAS PERMITS-GENERAL	-14,000.00	-14,000.00	-9,257.48	-999.06	0.00	-4,742.52	66.1%
140 32909 GAS PERMITS-LP INSTALLATION	-5,000.00	-5,000.00	-2,100.00	-300.00	0.00	-2,900.00	42.0%
140 32911 MECHANICAL	-38,000.00	-38,000.00	-7,730.00	-1,800.00	0.00	-30,270.00	20.3%
140 32912 PLUMBING PERMITS	-20,000.00	-20,000.00	-2,700.00	-200.00	0.00	-17,300.00	13.5%
140 32960 ADMINISTRATION COST BLDING SU	-6,000.00	-6,000.00	-2,116.72	-849.76	0.00	-3,883.28	35.3%
140 32980 OTHER MISC PERMITS	-25,000.00	-25,000.00	-23,460.00	-3,270.00	0.00	-1,540.00	93.8%
140 36110 INTEREST	-30,000.00	-30,000.00	-19,939.99	-2,555.58	0.00	-10,060.01	66.5%
140 36990 OTHER REVENUE	0.00	0.00	-643.08	0.00	0.00	643.08	100.0%
140 38910 CASH BALANCE FORWARD	-1,713,571.00	-1,713,571.00	0.00	0.00	0.00	-1,713,571.00	.0%
140 51200 SALARIES	564,773.00	564,773.00	310,248.99	45,231.48	0.00	254,524.01	54.9%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
140 51350 PART-TIME	29,736.00	29,736.00	7,496.63	1,837.85	0.00	22,239.37	25.2%
140 51400 OVERTIME	14,000.00	14,000.00	2,289.72	0.00	0.00	11,710.28	16.4%
140 52100 FICA	44,188.00	44,188.00	23,731.88	3,477.11	0.00	20,456.12	53.7%
140 52200 RETIREMENT	116,478.00	116,478.00	64,333.63	9,584.56	0.00	52,144.37	55.2%
140 52300 HEALTH INSUR	119,187.00	119,187.00	58,719.81	8,417.30	0.00	60,467.19	49.3%
140 52301 LIFE INSUR	2,098.00	2,098.00	970.81	145.35	0.00	1,127.19	46.3%
140 52400 WORKERS' COMP	8,469.00	8,469.00	4,940.25	705.75	0.00	3,528.75	58.3%
140 53100 PROFESSIONAL SERVICES	611,200.00	611,200.00	186,268.31	62,164.83	70,126.25	354,805.44	41.9%
140 53400 CONTRACTUAL	282,619.00	282,619.00	70,923.78	369.35	0.00	211,695.22	25.1%
140 54000 TRAINING/TRAVEL	46,014.00	46,014.00	7,624.28	2,911.00	0.00	38,389.72	16.6%
140 54100 COMM - PHONE/FAX/ALARM	914.00	914.00	914.00	0.00	0.00	0.00	100.0%
140 54101 COMMUNICATIONS-CELLULAR	9,000.00	9,000.00	4,512.91	1,132.02	0.00	4,487.09	50.1%
140 54500 INSURANCE	30,501.00	30,501.00	17,792.25	2,541.75	0.00	12,708.75	58.3%
140 54611 R/M FACILITIES	5,100.00	5,100.00	0.00	0.00	0.00	5,100.00	.0%
140 54620 R/M EQUIPMENT	685.00	685.00	0.00	0.00	0.00	685.00	.0%
140 54630 R/M VEHICLES-LABOR	1,000.00	1,000.00	337.50	37.50	0.00	662.50	33.8%
140 54640 R/M VEHICLES-PARTS	1,500.00	1,500.00	603.44	33.08	0.00	896.56	40.2%
140 54700 PRINTING	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	.0%
140 54934 LEGAL/CONTRACTUAL	20,825.00	20,825.00	0.00	0.00	0.00	20,825.00	.0%
140 55100 OFFICE SUPPLIES	8,000.00	8,000.00	1,114.57	0.00	0.00	6,885.43	13.9%
140 55200 OPERATING SUPPLIES	11,560.00	11,560.00	2,226.67	1,223.50	1,755.54	7,577.79	34.4%
140 55210 UNIFORMS	3,400.00	3,400.00	1,476.19	822.00	0.00	1,923.81	43.4%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
140 55230 GAS/OIL	4,500.00	4,500.00	1,581.50	387.20	0.00	2,918.50	35.1%
140 55400 BOOKS/SUBS/DUES	25,000.00	25,000.00	2,199.00	0.00	0.00	22,801.00	8.8%
140 56300 24009 CH WINDOWS REPLACEMENT	44,500.00	44,500.00	27,277.04	0.00	0.00	17,222.96	61.3%
140 56400 25408 BUILDING FORD EXPLORER	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00	.0%
140 56401 NON CAP EQUIP	9,150.00	9,150.00	0.00	0.00	2,232.18	6,917.82	24.4%
140 56410 23041 SOFTWARE PROJECT 23041	283,825.00	283,825.00	29,106.00	0.00	254,719.00	0.00	100.0%
140 59990 RESERVE	446,849.00	446,849.00	0.00	0.00	0.00	446,849.00	.0%
TOTAL BUILDING FEES FUND	0.00	0.00	170,294.69	68,073.49	328,832.97	-499,127.66	100.0%
TOTAL REVENUES	-2,798,071.00	-2,798,071.00	-656,394.47	-72,948.14	0.00	-2,141,676.53	
TOTAL EXPENSES	2,798,071.00	2,798,071.00	826,689.16	141,021.63	328,832.97	1,642,548.87	
GRAND TOTAL	0.00	0.00	170,294.69	68,073.49	328,832.97	-499,127.66	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
145 WASTEWATER CAPACITY							
145 36110 INTEREST	-10,800.00	-10,800.00	-12,167.82	-1,585.19	0.00	1,367.82	112.7%
145 36310 IMPACT FEES- INCORPORATED AREA	-196,612.00	-196,612.00	-319,503.37	-4,159.23	0.00	122,891.37	162.5%
145 36311 IMPACT FEES- UNINCORPORATED	-111,772.00	-111,772.00	-17,267.55	-8,559.79	0.00	-94,504.45	15.4%
145 38910 CASH BALANCE FORWARD	-1,022,565.00	-1,022,565.00	0.00	0.00	0.00	-1,022,565.00	.0%
145 59230 TRANSFER TO UTIL ACQ DS	500,000.00	500,000.00	291,666.65	41,666.67	0.00	208,333.35	58.3%
145 59990 RESERVE	841,749.00	841,749.00	0.00	0.00	0.00	841,749.00	.0%
TOTAL WASTEWATER CAPACITY	0.00	0.00	-57,272.09	27,362.46	0.00	57,272.09	100.0%
TOTAL REVENUES	-1,341,749.00	-1,341,749.00	-348,938.74	-14,304.21	0.00	-992,810.26	
TOTAL EXPENSES	1,341,749.00	1,341,749.00	291,666.65	41,666.67	0.00	1,050,082.35	
GRAND TOTAL	0.00	0.00	-57,272.09	27,362.46	0.00	57,272.09	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
146 WATER CAPACITY							
146 36110 INTEREST	-500.00	-500.00	-868.23	-133.09	0.00	368.23	173.6%
146 36310 IMPACT FEES- INCORPORATED AREA	-78,778.00	-78,778.00	-65,663.11	-1,026.57	0.00	-13,114.89	83.4%
146 36311 IMPACT FEES- UNINCORPORATED	-30,284.00	-30,284.00	-5,021.06	-2,517.78	0.00	-25,262.94	16.6%
146 38910 CASH BALANCE FORWARD	-55,076.00	-55,076.00	0.00	0.00	0.00	-55,076.00	.0%
146 59230 TRANSFER TO UTIL ACQ DS	25,000.00	25,000.00	14,583.35	2,083.33	0.00	10,416.65	58.3%
146 59990 RESERVE	139,638.00	139,638.00	0.00	0.00	0.00	139,638.00	.0%
TOTAL WATER CAPACITY	0.00	0.00	-56,969.05	-1,594.11	0.00	56,969.05	100.0%
TOTAL REVENUES	-164,638.00	-164,638.00	-71,552.40	-3,677.44	0.00	-93,085.60	
TOTAL EXPENSES	164,638.00	164,638.00	14,583.35	2,083.33	0.00	150,054.65	
GRAND TOTAL	0.00	0.00	-56,969.05	-1,594.11	0.00	56,969.05	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
150 UTILITY TAX							
150 31410 ELECTRIC MUNICIPAL TAX	-1,080,000.00	-1,080,000.00	-698,270.25	-94,890.51	0.00	-381,729.75	64.7%
150 31420 TELEPHONE MUNICIPAL TAX	-1,010,818.00	-1,010,818.00	-604,427.70	-86,471.08	0.00	-406,390.30	59.8%
150 31440 GAS MUNICIPAL TAX	-180,000.00	-180,000.00	-130,887.75	-17,075.94	0.00	-49,112.25	72.7%
150 36110 INTEREST	-9,500.00	-9,500.00	-8,304.61	-1,135.32	0.00	-1,195.39	87.4%
150 38910 CASH BALANCE FORWARD	-609,935.00	-609,935.00	0.00	0.00	0.00	-609,935.00	.0%
150 59100 TRANSFER TO GENERAL FUND	2,500,000.00	2,500,000.00	1,458,333.35	208,333.33	0.00	1,041,666.65	58.3%
150 59990 RESERVE	390,253.00	390,253.00	0.00	0.00	0.00	390,253.00	.0%
TOTAL UTILITY TAX	0.00	0.00	16,443.04	8,760.48	0.00	-16,443.04	100.0%
TOTAL REVENUES	-2,890,253.00	-2,890,253.00	-1,441,890.31	-199,572.85	0.00	-1,448,362.69	
TOTAL EXPENSES	2,890,253.00	2,890,253.00	1,458,333.35	208,333.33	0.00	1,431,919.65	
GRAND TOTAL	0.00	0.00	16,443.04	8,760.48	0.00	-16,443.04	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
170 CEMETERY							
170 32970 BURIAL PERMITS	-4,300.00	-4,300.00	-2,480.00	-400.00	0.00	-1,820.00	57.7%
170 34560 MARKER SETTING FEES	-5,200.00	-5,200.00	-1,895.00	-200.00	0.00	-3,305.00	36.4%
170 34570 PERPETUAL CARE	-65,000.00	-65,000.00	-27,086.19	-4,896.81	0.00	-37,913.81	41.7%
170 34580 SALE OF LOTS	-115,000.00	-115,000.00	-57,458.21	-11,358.09	0.00	-57,541.79	50.0%
170 36110 INTEREST	-13,000.00	-13,000.00	-31,464.29	-4,571.84	0.00	18,464.29	242.0%
170 36120 UNREALIZED GAIN	0.00	0.00	-1,844.46	-672.89	0.00	1,844.46	100.0%
170 36990 OTHER REVENUE	0.00	0.00	-412.47	0.00	0.00	412.47	100.0%
170 38910 CASH BALANCE FORWARD	-253,974.00	-253,974.00	0.00	0.00	0.00	-253,974.00	.0%
170 38913 CASH BAL FOR RESTD CEMET	-1,316,246.00	-1,316,246.00	0.00	0.00	0.00	-1,316,246.00	.0%
170 53200 AUDITING	2,463.00	2,463.00	1,436.75	205.25	0.00	1,026.25	58.3%
170 53400 CONTRACTUAL	139,911.00	139,911.00	70,612.92	13,649.99	0.00	69,298.08	50.5%
170 54300 UTILITIES ELECTRIC	2,000.00	2,000.00	449.50	94.84	0.00	1,550.50	22.5%
170 54310 UTILITIES-WATER & WASTEWATER	1,000.00	1,000.00	82.92	13.82	0.00	917.08	8.3%
170 54610 R/M BLDG & GROUNDS	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	.0%
170 54611 R/M FACILITIES	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00	.0%
170 55200 OPERATING SUPPLIES	5,000.00	5,000.00	195.33	0.00	0.00	4,804.67	3.9%
170 59990 RESERVE	233,500.00	233,500.00	0.00	0.00	0.00	233,500.00	.0%
170 59997 RESERVE REST'D FOR CEMETERY	1,379,246.00	1,379,246.00	0.00	0.00	0.00	1,379,246.00	.0%
TOTAL CEMETERY	0.00	0.00	-49,863.20	-8,135.73	0.00	49,863.20	100.0%
TOTAL REVENUES	-1,772,720.00	-1,772,720.00	-122,640.62	-22,099.63	0.00	-1,650,079.38	
TOTAL EXPENSES	1,772,720.00	1,772,720.00	72,777.42	13,963.90	0.00	1,699,942.58	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
GRAND TOTAL						
0.00	0.00	-49,863.20	-8,135.73	0.00	49,863.20	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
180 COMM DEVELOP AREA							
180 31110 PROPERTY TAXES	-125,952.00	-125,952.00	0.00	0.00	0.00	-125,952.00	.0%
180 31117 PROPERTY TAXES-COUNTY	-190,451.00	-190,451.00	0.00	0.00	0.00	-190,451.00	.0%
180 36110 INTEREST	-4,500.00	-4,500.00	-10,884.41	-1,269.90	0.00	6,384.41	241.9%
180 38910 CASH BALANCE FORWARD	-1,070,825.00	-1,070,825.00	0.00	0.00	0.00	-1,070,825.00	.0%
180 53200 AUDITING	5,900.00	5,900.00	3,441.65	491.67	0.00	2,458.35	58.3%
180 53400 CONTRACTUAL	0.00	720.00	720.00	0.00	0.00	0.00	100.0%
180 56300 24003 ALACHUA ST EXTENSION	709,150.00	709,150.00	313,055.84	295,862.74	439,452.96	-43,358.80	106.1%
180 57100 PRINCIPAL	51,264.00	51,264.00	0.00	0.00	0.00	51,264.00	.0%
180 57200 INTEREST	19,185.00	19,185.00	9,519.10	0.00	0.00	9,665.90	49.6%
180 59990 RESERVE	606,229.00	605,509.00	0.00	0.00	0.00	605,509.00	.0%
TOTAL COMM DEVELOP AREA	0.00	0.00	315,852.18	295,084.51	439,452.96	-755,305.14	100.0%
TOTAL REVENUES	-1,391,728.00	-1,391,728.00	-10,884.41	-1,269.90	0.00	-1,380,843.59	
TOTAL EXPENSES	1,391,728.00	1,391,728.00	326,736.59	296,354.41	439,452.96	625,538.45	
GRAND TOTAL	0.00	0.00	315,852.18	295,084.51	439,452.96	-755,305.14	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
190 LAW ENFORCE RECOVERY							
190 34210 FEDERAL LAW ENFORCEMENT SUPP	-337,976.00	-337,976.00	-197,152.62	-28,164.66	0.00	-140,823.38	58.3%
190 36110 INTEREST	0.00	0.00	-3,261.52	-560.26	0.00	3,261.52	100.0%
190 36992 GAIN ON SALE OF ASSET	0.00	0.00	-7,660.00	0.00	0.00	7,660.00	100.0%
190 38910 CASH BALANCE FORWARD	-191,342.00	-191,342.00	0.00	0.00	0.00	-191,342.00	.0%
190 54000 TRAINING/TRAVEL	12,000.00	12,000.00	2,642.00	393.00	0.00	9,358.00	22.0%
190 54921 UNDERCOVER	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	.0%
190 55200 OPERATING SUPPLIES	18,000.00	18,000.00	8,827.00	4,109.51	0.00	9,173.00	49.0%
190 56400 MACH/EQUIP	5,000.00	5,000.00	4,965.64	0.00	0.00	34.36	99.3%
190 56400 25411 POLICE SERVICE VEHICLE (RE#5)	67,000.00	67,000.00	371.79	0.00	64,480.60	2,147.61	96.8%
190 56400 25412 POLICE SERVICE VEHICLE (RE#90)	67,000.00	67,000.00	371.79	0.00	64,480.60	2,147.61	96.8%
190 59990 RESERVE	356,318.00	356,318.00	0.00	0.00	0.00	356,318.00	.0%
TOTAL LAW ENFORCE RECOVERY	0.00	0.00	-190,895.92	-24,222.41	128,961.20	61,934.72	100.0%
TOTAL REVENUES	-529,318.00	-529,318.00	-208,074.14	-28,724.92	0.00	-321,243.86	
TOTAL EXPENSES	529,318.00	529,318.00	17,178.22	4,502.51	128,961.20	383,178.58	
GRAND TOTAL	0.00	0.00	-190,895.92	-24,222.41	128,961.20	61,934.72	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
230 UTILITY DEBT SERVICE							
230 36110 INTEREST	-8,000.00	-8,000.00	-7,318.26	-1,498.90	0.00	-681.74	91.5%
230 38140 FROM WW IMPACT FEES	-500,000.00	-500,000.00	-291,666.65	-41,666.67	0.00	-208,333.35	58.3%
230 38141 FROM WATER IMPACT FEES	-25,000.00	-25,000.00	-14,583.35	-2,083.33	0.00	-10,416.65	58.3%
230 38145 FROM WASTEWATER	-428,588.00	-428,588.00	-250,009.65	-35,715.67	0.00	-178,578.35	58.3%
230 38146 FROM WATER	-1,515,912.00	-1,515,912.00	-884,282.00	-126,326.00	0.00	-631,630.00	58.3%
230 38910 CASH BALANCE FORWARD	-139,642.00	-139,642.00	0.00	0.00	0.00	-139,642.00	.0%
230 57100 PRINCIPAL	1,655,000.00	1,655,000.00	0.00	0.00	0.00	1,655,000.00	.0%
230 57200 INTEREST	839,500.00	839,500.00	419,750.00	0.00	0.00	419,750.00	50.0%
230 59990 RESERVE	122,642.00	122,642.00	0.00	0.00	0.00	122,642.00	.0%
TOTAL UTILITY DEBT SERVICE	0.00	0.00	-1,028,109.91	-207,290.57	0.00	1,028,109.91	100.0%
TOTAL REVENUES	-2,617,142.00	-2,617,142.00	-1,447,859.91	-207,290.57	0.00	-1,169,282.09	
TOTAL EXPENSES	2,617,142.00	2,617,142.00	419,750.00	0.00	0.00	2,197,392.00	
GRAND TOTAL	0.00	0.00	-1,028,109.91	-207,290.57	0.00	1,028,109.91	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300 CAPITAL IMPROVEMENT							
0000 UNDEFINED							
300 CAPITAL IMPROVEMENT							
300-0000-000-517-12-0000-33400- STATE GRANT	-2,800,600.00	-2,800,600.00	-1,096,183.16	0.00	0.00	-1,704,416.84	39.1%
300-0000-000-517-12-0000-33544- 8TH CENT GAS TAX	-82,199.00	-82,199.00	-43,018.62	-5,988.88	0.00	-39,180.38	52.3%
300-0000-000-517-12-0000-33710- COUNTY GRANT	-224,700.00	-224,700.00	-50,000.00	0.00	0.00	-174,700.00	22.3%
300-0000-000-517-12-0000-36110- INTEREST	-8,000.00	-8,000.00	-20,965.40	-2,155.45	0.00	12,965.40	262.1%
300-0000-000-517-12-0000-36993- DONATIONS/CONTRIBUTIONS	0.00	-89,635.00	0.00	0.00	0.00	-89,635.00	.0%
300-0000-000-517-12-0000-38101- FROM GENERAL FUND	-1,990,772.00	-1,990,772.00	-1,161,283.65	-165,897.67	0.00	-829,488.35	58.3%
300-0000-000-517-12-0000-38410- LOAN PROCEEDS	-935,288.00	-935,288.00	-912,086.98	-912,086.98	0.00	-23,201.02	97.5%
300-0000-000-517-12-0000-38910- CASH BALANCE FORWARD	-2,674,705.00	-2,674,705.00	0.00	0.00	0.00	-2,674,705.00	.0%
TOTAL UNDEFINED	-8,716,264.00	-8,805,899.00	-3,283,537.81	-1,086,128.98	0.00	-5,522,361.19	37.3%
1000 GENERAL GOVERNMENT							
3001000 GENERAL GOVERNMENT							
300-1000-000-519-51-0000-56200-25001 CITY HALL WINDOW REPLACEMENT	125,000.00	125,000.00	0.00	0.00	103,295.00	21,705.00	82.6%
300-1000-000-519-51-0000-56300-23050 IMPROVEMENTS	330,000.00	330,000.00	0.00	0.00	0.00	330,000.00	.0%
300-1000-000-519-51-0000-56300-24010 DOWNTOWN STREETSCAPES	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
300-1000-000-519-51-0000-56300-24011 DOWNTOWN REVITALIZATION	750,543.00	750,543.00	87,905.00	19,580.00	63,770.00	598,868.00	20.2%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300-1000-000-519-51-0000-56300-25002			DOWNTOWN BOLLARDS				
	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	.0%
300-1000-000-519-51-0000-56300-25003			RESILIENCY SEAWALL CONSTRUCTIO				
	2,000,000.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00	.0%
300-1000-000-519-51-0000-56410-22018			SOFTWARE				
	2,500.00	2,500.00	1,600.00	0.00	43,099.96	-42,199.96	1788.0%
300-1000-000-519-51-0000-57100-			PRINCIPAL				
	404,974.00	404,974.00	194,267.67	0.00	0.00	210,706.33	48.0%
300-1000-000-519-51-0000-57200-			INTEREST				
	98,761.00	98,761.00	50,510.75	0.00	0.00	48,250.25	51.1%
300-1000-000-519-51-0000-59990-			RESERVE				
	27,817.00	27,817.00	0.00	0.00	0.00	27,817.00	.0%
TOTAL GENERAL GOVERNMENT							
	3,889,595.00	3,889,595.00	334,283.42	19,580.00	210,164.96	3,345,146.62	14.0%
1310 INFORMATION TECHNOLOGY							
3001310 CAP IMP IT							
300-1310-000-519-51-0000-56400-			EQUIPMENT				
	150,000.00	150,000.00	50,008.03	50,008.03	0.00	99,991.97	33.3%
TOTAL INFORMATION TECHNOLOGY							
	150,000.00	150,000.00	50,008.03	50,008.03	0.00	99,991.97	33.3%
2100 POLICE							
3002100 CAP IMP POLICE							
300-2100-000-530-53-0000-56400-25005			PORTABLE RADIOS - POLICE				
	488,115.00	488,115.00	488,114.49	488,114.49	0.00	0.51	100.0%
TOTAL POLICE							
	488,115.00	488,115.00	488,114.49	488,114.49	0.00	0.51	100.0%
2200 FIRE							
3002200 CAP IMP FIRE							

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300-2200-000-530-53-0000-56400-25006			PORTABLE RADIOS - FIRE				
	447,173.00	447,173.00	447,172.49	447,172.49	0.00	0.51	100.0%
TOTAL FIRE	447,173.00	447,173.00	447,172.49	447,172.49	0.00	0.51	100.0%
4100 STREETS							
3004100 CAP IMP STREETS							
300-4100-000-530-53-0000-56300-24014			BEACH ST TRAILS				
	119,400.00	119,400.00	0.00	0.00	0.00	119,400.00	.0%
300-4100-000-530-53-0000-56311-25007			STREETS SIDEWALKS-GENL/MISC				
	150,000.00	150,000.00	56,281.95	0.00	0.00	93,718.05	37.5%
300-4100-000-530-53-0000-56320-24003			ALACHUA ST EXTENSION				
	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	100.0%
300-4100-000-530-53-0000-56320-25008			STREET PAVING/RESURFACING-CAPI				
	626,000.00	631,894.00	347,233.23	0.00	227,783.38	56,877.39	91.0%
300-4100-000-530-53-0000-56400-25415			STREETS BUCKET TRUCK-RE#15490				
	230,000.00	226,206.00	226,205.67	0.00	0.00	0.33	100.0%
300-4100-000-530-53-0000-56400-25416			STREETS ASPHALT ZIPPER-MILLING				
	305,000.00	302,900.00	302,900.00	0.00	0.00	0.00	100.0%
300-4100-000-530-53-0000-56500-20022			INFRASTRUCTURE				
	175,000.00	175,000.00	171,816.00	1,500.00	0.00	3,184.00	98.2%
TOTAL STREETS	1,625,400.00	1,625,400.00	1,104,436.85	1,500.00	247,783.38	273,179.77	83.2%
7200 RECREATION							
3007200 CAP IMP REC							
300-7200-000-530-53-0000-56300-			IMPROVEMENTS				
	209,682.00	98,490.00	0.00	0.00	0.00	98,490.00	.0%
300-7200-000-530-53-0000-56300-23036			IMPROVEMENTS				
	9,766.00	9,766.00	6,601.86	50.93	1,083.81	2,080.33	78.7%
300-7200-000-530-53-0000-56300-23037			IMPROVEMENTS				
	0.00	0.00	1,687.04	843.52	17,950.96	-19,638.00	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300-7200-000-530-53-0000-56300-23038			IMPROVEMENTS				
	21,392.00	21,392.00	2,687.68	1,343.84	28,598.35	-9,894.03	146.3%
300-7200-000-530-53-0000-56300-23039			IMPROVEMENTS				
	121,990.00	121,990.00	6,272.52	3,136.26	66,742.66	48,974.82	59.9%
300-7200-000-530-53-0000-56300-23040			IMPROVEMENTS				
	122,151.00	122,151.00	3,770.90	1,885.45	40,124.22	78,255.88	35.9%
300-7200-000-530-53-0000-56300-24052			ARC MEN'S LOCKER ROOM IMPROVEM				
	120,000.00	120,000.00	12,200.00	2,440.00	0.00	107,800.00	10.2%
300-7200-000-530-53-0000-56300-25009			PUTT-PUTT BUILDING				
	125,000.00	167,800.00	7,800.00	0.00	150,000.00	10,000.00	94.0%
300-7200-000-530-53-0000-56300-25010			ARC WINDOW REPLACEMENT-PH II				
	70,000.00	70,000.00	33,072.00	0.00	33,072.00	3,856.00	94.5%
300-7200-000-530-53-0000-56300-25011			ARC FACADE REPOINTING				
	125,000.00	125,000.00	51,700.08	0.00	72,754.09	545.83	99.6%
300-7200-000-530-53-0000-56300-25068			IMPROVEMENTS				
	0.00	16,500.00	0.00	0.00	15,194.00	1,306.00	92.1%
300-7200-000-530-53-0000-56315-			DUNE WALKOVERS				
	100,000.00	0.00	0.00	0.00	0.00	0.00	.0%
300-7200-000-530-53-0000-56315-25012			DUNE WALKOVER-ACCESS 28				
	0.00	50,000.00	34,742.62	0.00	0.00	15,257.38	69.5%
300-7200-000-530-53-0000-56315-25052			DUNE WALKOVER-ACCESS 30				
	0.00	50,000.00	37,838.61	0.00	0.00	12,161.39	75.7%
300-7200-000-530-53-0000-56327-25013			BEACH MONITORING/REPORTING				
	55,000.00	55,000.00	19,866.54	0.00	7,011.96	28,121.50	48.9%
300-7200-000-530-53-0000-56331-22029			BEACH RENOUR / ENGINEERING				
	45,000.00	45,000.00	27,397.06	0.00	37,102.94	-19,500.00	143.3%
TOTAL RECREATION							
	1,124,981.00	1,073,089.00	245,636.91	9,700.00	469,634.99	357,817.10	66.7%

7210 PARKS

3007210 PARKS IMPROVEMENTS

300-7210-000-572-53-0000-56300-			IMPROVEMENTS				
	137,000.00	6,500.00	0.00	0.00	0.00	6,500.00	.0%
300-7210-000-572-53-0000-56300-23012			IMPROVEMENTS				
	21,000.00	21,000.00	0.00	0.00	13,000.00	8,000.00	61.9%
300-7210-000-572-53-0000-56300-24019			LIGHTHOUSE				
	630,000.00	681,892.00	207,400.00	197,400.00	474,491.44	0.56	100.0%
300-7210-000-572-53-0000-56300-25054			TENNIS COURT LED LIGHTS				
	0.00	75,000.00	0.00	0.00	62,000.00	13,000.00	82.7%

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300-7210-000-572-53-0000-56300-25055			CENTRAL PARK BATTING CAGES				
	0.00	139,635.00	0.00	0.00	139,635.00	0.00	100.0%
300-7210-000-572-53-0000-56300-25057			BUCCANEER FIELD PORTABLE SHED				
	0.00	5,500.00	0.00	0.00	5,500.00	0.00	100.0%
TOTAL PARKS	788,000.00	929,527.00	207,400.00	197,400.00	694,626.44	27,500.56	97.0%
7220 PECK							
3007220 CAP IMP PECK							
300-7220-000-530-53-0000-56300-25014			PECK CENTER ELEVATOR				
	30,000.00	30,000.00	29,835.88	0.00	0.00	164.12	99.5%
TOTAL PECK	30,000.00	30,000.00	29,835.88	0.00	0.00	164.12	99.5%
7225 MLK CENTER							
3007225 MLK CENTER							
300-7225-721-572-57-0000-56300-			IMPROVEMENTS				
	85,000.00	85,000.00	0.00	0.00	0.00	85,000.00	.0%
TOTAL MLK CENTER	85,000.00	85,000.00	0.00	0.00	0.00	85,000.00	.0%
7400 UNDEFINED							
3007400 CAP IMP AQUATICS							
300-7400-000-530-53-0000-56300-24021			MLK POOL MODIFICATIONS				
	88,000.00	88,000.00	77,035.26	0.00	2,249.99	8,714.75	90.1%
TOTAL UNDEFINED	88,000.00	88,000.00	77,035.26	0.00	2,249.99	8,714.75	90.1%

City of Fernandina Beach
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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL CAPITAL IMPROVEMENT	0.00	0.00	-299,614.48	127,346.03	1,624,459.76	-1,324,845.28	100.0%
TOTAL REVENUES	-8,716,264.00	-8,805,899.00	-3,283,537.81	-1,086,128.98	0.00	-5,522,361.19	
TOTAL EXPENSES	8,716,264.00	8,805,899.00	2,983,923.33	1,213,475.01	1,624,459.76	4,197,515.91	
GRAND TOTAL	0.00	0.00	-299,614.48	127,346.03	1,624,459.76	-1,324,845.28	100.0%

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

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
300 CAPITAL IMPROVEMENT							
300 33400 STATE GRANT	-2,800,600.00	-2,800,600.00	-1,096,183.16	0.00	0.00	-1,704,416.84	39.1%
300 33544 8TH CENT GAS TAX	-82,199.00	-82,199.00	-43,018.62	-5,988.88	0.00	-39,180.38	52.3%
300 33710 COUNTY GRANT	-224,700.00	-224,700.00	-50,000.00	0.00	0.00	-174,700.00	22.3%
300 36110 INTEREST	-8,000.00	-8,000.00	-20,965.40	-2,155.45	0.00	12,965.40	262.1%
300 36993 DONATIONS/CONTRIBUTIONS	0.00	-89,635.00	0.00	0.00	0.00	-89,635.00	.0%
300 38101 FROM GENERAL FUND	-1,990,772.00	-1,990,772.00	-1,161,283.65	-165,897.67	0.00	-829,488.35	58.3%
300 38410 LOAN PROCEEDS	-935,288.00	-935,288.00	-912,086.98	-912,086.98	0.00	-23,201.02	97.5%
300 38910 CASH BALANCE FORWARD	-2,674,705.00	-2,674,705.00	0.00	0.00	0.00	-2,674,705.00	.0%
TOTAL CAPITAL IMPROVEMENT	-8,716,264.00	-8,805,899.00	-3,283,537.81	-1,086,128.98	0.00	-5,522,361.19	37.3%
TOTAL REVENUES	-8,716,264.00	-8,805,899.00	-3,283,537.81	-1,086,128.98	0.00	-5,522,361.19	
GRAND TOTAL	-8,716,264.00	-8,805,899.00	-3,283,537.81	-1,086,128.98	0.00	-5,522,361.19	37.3%

** END OF REPORT - Generated by Marileida Hernandez **

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
3101000 CAP EXP ADMIN							
3101000 56500 INFRASTRUCTURE	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
3101000 59990 RESERVE	1,719,888.00	1,719,888.00	0.00	0.00	0.00	1,719,888.00	.0%
TOTAL CAP EXP ADMIN	1,769,888.00	1,769,888.00	0.00	0.00	0.00	1,769,888.00	.0%
TOTAL EXPENSES	1,769,888.00	1,769,888.00	0.00	0.00	0.00	1,769,888.00	
3102100 CAP EXP POLICE							
3102100 56400 MACH/EQUIP	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	.0%
3102100 56400 25409 POLICE SERVICE VEHICLE-NEW	95,000.00	95,000.00	90,123.03	70,169.39	0.00	4,876.97	94.9%
3102100 56400 25410 POLICE SERVICE VEHICLE-NEW	95,000.00	95,000.00	20,207.73	254.09	69,165.30	5,626.97	94.1%
3102100 59990 RESERVE	442,623.00	442,623.00	0.00	0.00	0.00	442,623.00	.0%
TOTAL CAP EXP POLICE	662,623.00	662,623.00	110,330.76	70,423.48	69,165.30	483,126.94	27.1%
TOTAL EXPENSES	662,623.00	662,623.00	110,330.76	70,423.48	69,165.30	483,126.94	
3102200 CAP EXP FIRE							
3102200 59990 RESERVE	476,029.00	476,029.00	0.00	0.00	0.00	476,029.00	.0%
TOTAL CAP EXP FIRE	476,029.00	476,029.00	0.00	0.00	0.00	476,029.00	.0%
TOTAL EXPENSES	476,029.00	476,029.00	0.00	0.00	0.00	476,029.00	
3107200 CAP EXP RECREATION							
3107200 56100 24043 YBOR ALVAREZ SOCCER COMPLEX							

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3107200 CAP EXP RECREATION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
	3,500,000.00	3,053,754.00	1,585.00	0.00	58,343.50	2,993,825.50	2.0%
3107200 56300 24047 MLK SOFTBALL	600,000.00	600,000.00	0.00	0.00	24,450.00	575,550.00	4.1%
3107200 56300 24050 WATERFRONT PARK	2,000,000.00	2,446,246.00	185,502.14	158,355.78	1,938,532.82	322,211.04	86.8%
3107200 56300 25015 HICKORY STREET RESTROOMS	150,000.00	174,000.00	31,760.75	0.00	135,410.66	6,828.59	96.1%
3107200 56300 25016 SKATE PARK EXPANSION	90,000.00	90,000.00	30,000.00	0.00	0.00	60,000.00	33.3%
3107200 59990 RESERVE	382,029.00	358,029.00	0.00	0.00	0.00	358,029.00	.0%
TOTAL CAP EXP RECREATION	6,722,029.00	6,722,029.00	248,847.89	158,355.78	2,156,736.98	4,316,444.13	35.8%
TOTAL EXPENSES	6,722,029.00	6,722,029.00	248,847.89	158,355.78	2,156,736.98	4,316,444.13	
GRAND TOTAL	9,630,569.00	9,630,569.00	359,178.65	228,779.26	2,225,902.28	7,045,488.07	26.8%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
310 CAPITAL EXPANSION							
310 33710 COUNTY GRANT	-1,700,000.00	-1,700,000.00	0.00	0.00	0.00	-1,700,000.00	.0%
310 36110 INTEREST	-50,000.00	-50,000.00	-87,759.29	-12,022.09	0.00	37,759.29	175.5%
TOTAL CAPITAL EXPANSION	-1,750,000.00	-1,750,000.00	-87,759.29	-12,022.09	0.00	-1,662,240.71	5.0%
TOTAL REVENUES	-1,750,000.00	-1,750,000.00	-87,759.29	-12,022.09	0.00	-1,662,240.71	
3101000 CAP EXP ADMIN							
3101000 32410 IMPACT FEES ADMIN	-100,000.00	-100,000.00	-90,052.30	-5,579.02	0.00	-9,947.70	90.1%
3101000 38910 CASH BALANCE FORWARD	-1,658,029.00	-1,658,029.00	0.00	0.00	0.00	-1,658,029.00	.0%
TOTAL CAP EXP ADMIN	-1,758,029.00	-1,758,029.00	-90,052.30	-5,579.02	0.00	-1,667,976.70	5.1%
TOTAL REVENUES	-1,758,029.00	-1,758,029.00	-90,052.30	-5,579.02	0.00	-1,667,976.70	
3102100 CAP EXP POLICE							
3102100 32421 IMPACT FEES POLICE	-60,000.00	-60,000.00	-52,989.68	-3,348.56	0.00	-7,010.32	88.3%
3102100 38910 CASH BALANCE FORWARD	-598,343.00	-598,343.00	0.00	0.00	0.00	-598,343.00	.0%
TOTAL CAP EXP POLICE	-658,343.00	-658,343.00	-52,989.68	-3,348.56	0.00	-605,353.32	8.0%
TOTAL REVENUES	-658,343.00	-658,343.00	-52,989.68	-3,348.56	0.00	-605,353.32	
3102200 CAP EXP FIRE							
3102200 32422 IMPACT FEES FIRE	-80,000.00	-80,000.00	-73,485.79	-4,512.67	0.00	-6,514.21	91.9%

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3102200 CAP EXP FIRE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
3102200 38910 CASH BALANCE FORWARD	-393,217.00	-393,217.00	0.00	0.00	0.00	-393,217.00	.0%
TOTAL CAP EXP FIRE	-473,217.00	-473,217.00	-73,485.79	-4,512.67	0.00	-399,731.21	15.5%
TOTAL REVENUES	-473,217.00	-473,217.00	-73,485.79	-4,512.67	0.00	-399,731.21	
3107200 CAP EXP RECREATION							
3107200 32470 IMPACT FEES RECREATION	-650,000.00	-650,000.00	-306,080.15	-32,585.00	0.00	-343,919.85	47.1%
3107200 38910 CASH BALANCE FORWARD	-4,340,980.00	-4,340,980.00	0.00	0.00	0.00	-4,340,980.00	.0%
TOTAL CAP EXP RECREATION	-4,990,980.00	-4,990,980.00	-306,080.15	-32,585.00	0.00	-4,684,899.85	6.1%
TOTAL REVENUES	-4,990,980.00	-4,990,980.00	-306,080.15	-32,585.00	0.00	-4,684,899.85	
GRAND TOTAL	-9,630,569.00	-9,630,569.00	-610,367.21	-58,047.34	0.00	-9,020,201.79	6.3%

** END OF REPORT - Generated by Marileida Hernandez **

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YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
315 OTHER CAPITAL IMPROVEMENTS							
315 36110 INTEREST	-15,000.00	-15,000.00	-35,814.86	-4,526.72	0.00	20,814.86	238.8%
315 38910 CASH BALANCE FORWARD	-3,456,903.00	-3,456,903.00	0.00	0.00	0.00	-3,456,903.00	.0%
315 59470 18002 TRANSFER TO STORMWATER	0.00	0.00	119,265.73	119,265.73	0.00	-119,265.73	100.0%
TOTAL OTHER CAPITAL IMPROVEMENTS	-3,471,903.00	-3,471,903.00	83,450.87	114,739.01	0.00	-3,555,353.87	-2.4%
TOTAL REVENUES	-3,471,903.00	-3,471,903.00	-35,814.86	-4,526.72	0.00	-3,436,088.14	
TOTAL EXPENSES	0.00	0.00	119,265.73	119,265.73	0.00	-119,265.73	
3151000 OTHER CAPITAL IMPROVEMENTS							
3151000 56300 18002 IMPROVEMENTS	3,471,903.00	3,471,903.00	341,357.71	144,217.12	381,764.03	2,748,781.26	20.8%
TOTAL OTHER CAPITAL IMPROVEMENTS	3,471,903.00	3,471,903.00	341,357.71	144,217.12	381,764.03	2,748,781.26	20.8%
TOTAL EXPENSES	3,471,903.00	3,471,903.00	341,357.71	144,217.12	381,764.03	2,748,781.26	
GRAND TOTAL	0.00	0.00	424,808.58	258,956.13	381,764.03	-806,572.61	100.0%

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City of Fernandina Beach
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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
330 WASTEWATER IMPROVEMENT							
330 36110 INTEREST	-175,500.00	-175,500.00	-143,488.64	-18,788.08	0.00	-32,011.36	81.8%
330 36120 UNREALIZED GAIN	0.00	0.00	1,287.52	-3.14	0.00	-1,287.52	100.0%
330 38145 FROM WASTEWATER	-500,000.00	-500,000.00	-291,666.65	-41,666.67	0.00	-208,333.35	58.3%
330 38910 CASH BALANCE FORWARD	-10,416,605.00	-10,416,605.00	0.00	0.00	0.00	-10,416,605.00	.0%
330 56300 23005 IMPROVEMENTS	400,000.00	400,000.00	264,332.00	0.00	19,075.00	116,593.00	70.9%
330 56300 25017 WASTEWATER PLANT AUTOMATION	100,000.00	100,000.00	17,387.41	14,164.77	0.00	82,612.59	17.4%
330 56300 25018 WW DIGESTER BLOWER SYSTEM	2,000,000.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00	.0%
330 59990 RESERVE	8,592,105.00	8,592,105.00	0.00	0.00	0.00	8,592,105.00	.0%
TOTAL WASTEWATER IMPROVEMENT	0.00	0.00	-152,148.36	-46,293.12	19,075.00	133,073.36	100.0%
TOTAL REVENUES	-11,092,105.00	-11,092,105.00	-433,867.77	-60,457.89	0.00	-10,658,237.23	
TOTAL EXPENSES	11,092,105.00	11,092,105.00	281,719.41	14,164.77	19,075.00	10,791,310.59	
GRAND TOTAL	0.00	0.00	-152,148.36	-46,293.12	19,075.00	133,073.36	100.0%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 GOLF COURSE							
0000 UNDEFINED							
410 GOLF							
410-0000-000-572-57-0000-34710- GREEN FEES	-710,000.00	0.00	-710,000.00	-464,294.44	0.00	-245,705.56	65.4%
410-0000-000-572-57-0000-34713- GOLF CARTS	-400,000.00	0.00	-400,000.00	-271,819.58	0.00	-128,180.42	68.0%
410-0000-000-572-57-0000-34714- RANGE FEES	-70,000.00	0.00	-70,000.00	-8.00	0.00	-69,992.00	.0%
410-0000-000-572-57-0000-34718- FACILITY RENTAL	-40,000.00	0.00	-40,000.00	0.00	0.00	-40,000.00	.0%
410-0000-000-572-57-0000-34733- MEMBERSHIPS	-275,063.00	0.00	-275,063.00	-233,812.53	0.00	-41,250.47	85.0%
410-0000-000-572-57-0000-36420- INSURANCE PROCEEDS	0.00	0.00	0.00	-5,338.00	0.00	5,338.00	100.0%
410-0000-000-572-57-0000-36990- OTHER REVENUE	0.00	0.00	0.00	-551.04	0.00	551.04	100.0%
410-0000-000-572-57-0000-36992- GAIN ON SALE OF ASSET	0.00	0.00	0.00	-6,000.00	0.00	6,000.00	100.0%
410-0000-000-572-57-0000-38101- FROM GENERAL FUND	-890,000.00	0.00	-890,000.00	-519,166.65	0.00	-370,833.35	58.3%
410-0000-000-572-57-0000-38910- CASH BALANCE FORWARD	153,680.00	0.00	153,680.00	0.00	0.00	153,680.00	.0%
410-0000-000-572-57-0000-51200- SALARIES	446,456.00	0.00	446,456.00	224,733.98	0.00	221,722.02	50.3%
410-0000-000-572-57-0000-51350- PART-TIME	334,411.00	0.00	334,411.00	211,574.35	0.00	122,836.65	63.3%
410-0000-000-572-57-0000-51400- OVERTIME	13,000.00	0.00	13,000.00	5,363.82	0.00	7,636.18	41.3%
410-0000-000-572-57-0000-52100- FICA	62,235.00	0.00	62,235.00	33,258.44	0.00	28,976.56	53.4%
410-0000-000-572-57-0000-52200- RETIREMENT	95,104.00	0.00	95,104.00	47,924.05	0.00	47,179.95	50.4%
410-0000-000-572-57-0000-52300- HEALTH INSUR	63,618.00	0.00	63,618.00	26,414.27	0.00	37,203.73	41.5%
410-0000-000-572-57-0000-52301- LIFE INSUR	1,557.00	0.00	1,557.00	745.41	0.00	811.59	47.9%

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	ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410-0000-000-572-57-0000-52350-	794.00	0.00	OPEB COSTS 794.00	463.15	0.00	330.85	58.3%
410-0000-000-572-57-0000-52400-	9,671.00	0.00	WORKERS' COMP 9,671.00	5,641.40	0.00	4,029.60	58.3%
410-0000-000-572-57-0000-53100-	2,000.00	0.00	PROFESSIONAL SERVICES 2,000.00	1,075.27	0.00	924.73	53.8%
410-0000-000-572-57-0000-53200-	7,389.00	0.00	AUDITING 7,389.00	4,310.25	0.00	3,078.75	58.3%
410-0000-000-572-57-0000-53400-	23,807.00	0.00	CONTRACTUAL 23,807.00	17,319.42	0.00	6,487.58	72.7%
410-0000-000-572-57-0000-54000-	1,160.00	0.00	TRAINING/TRAVEL 1,160.00	1,025.42	0.00	134.58	88.4%
410-0000-000-572-57-0000-54100-	2,744.00	0.00	COMM - PHONE/FAX/ALARM 2,744.00	1,661.06	0.00	1,082.94	60.5%
410-0000-000-572-57-0000-54101-	600.00	0.00	COMMUNICATIONS-CELLULAR 600.00	65.81	0.00	534.19	11.0%
410-0000-000-572-57-0000-54103-	1,840.00	3,000.00	COMMUNICATIONS-INTERNET 4,840.00	2,007.31	0.00	2,832.69	41.5%
410-0000-000-572-57-0000-54200-	100.00	0.00	POSTAGE 100.00	0.00	0.00	100.00	.0%
410-0000-000-572-57-0000-54300-	72,000.00	0.00	UTILITIES ELECTRIC 72,000.00	32,979.06	0.00	39,020.94	45.8%
410-0000-000-572-57-0000-54310-	12,000.00	0.00	UTILITIES-WATER & WASTEWATER 12,000.00	-385.98	0.00	12,385.98	-3.2%
410-0000-000-572-57-0000-54500-	39,991.00	0.00	INSURANCE 39,991.00	23,328.10	0.00	16,662.90	58.3%
410-0000-000-572-57-0000-54610-	10,000.00	6,180.00	R/M BLDG & GROUNDS 16,180.00	-109,009.22	125,100.00	89.22	99.4%
410-0000-000-572-57-0000-54611-	13,800.00	0.00	R/M FACILITIES 13,800.00	11,980.65	0.00	1,819.35	86.8%
410-0000-000-572-57-0000-54620-	18,000.00	9,700.00	R/M EQUIPMENT 27,700.00	26,678.38	0.00	1,021.62	96.3%
410-0000-000-572-57-0000-54630-	1,000.00	0.00	R/M VEHICLES-LABOR 1,000.00	212.50	0.00	787.50	21.3%
410-0000-000-572-57-0000-54640-	750.00	0.00	R/M VEHICLES-PARTS 750.00	244.63	0.00	505.37	32.6%
410-0000-000-572-57-0000-54800-	15,400.00	0.00	PROMOTIONAL 15,400.00	11,970.25	0.00	3,429.75	77.7%
410-0000-000-572-57-0000-55100-	1,300.00	0.00	OFFICE SUPPLIES 1,300.00	211.04	0.00	1,088.96	16.2%
410-0000-000-572-57-0000-55200-	193,065.00	-55,560.00	OPERATING SUPPLIES 137,505.00	74,354.06	0.00	63,150.94	54.1%
410-0000-000-572-57-0000-55210-	2,000.00	0.00	UNIFORMS 2,000.00	771.30	0.00	1,228.70	38.6%

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410-0000-000-572-57-0000-55220-			JANITORIAL SUPPLIES				
	1,000.00	0.00	1,000.00	164.94	0.00	835.06	16.5%
410-0000-000-572-57-0000-55230-			GAS/OIL				
	20,000.00	0.00	20,000.00	9,619.75	0.00	10,380.25	48.1%
410-0000-000-572-57-0000-55240-			CHEMICALS				
	180,000.00	-10,100.00	169,900.00	83,069.60	45,759.99	41,070.41	75.8%
410-0000-000-572-57-0000-55400-			BOOKS/SUBS/DUES				
	10,500.00	0.00	10,500.00	445.00	0.00	10,055.00	4.2%
410-0000-000-572-57-0000-56400-			MACH/EQUIP				
	48,892.00	3,885.00	52,777.00	52,776.63	0.00	0.37	100.0%
410-0000-000-572-57-0000-56400-25401			GOLF TORO 3050 MOWER (RE#801)				
	45,000.00	-1,463.00	43,537.00	0.00	43,536.25	0.75	100.0%
410-0000-000-572-57-0000-56400-25402			GOLF TORO 3050 MOWER (RE#802)				
	45,000.00	-1,463.00	43,537.00	0.00	43,536.25	0.75	100.0%
410-0000-000-572-57-0000-56400-25403			GOLF TORO BUNK RAKE (RE#803)				
	35,000.00	-959.00	34,041.00	0.00	32,187.46	1,853.54	94.6%
410-0000-000-572-57-0000-56400-25404			GOLF SALSCO ROLLER (RE#819)				
	22,000.00	0.00	22,000.00	21,685.00	0.00	315.00	98.6%
410-0000-000-572-57-0000-56400-25405			GOLF FAIRWAY MOWER				
	91,017.00	4,110.00	95,127.00	93,214.60	0.00	1,912.40	98.0%
410-0000-000-572-57-0000-56400-25406			GOLF FAIRWAY MOWER				
	91,017.00	-4,110.00	86,907.00	84,337.02	0.00	2,569.98	97.0%
410-0000-000-572-57-0000-56400-25432			GOLF DRIVING RANGE NETTING				
	0.00	49,780.00	49,780.00	0.00	49,780.00	0.00	100.0%
410-0000-000-572-57-0000-57100-			PRINCIPAL				
	138,000.00	0.00	138,000.00	68,000.00	0.00	70,000.00	49.3%
410-0000-000-572-57-0000-57200-			INTEREST				
	26,206.00	0.00	26,206.00	13,933.88	0.00	12,272.12	53.2%
410-0000-000-572-57-0000-59990-			RESERVE				
	-3,529.00	0.00	-3,529.00	0.00	0.00	-3,529.00	.0%
TOTAL UNDEFINED	-35,488.00	3,000.00	-32,488.00	-416,825.64	339,899.95	44,437.69	236.8%

7260 GOLF COURSE

4107260 GOLF TOPTRACER

410-7260-726-572-57-0000-34714-			RANGE FEES				
	-70,000.00	0.00	-70,000.00	-8.00	0.00	-69,992.00	.0%
410-7260-726-572-57-0000-34716-			TT FOOD & BEVERAGE				
	-20,000.00	0.00	-20,000.00	0.00	0.00	-20,000.00	.0%

City of Fernandina Beach
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	ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410-7260-726-572-57-0000-34717- BAY RENTALS	-50,000.00	0.00	-50,000.00	0.00	0.00	-50,000.00	.0%
410-7260-726-572-57-0000-34790- TOPTRACER BAY SPONSORSHIP	-30,000.00	0.00	-30,000.00	-875.00	0.00	-29,125.00	2.9%
410-7260-726-572-57-0000-51350- PART TIME SALARIES	54,056.00	0.00	54,056.00	3,963.11	0.00	50,092.89	7.3%
410-7260-726-572-57-0000-51400- OVERTIME	3,500.00	0.00	3,500.00	294.44	0.00	3,205.56	8.4%
410-7260-726-572-57-0000-52100- FICA	4,411.00	0.00	4,411.00	325.70	0.00	4,085.30	7.4%
410-7260-726-572-57-0000-52400- WORKERS' COMP	718.00	0.00	718.00	418.85	0.00	299.15	58.3%
410-7260-726-572-57-0000-54103- COMMUNICATIONS-INTERNET	8,300.00	-3,000.00	5,300.00	223.44	0.00	5,076.56	4.2%
410-7260-726-572-57-0000-54400- RENTALS/LEASES	24,000.00	0.00	24,000.00	14,000.00	0.00	10,000.00	58.3%
410-7260-726-572-57-0000-54611- R/M FACILITIES	5,250.00	0.00	5,250.00	1,858.00	0.00	3,392.00	35.4%
410-7260-726-572-57-0000-54800- PROMOTIONAL	2,500.00	0.00	2,500.00	0.00	0.00	2,500.00	.0%
410-7260-726-572-57-0000-55200- OPERATING SUPPLIES	12,000.00	0.00	12,000.00	0.00	0.00	12,000.00	.0%
410-7260-726-572-57-0000-55550- F&B COST OF SALES	6,000.00	0.00	6,000.00	0.00	0.00	6,000.00	.0%
TOTAL GOLF COURSE	-49,265.00	-3,000.00	-52,265.00	20,200.54	0.00	-72,465.54	-38.7%

7261 GOLF PRO SHOP

4107261 GOLF PRO SHOP

410-7261-000-572-57-0000-34715- PRO SHOP SALES	-130,000.00	0.00	-130,000.00	-80,320.08	0.00	-49,679.92	61.8%
410-7261-000-572-57-0000-34719- GOLF INSTRUCTION	-20,000.00	0.00	-20,000.00	-1,560.00	0.00	-18,440.00	7.8%
410-7261-000-572-57-0000-51350- PART TIME SALARIES	100,917.00	0.00	100,917.00	43,785.07	0.00	57,131.93	43.4%
410-7261-000-572-57-0000-51400- OVERTIME	3,500.00	0.00	3,500.00	395.43	0.00	3,104.57	11.3%
410-7261-000-572-57-0000-52100- FICA	7,921.00	0.00	7,921.00	3,379.82	0.00	4,541.18	42.7%

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	ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410-7261-000-572-57-0000-52400- WORKERS' COMP	976.00	0.00	976.00	569.35	0.00	406.65	58.3%
410-7261-000-572-57-0000-54970- PROGRAM COSTS	16,000.00	0.00	16,000.00	1,248.00	0.00	14,752.00	7.8%
410-7261-000-572-57-0000-55545- PRO SHOP COST OF SALES	70,000.00	0.00	70,000.00	43,282.44	0.00	26,717.56	61.8%
TOTAL GOLF PRO SHOP	49,314.00	0.00	49,314.00	10,780.03	0.00	38,533.97	21.9%
7262 GOLF FOOD & BEVERAGE							
4107262 GOLF FOOD & BEVERAGE							
410-7262-000-572-57-0000-34716- FOOD AND BEVERAGE	-475,000.00	0.00	-475,000.00	-267,936.86	0.00	-207,063.14	56.4%
410-7262-000-572-57-0000-34718- FACILITY RENTAL	-20,000.00	0.00	-20,000.00	-12,443.79	0.00	-7,556.21	62.2%
410-7262-000-572-57-0000-51200- SALARIES	137,878.00	0.00	137,878.00	75,209.80	0.00	62,668.20	54.5%
410-7262-000-572-57-0000-51350- PART TIME SALARIES	88,120.00	0.00	88,120.00	44,274.72	0.00	43,845.28	50.2%
410-7262-000-572-57-0000-51400- OVERTIME	7,500.00	0.00	7,500.00	1,210.00	0.00	6,290.00	16.1%
410-7262-000-572-57-0000-52100- FICA	17,426.00	0.00	17,426.00	12,149.75	0.00	5,276.25	69.7%
410-7262-000-572-57-0000-52200- RETIREMENT	28,426.00	0.00	28,426.00	17,274.92	0.00	11,151.08	60.8%
410-7262-000-572-57-0000-52300- HEALTH INSUR	30,510.00	0.00	30,510.00	15,770.93	0.00	14,739.07	51.7%
410-7262-000-572-57-0000-52301- LIFE INSUR	504.00	0.00	504.00	226.84	0.00	277.16	45.0%
410-7262-000-572-57-0000-52400- WORKERS' COMP	1,625.00	0.00	1,625.00	947.90	0.00	677.10	58.3%
410-7262-000-572-57-0000-53400- CONTRACTUAL	1,450.00	0.00	1,450.00	979.08	0.00	470.92	67.5%
410-7262-000-572-57-0000-54400- RENTALS/LEASES	2,000.00	0.00	2,000.00	1,225.00	0.00	775.00	61.3%
410-7262-000-572-57-0000-55200- OPERATING SUPPLIES	22,000.00	0.00	22,000.00	10,954.58	0.00	11,045.42	49.8%
410-7262-000-572-57-0000-55210- UNIFORMS	1,000.00	0.00	1,000.00	0.00	0.00	1,000.00	.0%

City of Fernandina Beach
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	ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410-7262-000-572-57-0000-55550-	182,000.00	0.00	F&B COST OF SALES 182,000.00	90,369.04	0.00	91,630.96	49.7%
410-7262-000-572-57-0000-56400-	10,000.00	0.00	EQUIPMENT 10,000.00	8,977.35	0.00	1,022.65	89.8%
TOTAL GOLF FOOD & BEVERAGE	35,439.00	0.00	35,439.00	-810.74	0.00	36,249.74	-2.3%
TOTAL GOLF COURSE	0.00	0.00	0.00	-386,655.81	339,899.95	46,755.86	100.0%
TOTAL REVENUES	-3,046,383.00	0.00	-3,046,383.00	-1,864,133.97	0.00	-1,182,249.03	
TOTAL EXPENSES	3,046,383.00	0.00	3,046,383.00	1,477,478.16	339,899.95	1,229,004.89	
GRAND TOTAL	0.00	0.00	0.00	-386,655.81	339,899.95	46,755.86	100.0%

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

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 GOLF							
410 34710 GREEN FEES	-710,000.00	-710,000.00	-464,294.44	-88,429.56	0.00	-245,705.56	65.4%
410 34713 GOLF CARTS	-400,000.00	-400,000.00	-271,819.58	-57,179.33	0.00	-128,180.42	68.0%
410 34714 RANGE FEES	-70,000.00	-70,000.00	-8.00	0.00	0.00	-69,992.00	.0%
410 34718 FACILITY RENTAL	-40,000.00	-40,000.00	0.00	0.00	0.00	-40,000.00	.0%
410 34733 MEMBERSHIPS	-275,063.00	-275,063.00	-233,812.53	4,250.00	0.00	-41,250.47	85.0%
410 36420 INSURANCE PROCEEDS	0.00	0.00	-5,338.00	0.00	0.00	5,338.00	100.0%
410 36990 OTHER REVENUE	0.00	0.00	-551.04	-1,711.85	0.00	551.04	100.0%
410 36992 GAIN ON SALE OF ASSET	0.00	0.00	-6,000.00	0.00	0.00	6,000.00	100.0%
410 38101 FROM GENERAL FUND	-890,000.00	-890,000.00	-519,166.65	-74,166.67	0.00	-370,833.35	58.3%
410 38910 CASH BALANCE FORWARD	153,680.00	153,680.00	0.00	0.00	0.00	153,680.00	.0%
410 51200 SALARIES	446,456.00	446,456.00	224,733.98	33,313.82	0.00	221,722.02	50.3%
410 51350 PART-TIME	334,411.00	334,411.00	211,574.35	32,685.98	0.00	122,836.65	63.3%
410 51400 OVERTIME	13,000.00	13,000.00	5,363.82	0.00	0.00	7,636.18	41.3%
410 52100 FICA	62,235.00	62,235.00	33,258.44	4,908.05	0.00	28,976.56	53.4%
410 52200 RETIREMENT	95,104.00	95,104.00	47,924.05	7,059.19	0.00	47,179.95	50.4%
410 52300 HEALTH INSUR	63,618.00	63,618.00	26,414.27	3,698.14	0.00	37,203.73	41.5%
410 52301 LIFE INSUR	1,557.00	1,557.00	745.41	105.75	0.00	811.59	47.9%
410 52350 OPEB COSTS	794.00	794.00	463.15	66.17	0.00	330.85	58.3%
410 52400 WORKERS' COMP	9,671.00	9,671.00	5,641.40	805.92	0.00	4,029.60	58.3%
410 53100 PROFESSIONAL SERVICES	2,000.00	2,000.00	1,075.27	225.00	0.00	924.73	53.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 53200 AUDITING	7,389.00	7,389.00	4,310.25	615.75	0.00	3,078.75	58.3%
410 53400 CONTRACTUAL	23,807.00	23,807.00	17,319.42	3,181.53	0.00	6,487.58	72.7%
410 54000 TRAINING/TRAVEL	1,160.00	1,160.00	1,025.42	0.00	0.00	134.58	88.4%
410 54100 COMM - PHONE/FAX/ALARM	2,744.00	2,744.00	1,661.06	0.00	0.00	1,082.94	60.5%
410 54101 COMMUNICATIONS-CELLULAR	600.00	600.00	65.81	43.75	0.00	534.19	11.0%
410 54103 COMMUNICATIONS-INTERNET	1,840.00	4,840.00	2,007.31	214.89	0.00	2,832.69	41.5%
410 54200 POSTAGE	100.00	100.00	0.00	0.00	0.00	100.00	.0%
410 54300 UTILITIES ELECTRIC	72,000.00	72,000.00	32,979.06	10,165.86	0.00	39,020.94	45.8%
410 54310 UTILITIES-WATER & WASTEWATER	12,000.00	12,000.00	-385.98	1,221.56	0.00	12,385.98	-3.2%
410 54500 INSURANCE	39,991.00	39,991.00	23,328.10	3,332.58	0.00	16,662.90	58.3%
410 54610 R/M BLDG & GROUNDS	10,000.00	16,180.00	-109,009.22	0.00	125,100.00	89.22	99.4%
410 54611 R/M FACILITIES	13,800.00	13,800.00	11,980.65	493.07	0.00	1,819.35	86.8%
410 54620 R/M EQUIPMENT	18,000.00	27,700.00	26,678.38	8,898.50	0.00	1,021.62	96.3%
410 54630 R/M VEHICLES-LABOR	1,000.00	1,000.00	212.50	100.00	0.00	787.50	21.3%
410 54640 R/M VEHICLES-PARTS	750.00	750.00	244.63	8.00	0.00	505.37	32.6%
410 54800 PROMOTIONAL	15,400.00	15,400.00	11,970.25	2,220.50	0.00	3,429.75	77.7%
410 55100 OFFICE SUPPLIES	1,300.00	1,300.00	211.04	72.52	0.00	1,088.96	16.2%
410 55200 OPERATING SUPPLIES	193,065.00	137,505.00	74,354.06	12,638.13	0.00	63,150.94	54.1%
410 55210 UNIFORMS	2,000.00	2,000.00	771.30	0.00	0.00	1,228.70	38.6%
410 55220 JANITORIAL SUPPLIES	1,000.00	1,000.00	164.94	40.15	0.00	835.06	16.5%
410 55230 GAS/OIL	20,000.00	20,000.00	9,619.75	1,467.61	0.00	10,380.25	48.1%
410 55240 CHEMICALS	180,000.00	169,900.00	83,069.60	6,721.37	45,759.99	41,070.41	75.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
410 55400 BOOKS/SUBS/DUES	10,500.00	10,500.00	445.00	0.00	0.00	10,055.00	4.2%
410 56400 MACH/EQUIP	48,892.00	52,777.00	52,776.63	0.00	0.00	0.37	100.0%
410 56400 25401 GOLF TORO 3050 MOWER (RE#801)	45,000.00	43,537.00	0.00	0.00	43,536.25	0.75	100.0%
410 56400 25402 GOLF TORO 3050 MOWER (RE#802)	45,000.00	43,537.00	0.00	0.00	43,536.25	0.75	100.0%
410 56400 25403 GOLF TORO BUNK RAKE (RE#803)	35,000.00	34,041.00	0.00	0.00	32,187.46	1,853.54	94.6%
410 56400 25404 GOLF SALSCO ROLLER (RE#819)	22,000.00	22,000.00	21,685.00	0.00	0.00	315.00	98.6%
410 56400 25405 GOLF FAIRWAY MOWER	91,017.00	95,127.00	93,214.60	0.00	0.00	1,912.40	98.0%
410 56400 25406 GOLF FAIRWAY MOWER	91,017.00	86,907.00	84,337.02	0.00	0.00	2,569.98	97.0%
410 56400 25432 GOLF DRIVING RANGE NETTING	0.00	49,780.00	0.00	0.00	49,780.00	0.00	100.0%
410 57100 PRINCIPAL	138,000.00	138,000.00	68,000.00	0.00	0.00	70,000.00	49.3%
410 57200 INTEREST	26,206.00	26,206.00	13,933.88	0.00	0.00	12,272.12	53.2%
410 59990 RESERVE	-3,529.00	-3,529.00	0.00	0.00	0.00	-3,529.00	.0%
TOTAL GOLF	-35,488.00	-32,488.00	-416,825.64	-82,933.62	339,899.95	44,437.69	236.8%
TOTAL REVENUES	-2,231,383.00	-2,231,383.00	-1,500,990.24	-217,237.41	0.00	-730,392.76	
TOTAL EXPENSES	2,195,895.00	2,198,895.00	1,084,164.60	134,303.79	339,899.95	774,830.45	
4107260 GOLF TOPTRACER							
4107260 34714 RANGE FEES	-70,000.00	-70,000.00	-8.00	0.00	0.00	-69,992.00	.0%
4107260 34716 TT FOOD & BEVERAGE	-20,000.00	-20,000.00	0.00	0.00	0.00	-20,000.00	.0%
4107260 34717 BAY RENTALS	-50,000.00	-50,000.00	0.00	0.00	0.00	-50,000.00	.0%
4107260 34790 TOPTRACER BAY SPONSORSHIP	-30,000.00	-30,000.00	-875.00	-125.00	0.00	-29,125.00	2.9%

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4107260 GOLF TOPTRACER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4107260 51350 PART TIME SALARIES	54,056.00	54,056.00	3,963.11	0.00	0.00	50,092.89	7.3%
4107260 51400 OVERTIME	3,500.00	3,500.00	294.44	0.00	0.00	3,205.56	8.4%
4107260 52100 FICA	4,411.00	4,411.00	325.70	0.00	0.00	4,085.30	7.4%
4107260 52400 WORKERS' COMP	718.00	718.00	418.85	59.83	0.00	299.15	58.3%
4107260 54103 COMMUNICATIONS-INTERNET	8,300.00	5,300.00	223.44	36.07	0.00	5,076.56	4.2%
4107260 54400 RENTALS/LEASES	24,000.00	24,000.00	14,000.00	2,000.00	0.00	10,000.00	58.3%
4107260 54611 R/M FACILITIES	5,250.00	5,250.00	1,858.00	1,858.00	0.00	3,392.00	35.4%
4107260 54800 PROMOTIONAL	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	.0%
4107260 55200 OPERATING SUPPLIES	12,000.00	12,000.00	0.00	0.00	0.00	12,000.00	.0%
4107260 55550 F&B COST OF SALES	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	.0%
TOTAL GOLF TOPTRACER	-49,265.00	-52,265.00	20,200.54	3,828.90	0.00	-72,465.54	-38.7%
TOTAL REVENUES	-170,000.00	-170,000.00	-883.00	-125.00	0.00	-169,117.00	
TOTAL EXPENSES	120,735.00	117,735.00	21,083.54	3,953.90	0.00	96,651.46	
4107261 GOLF PRO SHOP							
4107261 34715 PRO SHOP SALES	-130,000.00	-130,000.00	-80,320.08	-15,876.70	0.00	-49,679.92	61.8%
4107261 34719 GOLF INSTRUCTION	-20,000.00	-20,000.00	-1,560.00	-1,110.00	0.00	-18,440.00	7.8%
4107261 51350 PART TIME SALARIES	100,917.00	100,917.00	43,785.07	6,436.70	0.00	57,131.93	43.4%
4107261 51400 OVERTIME	3,500.00	3,500.00	395.43	0.00	0.00	3,104.57	11.3%
4107261 52100 FICA	7,921.00	7,921.00	3,379.82	492.40	0.00	4,541.18	42.7%
4107261 52400 WORKERS' COMP	976.00	976.00	569.35	81.33	0.00	406.65	58.3%

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4107261 GOLF PRO SHOP	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4107261 54970 PROGRAM COSTS	16,000.00	16,000.00	1,248.00	1,248.00	0.00	14,752.00	7.8%
4107261 55545 PRO SHOP COST OF SALES	70,000.00	70,000.00	43,282.44	9,188.37	0.00	26,717.56	61.8%
TOTAL GOLF PRO SHOP	49,314.00	49,314.00	10,780.03	460.10	0.00	38,533.97	21.9%
TOTAL REVENUES	-150,000.00	-150,000.00	-81,880.08	-16,986.70	0.00	-68,119.92	
TOTAL EXPENSES	199,314.00	199,314.00	92,660.11	17,446.80	0.00	106,653.89	
4107262 GOLF FOOD & BEVERAGE							
4107262 34716 FOOD AND BEVERAGE	-475,000.00	-475,000.00	-267,936.86	-37,126.30	0.00	-207,063.14	56.4%
4107262 34718 FACILITY RENTAL	-20,000.00	-20,000.00	-12,443.79	-1,506.84	0.00	-7,556.21	62.2%
4107262 51200 SALARIES	137,878.00	137,878.00	75,209.80	10,318.68	0.00	62,668.20	54.5%
4107262 51350 PART TIME SALARIES	88,120.00	88,120.00	44,274.72	6,224.74	0.00	43,845.28	50.2%
4107262 51400 OVERTIME	7,500.00	7,500.00	1,210.00	0.00	0.00	6,290.00	16.1%
4107262 52100 FICA	17,426.00	17,426.00	12,149.75	1,748.79	0.00	5,276.25	69.7%
4107262 52200 RETIREMENT	28,426.00	28,426.00	17,274.92	2,461.74	0.00	11,151.08	60.8%
4107262 52300 HEALTH INSUR	30,510.00	30,510.00	15,770.93	2,326.14	0.00	14,739.07	51.7%
4107262 52301 LIFE INSUR	504.00	504.00	226.84	33.75	0.00	277.16	45.0%
4107262 52400 WORKERS' COMP	1,625.00	1,625.00	947.90	135.42	0.00	677.10	58.3%
4107262 53400 CONTRACTUAL	1,450.00	1,450.00	979.08	244.26	0.00	470.92	67.5%
4107262 54400 RENTALS/LEASES	2,000.00	2,000.00	1,225.00	175.00	0.00	775.00	61.3%
4107262 55200 OPERATING SUPPLIES	22,000.00	22,000.00	10,954.58	1,663.67	0.00	11,045.42	49.8%
4107262 55210 UNIFORMS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	.0%

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4107262 GOLF FOOD & BEVERAGE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4107262 55550 F&B COST OF SALES	182,000.00	182,000.00	90,369.04	14,086.39	0.00	91,630.96	49.7%
4107262 56400 EQUIPMENT	10,000.00	10,000.00	8,977.35	0.00	0.00	1,022.65	89.8%
TOTAL GOLF FOOD & BEVERAGE	35,439.00	35,439.00	-810.74	785.44	0.00	36,249.74	-2.3%
TOTAL REVENUES	-495,000.00	-495,000.00	-280,380.65	-38,633.14	0.00	-214,619.35	
TOTAL EXPENSES	530,439.00	530,439.00	279,569.91	39,418.58	0.00	250,869.09	
GRAND TOTAL	0.00	0.00	-386,655.81	-77,859.18	339,899.95	46,755.86	100.0%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 AIRPORT							
420 33220 FAA GRANT	-2,998,234.00	-2,998,234.00	-1,391,850.67	-58,500.00	0.00	-1,606,383.33	46.4%
420 33323 FDOT GRANT	-2,968,509.00	-3,468,509.00	-283,909.04	0.00	0.00	-3,184,599.96	8.2%
420 34704 RENTALS NON-TAXABLE	-800.00	-800.00	-1,344.00	-205.00	0.00	544.00	168.0%
420 34720 RENTALS	-2,500.00	-2,500.00	-3,835.00	-1,530.00	0.00	1,335.00	153.4%
420 34970 FUEL FLOW FEES	-40,000.00	-40,000.00	-21,618.40	-5,033.12	0.00	-18,381.60	54.0%
420 34971 LEASE PAYMENTS-LAND LEASE	-120,810.00	-120,810.00	-137,713.21	-20,078.39	0.00	16,903.21	114.0%
420 34972 BUILDING LEASE	-800.00	-800.00	-3,352.00	-516.36	0.00	2,552.00	419.0%
420 34973 LAND LEASE- AMELIA RIVER	-215,197.00	-215,197.00	-145,171.27	-22,741.22	0.00	-70,025.73	67.5%
420 34974 LAND LEASE PAYMENTS-NON TAXABL	-74,959.00	-74,959.00	-45,784.88	-6,553.46	0.00	-29,174.12	61.1%
420 34975 RENT/LEASE PAYMENTS	-410,269.00	-410,269.00	-243,493.14	-34,851.21	0.00	-166,775.86	59.3%
420 34976 8 FLAGS RENT (TAXABLE)	-131,877.00	-131,877.00	0.00	0.00	0.00	-131,877.00	.0%
420 34977 FUEL FARM RENT	0.00	0.00	-2,551.08	-364.44	0.00	2,551.08	100.0%
420 34978 8 FLAGS RENT NON-TAXABLE	-5,000.00	-5,000.00	-5,544.68	-356.07	0.00	544.68	110.9%
420 34979 TRANSIENT REVENUE	-10,000.00	-10,000.00	-5,959.53	1.10	0.00	-4,040.47	59.6%
420 36110 INTEREST	0.00	0.00	-17,742.05	-1,859.24	0.00	17,742.05	100.0%
420 36990 OTHER REVENUE	-38,100.00	-38,100.00	-23,882.24	0.00	0.00	-14,217.76	62.7%
420 36991 AIRCRAFT PARKING REVENUE	-5,000.00	-5,000.00	-2,092.00	0.00	0.00	-2,908.00	41.8%
420 36995 LATE FEES	0.00	0.00	-988.48	-159.78	0.00	988.48	100.0%
420 38101 FROM GENERAL FUND	-296,475.00	-296,475.00	-172,943.75	-24,706.25	0.00	-123,531.25	58.3%
420 38910 CASH BALANCE FORWARD	-1,640,695.00	-1,795,669.00	0.00	0.00	0.00	-1,795,669.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 51200 SALARIES	200,301.00	110,301.00	42,359.23	5,525.58	0.00	67,941.77	38.4%
420 51350 PART-TIME	29,667.00	29,667.00	11,696.71	1,711.51	0.00	17,970.29	39.4%
420 52100 FICA	17,577.00	17,577.00	4,138.26	554.38	0.00	13,438.74	23.5%
420 52200 RETIREMENT	41,339.00	41,339.00	8,035.58	1,170.88	0.00	33,303.42	19.4%
420 52300 HEALTH INSUR	25,630.00	25,630.00	6,409.90	915.70	0.00	19,220.10	25.0%
420 52301 LIFE INSUR	732.00	732.00	124.00	18.00	0.00	608.00	16.9%
420 52350 OPEB COSTS	1,756.00	1,756.00	1,024.35	146.33	0.00	731.65	58.3%
420 52400 WORKERS' COMP	1,899.00	1,899.00	1,107.75	158.25	0.00	791.25	58.3%
420 53100 PROFESSIONAL SERVICES	625,000.00	625,000.00	62,770.00	0.00	0.00	562,230.00	10.0%
420 53200 AUDITING	7,389.00	7,389.00	4,310.25	615.75	0.00	3,078.75	58.3%
420 53400 CONTRACTUAL	80,721.00	170,721.00	15,426.94	1,775.52	0.00	155,294.06	9.0%
420 54000 TRAINING/TRAVEL	7,600.00	7,600.00	-189.00	0.00	0.00	7,789.00	-2.5%
420 54100 COMM - PHONE/FAX/ALARM	3,169.00	3,169.00	1,535.77	0.00	0.00	1,633.23	48.5%
420 54101 COMMUNICATIONS-CELLULAR	1,230.00	1,230.00	353.57	50.51	0.00	876.43	28.7%
420 54103 COMMUNICATIONS-INTERNET	6,726.00	6,726.00	4,523.65	445.05	0.00	2,202.35	67.3%
420 54200 POSTAGE	100.00	100.00	39.84	0.00	0.00	60.16	39.8%
420 54300 UTILITIES ELECTRIC	28,000.00	28,000.00	16,179.90	1,172.10	0.00	11,820.10	57.8%
420 54310 UTILITIES-WATER & WASTEWATER	12,200.00	12,200.00	4,390.66	698.40	0.00	7,809.34	36.0%
420 54500 INSURANCE	30,339.00	30,339.00	17,697.75	2,528.25	0.00	12,641.25	58.3%
420 54610 R/M BLDG & GROUNDS	120,000.00	120,000.00	29,334.46	2,399.89	0.00	90,665.54	24.4%
420 54611 R/M FACILITIES	19,500.00	19,500.00	1,158.31	3.63	0.00	18,341.69	5.9%
420 54620 R/M EQUIPMENT	3,000.00	3,000.00	1,172.40	0.00	0.00	1,827.60	39.1%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 54630 R/M VEHICLES-LABOR	5,000.00	5,000.00	1,800.00	300.00	0.00	3,200.00	36.0%
420 54640 R/M VEHICLES-PARTS	6,000.00	6,000.00	4,090.69	551.99	0.00	1,909.31	68.2%
420 54700 PRINTING	650.00	650.00	0.00	0.00	0.00	650.00	.0%
420 54800 PROMOTIONAL	750.00	750.00	0.00	0.00	0.00	750.00	.0%
420 54910 BILLING COSTS	10,000.00	10,000.00	5,843.35	833.33	0.00	4,156.65	58.4%
420 55100 OFFICE SUPPLIES	2,300.00	2,300.00	440.00	440.00	0.00	1,860.00	19.1%
420 55200 OPERATING SUPPLIES	265.00	265.00	67.99	77.99	0.00	197.01	25.7%
420 55210 UNIFORMS	500.00	500.00	0.00	0.00	0.00	500.00	.0%
420 55230 GAS/OIL	12,000.00	12,000.00	3,408.25	315.96	0.00	8,591.75	28.4%
420 55400 BOOKS/SUBS/DUES	875.00	875.00	330.00	0.00	0.00	545.00	37.7%
420 56200 19051 BUILDING	0.00	578,156.00	42,315.41	0.00	310,654.34	225,186.25	61.1%
420 56300 23002 IMPROVEMENTS	1,820,000.00	1,820,000.00	0.00	0.00	0.00	1,820,000.00	.0%
420 56300 24024 TAXIWAY A REHAB	2,649,598.00	2,649,598.00	1,514,315.14	0.00	1,132,732.86	2,550.00	99.9%
420 56300 24025 HANGAR B APRON REHAB	450,000.00	450,000.00	1,296.00	0.00	331,247.00	117,457.00	73.9%
420 56300 24026 AIRPORT STORMWATER PIPE RELINI	140,000.00	140,000.00	139,285.60	0.00	0.00	714.40	99.5%
420 56300 25023 AIRPORT SECURITY CAMERA SYSTEM	130,000.00	130,000.00	0.00	0.00	0.00	130,000.00	.0%
420 56300 25024 MAINTENANCE EQUIPMENT BARN	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
420 56300 25025 FLIGHT PLANNING BUILDING RENO	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
420 56300 25026 AIRPORT EDUCATION/VIEWING AREA	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
420 56300 25027 AIRPORT TAXILANE & ROADWAY DES	250,000.00	250,000.00	60,613.03	0.00	18,586.97	170,800.00	31.7%
420 56300 25028 AIRPORT RUNWAY 13/31 REHAB DES	385,000.00	385,000.00	0.00	0.00	0.00	385,000.00	.0%
420 56300 25066 IMPROVEMENTS	0.00	500,000.00	0.00	0.00	0.00	500,000.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
420 56400 MACH/EQUIP	620,000.00	518,540.00	125.00	0.00	0.00	518,415.00	.0%
420 56400 25431 AIRPORT FUEL FARM GENERATOR	0.00	101,460.00	0.00	0.00	101,459.90	0.10	100.0%
420 56401 EQUIP-NON CAPITAL	0.00	0.00	3,088.00	0.00	0.00	-3,088.00	100.0%
420 57100 PRINCIPAL	306,736.00	306,736.00	0.00	0.00	0.00	306,736.00	.0%
420 57200 INTEREST	104,206.00	104,206.00	51,807.23	0.00	0.00	52,398.77	49.7%
420 59900 CONTINGENCY	0.00	423,182.00	0.00	0.00	0.00	423,182.00	.0%
420 59990 RESERVE	651,470.00	-194,894.00	0.00	0.00	0.00	-194,894.00	.0%
TOTAL AIRPORT	0.00	0.00	-447,349.45	-155,044.44	1,894,681.07	-1,447,331.62	100.0%
TOTAL REVENUES	-8,959,225.00	-9,614,199.00	-2,509,775.42	-177,453.44	0.00	-7,104,423.58	
TOTAL EXPENSES	8,959,225.00	9,614,199.00	2,062,425.97	22,409.00	1,894,681.07	5,657,091.96	
GRAND TOTAL	0.00	0.00	-447,349.45	-155,044.44	1,894,681.07	-1,447,331.62	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
440 SANITATION								
440 34340	GARBAGE FEES	-2,208,000.00	-2,208,000.00	-1,339,759.62	-194,892.94	0.00	-868,240.38	60.7%
440 34341	GARBAGE FEES - CITY OF FB	-468,000.00	-468,000.00	-282,674.49	-40,520.19	0.00	-185,325.51	60.4%
440 36110	INTEREST	0.00	0.00	-6,127.98	-887.05	0.00	6,127.98	100.0%
440 36990	OTHER REVENUE	-101,600.00	-101,600.00	-84,487.74	-23,454.80	0.00	-17,112.26	83.2%
440 38910	CASH BALANCE FORWARD	-538,828.00	-538,828.00	0.00	0.00	0.00	-538,828.00	.0%
440 51200	SALARIES	99,063.00	99,063.00	53,667.75	7,731.54	0.00	45,395.25	54.2%
440 51400	OVERTIME	18,000.00	18,000.00	14,635.32	440.69	0.00	3,364.68	81.3%
440 52100	FICA	8,711.00	8,711.00	5,226.02	621.33	0.00	3,484.98	60.0%
440 52200	RETIREMENT	26,080.00	26,080.00	14,005.77	1,731.46	0.00	12,074.23	53.7%
440 52300	HEALTH INSUR	25,826.00	25,826.00	14,065.66	1,640.63	0.00	11,760.34	54.5%
440 52301	LIFE INSUR	360.00	360.00	184.06	24.81	0.00	175.94	51.1%
440 52400	WORKERS' COMP	4,822.00	4,822.00	2,812.85	401.83	0.00	2,009.15	58.3%
440 53200	AUDITING	7,389.00	7,389.00	4,310.25	615.75	0.00	3,078.75	58.3%
440 53400	CONTRACTUAL	250,691.00	249,291.00	126,598.26	12,624.11	100,950.00	21,742.74	91.3%
440 53440	SANITATION SERVICES EXPENSE	2,186,017.00	2,186,017.00	1,041,099.86	178,715.64	0.00	1,144,917.14	47.6%
440 54000	TRAINING/TRAVEL	2,800.00	2,800.00	997.28	0.00	0.00	1,802.72	35.6%
440 54400	RENTALS/LEASES	7,500.00	8,900.00	8,900.00	0.00	0.00	0.00	100.0%
440 54440	LAND RENT	40,000.00	40,000.00	19,831.07	2,833.01	0.00	20,168.93	49.6%
440 54500	INSURANCE	43,572.00	43,572.00	25,417.00	3,631.00	0.00	18,155.00	58.3%
440 54610	R/M BLDG & GROUNDS	2,500.00	2,500.00	1,413.28	0.00	0.00	1,086.72	56.5%

City of Fernandina Beach
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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
440 54620 R/M EQUIPMENT	3,000.00	0.00	0.00	0.00	0.00	0.00	.0%
440 54630 R/M VEHICLES-LABOR	10,000.00	10,000.00	5,437.50	562.50	0.00	4,562.50	54.4%
440 54640 R/M VEHICLES-PARTS	20,000.00	23,000.00	17,663.20	-7,455.35	0.00	5,336.80	76.8%
440 54910 BILLING COSTS	92,000.00	92,000.00	53,666.65	7,666.67	0.00	38,333.35	58.3%
440 55200 OPERATING SUPPLIES	4,500.00	4,500.00	707.58	0.00	0.00	3,792.42	15.7%
440 55210 UNIFORMS	1,100.00	1,100.00	954.45	0.00	0.00	145.55	86.8%
440 55230 GAS/OIL	30,000.00	30,000.00	14,123.99	2,107.90	0.00	15,876.01	47.1%
440 55644 NON PROFIT KNB	5,000.00	5,000.00	2,913.95	0.00	0.00	2,086.05	58.3%
440 56401 NON CAP EQUIP	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	.0%
440 59100 TRANSFER TO GENERAL FUND	40,000.00	40,000.00	23,333.35	3,333.33	0.00	16,666.65	58.3%
440 59990 RESERVE	367,497.00	367,497.00	0.00	0.00	0.00	367,497.00	.0%
TOTAL SANITATION	0.00	0.00	-261,084.73	-42,528.13	100,950.00	160,134.73	100.0%
TOTAL REVENUES	-3,316,428.00	-3,316,428.00	-1,713,049.83	-259,754.98	0.00	-1,603,378.17	
TOTAL EXPENSES	3,316,428.00	3,316,428.00	1,451,965.10	217,226.85	100,950.00	1,763,512.90	
GRAND TOTAL	0.00	0.00	-261,084.73	-42,528.13	100,950.00	160,134.73	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 WASTEWATER							
450 34345 WASTEWATER CHARGES	-6,496,048.00	-6,496,048.00	-3,942,693.04	-566,947.42	0.00	-2,553,354.96	60.7%
450 34530 SEPTIC DUMPING	-80,000.00	-80,000.00	-46,284.60	-8,031.60	0.00	-33,715.40	57.9%
450 34535 WASTEWATER TAP FEES	-60,000.00	-60,000.00	-32,250.00	-4,875.00	0.00	-27,750.00	53.8%
450 34910 WASTEWATER MISCELLANEOUS FEES	-85,000.00	-85,000.00	-63,844.01	-18,800.57	0.00	-21,155.99	75.1%
450 36110 INTEREST	-70,000.00	-70,000.00	-32,238.22	-4,520.97	0.00	-37,761.78	46.1%
450 36990 OTHER REVENUE	0.00	0.00	-2,303.18	0.00	0.00	2,303.18	100.0%
450 36992 GAIN ON SALE OF ASSET	0.00	0.00	-8,264.00	0.00	0.00	8,264.00	100.0%
450 38910 CASH BALANCE FORWARD	-1,136,572.00	-1,136,572.00	0.00	0.00	0.00	-1,136,572.00	.0%
450 51200 SALARIES	1,032,050.00	1,032,050.00	555,194.22	81,765.70	0.00	476,855.78	53.8%
450 51350 PART-TIME	37,391.00	37,391.00	28,104.86	3,915.97	0.00	9,286.14	75.2%
450 51400 OVERTIME	162,256.00	162,256.00	118,871.87	14,557.77	0.00	43,384.13	73.3%
450 52100 FICA	91,521.00	91,521.00	52,417.89	7,403.73	0.00	39,103.11	57.3%
450 52200 RETIREMENT	251,147.00	251,147.00	135,911.15	19,634.30	0.00	115,235.85	54.1%
450 52300 HEALTH INSUR	268,668.00	268,668.00	123,876.17	18,396.63	0.00	144,791.83	46.1%
450 52301 LIFE INSUR	4,515.00	4,515.00	1,802.10	265.37	0.00	2,712.90	39.9%
450 52350 OPEB COSTS	15,361.00	15,361.00	8,960.60	1,280.08	0.00	6,400.40	58.3%
450 52400 WORKERS' COMP	19,591.00	19,591.00	11,428.10	1,632.58	0.00	8,162.90	58.3%
450 53100 PROFESSIONAL SERVICES	225,000.00	224,100.00	25,592.46	500.00	60,477.64	138,029.90	38.4%
450 53200 AUDITING	15,599.00	15,599.00	9,099.40	1,299.92	0.00	6,499.60	58.3%
450 53400 CONTRACTUAL	262,206.00	262,206.00	214,320.62	37,212.92	4,007.90	43,877.48	83.3%

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	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 54000 TRAINING/TRAVEL	34,200.00	33,200.00	2,064.82	0.00	0.00	31,135.18	6.2%
450 54100 COMM - PHONE/FAX/ALARM	4,115.00	4,115.00	356.06	0.00	0.00	3,758.94	8.7%
450 54101 COMMUNICATIONS-CELLULAR	5,600.00	5,600.00	1,797.17	201.00	0.00	3,802.83	32.1%
450 54103 COMMUNICATIONS-INTERNET	4,235.00	4,235.00	1,472.61	0.00	0.00	2,762.39	34.8%
450 54200 POSTAGE	3,000.00	3,000.00	114.83	0.00	0.00	2,885.17	3.8%
450 54300 UTILITIES ELECTRIC	265,000.00	265,000.00	156,036.35	21,218.59	0.00	108,963.65	58.9%
450 54310 UTILITIES-WATER & WASTEWATER	55,000.00	55,000.00	10,372.50	817.58	0.00	44,627.50	18.9%
450 54320 UTILITIES-PROPANE/OTHER	7,800.00	8,700.00	8,580.71	0.00	0.00	119.29	98.6%
450 54500 INSURANCE	67,558.00	67,558.00	39,408.85	5,629.83	0.00	28,149.15	58.3%
450 54610 R/M BLDG & GROUNDS	85,000.00	85,000.00	41,613.93	9,905.32	1,135.00	42,251.07	50.3%
450 54611 R/M FACILITIES	16,000.00	16,000.00	1,328.52	0.00	0.00	14,671.48	8.3%
450 54620 R/M EQUIPMENT	209,000.00	209,000.00	48,375.17	6,786.00	52,190.00	108,434.83	48.1%
450 54630 R/M VEHICLES-LABOR	20,000.00	20,000.00	7,150.00	1,050.00	0.00	12,850.00	35.8%
450 54640 R/M VEHICLES-PARTS	38,000.00	38,000.00	13,869.27	1,302.71	0.00	24,130.73	36.5%
450 54910 BILLING COSTS	200,000.00	200,000.00	116,666.65	16,666.67	0.00	83,333.35	58.3%
450 54920 UTILITY ADMIN COSTS	330,585.00	330,585.00	192,841.25	27,548.75	0.00	137,743.75	58.3%
450 55100 OFFICE SUPPLIES	1,500.00	1,500.00	475.11	112.48	0.00	1,024.89	31.7%
450 55200 OPERATING SUPPLIES	310,065.00	310,065.00	98,665.58	17,253.87	0.00	211,399.42	31.8%
450 55210 UNIFORMS	10,900.00	10,900.00	3,892.70	0.00	0.00	7,007.30	35.7%
450 55220 JANITORIAL SUPPLIES	2,500.00	2,500.00	955.29	0.00	0.00	1,544.71	38.2%
450 55230 GAS/OIL	38,000.00	38,000.00	17,273.38	2,635.28	0.00	20,726.62	45.5%
450 55240 CHEMICALS	128,000.00	128,000.00	73,213.96	14,781.98	0.00	54,786.04	57.2%

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 55300 ROAD MATERIALS	12,000.00	12,000.00	8,560.06	0.00	0.00	3,439.94	71.3%
450 55400 BOOKS/SUBS/DUES	1,900.00	2,900.00	2,829.54	0.00	0.00	70.46	97.6%
450 56200 BUILDING	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	.0%
450 56300 IMPROVEMENTS	343,610.00	0.00	0.00	0.00	0.00	0.00	.0%
450 56300 23014 IMPROVEMENTS	0.00	108,446.00	108,446.00	0.00	0.00	0.00	100.0%
450 56300 24012 CIP LATERAL LINING	100,000.00	100,000.00	118,826.10	0.00	0.00	-18,826.10	118.8%
450 56300 25017 WASTEWATER PLANT AUTOMATION	50,000.00	50,000.00	9,549.89	3,382.31	0.00	40,450.11	19.1%
450 56300 25029 WASTEWATER GRAVITY RELINE	200,000.00	200,000.00	138,774.73	120,872.93	61,225.07	0.20	100.0%
450 56300 25030 WASTEWATER MANHOLE REHAB	207,500.00	207,500.00	47,016.35	0.00	15,777.24	144,706.41	30.3%
450 56300 25031 WASTEWATER SYSTEM LATERAL	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	.0%
450 56300 25047 WASTEWATER CARPORT REPLACEMENT	60,000.00	60,000.00	19,175.00	0.00	0.00	40,825.00	32.0%
450 56300 25048 WASTEWATER LIFTSTATION #3 UPGR	55,120.00	55,120.00	1,855.00	0.00	53,265.00	0.00	100.0%
450 56300 25049 WASTEWATER LIFTSTATION #18 UPG	51,270.00	51,270.00	26,832.00	9,200.00	24,438.00	0.00	100.0%
450 56300 25051 WASTEWATER LIFTSTATION UPGRADE	0.00	187,220.00	117,143.88	820.58	21,750.00	48,326.12	74.2%
450 56300 25058 FRIENDLY ROAD FORCE MAIN	0.00	165,080.00	50,967.36	0.00	114,112.00	0.64	100.0%
450 56300 25059 SIMMONS ROAD FORCE MAIN	0.00	224,842.00	0.00	0.00	224,841.41	0.59	100.0%
450 56400 MACH/EQUIP	470,000.00	45,988.00	0.00	0.00	0.00	45,988.00	.0%
450 56400 25032 WW TASC II SCADA SYSTEM	0.00	259,038.00	259,038.00	0.00	0.00	0.00	100.0%
450 56400 25423 WASTEWATER EQUIPMENT TRAILER	7,500.00	7,500.00	7,460.00	0.00	0.00	40.00	99.5%
450 56400 25424 WASTEWATER UTILITY CRANE TRUCK	130,000.00	132,609.00	0.00	0.00	132,609.00	0.00	100.0%
450 56400 25428 WASTEWATER CAMERA LATERAL LAUN	0.00	103,831.00	103,830.08	0.00	0.00	0.92	100.0%
450 56400 25429 WASTEWATER LIFTSTATION GENERAT	0.00	95,143.00	0.00	0.00	95,142.22	0.78	100.0%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
450 56401 EQUIP-NON CAPITAL	16,500.00	16,500.00	0.00	0.00	0.00	16,500.00	.0%
450 59100 TRANSFER TO GENERAL FUND	360,000.00	360,000.00	210,000.00	30,000.00	0.00	150,000.00	58.3%
450 59230 TRANSFER TO UTIL ACQ DS	428,588.00	428,588.00	250,009.65	35,715.67	0.00	178,578.35	58.3%
450 59330 TRANSFER TO WW CAPITAL	500,000.00	500,000.00	291,666.65	41,666.67	0.00	208,333.35	58.3%
450 59900 CONTINGENCY	0.00	-176,898.00	0.00	0.00	0.00	-176,898.00	.0%
450 59990 RESERVE	562,269.00	360,580.00	0.00	0.00	0.00	360,580.00	.0%
TOTAL WASTEWATER	0.00	0.00	-233,792.61	-47,742.37	860,970.48	-627,177.87	100.0%
TOTAL REVENUES	-7,927,620.00	-7,927,620.00	-4,127,877.05	-603,175.56	0.00	-3,799,742.95	
TOTAL EXPENSES	7,927,620.00	7,927,620.00	3,894,084.44	555,433.19	860,970.48	3,172,565.08	
GRAND TOTAL	0.00	0.00	-233,792.61	-47,742.37	860,970.48	-627,177.87	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 WATER							
460 34346 WATER CHARGES	-5,073,965.00	-5,073,965.00	-2,903,020.17	-421,390.76	0.00	-2,170,944.83	57.2%
460 34610 WATER TAP CHARGES	-53,560.00	-53,560.00	-30,270.88	-6,395.84	0.00	-23,289.12	56.5%
460 34620 WATER METER INSTALLATION FEES	-37,801.00	-37,801.00	-16,853.45	-2,944.46	0.00	-20,947.55	44.6%
460 34621 WATER NONPAY RECONNECT FEE	-30,000.00	-30,000.00	-29,233.75	-5,216.25	0.00	-766.25	97.4%
460 34910 MISCELLANEOUS FEES	-10,000.00	-10,000.00	-995.00	-100.00	0.00	-9,005.00	10.0%
460 36110 INTEREST	-79,745.00	-79,745.00	-78,058.33	-9,066.24	0.00	-1,686.67	97.9%
460 36120 UNREALIZED GAIN	0.00	0.00	939.64	-2.30	0.00	-939.64	100.0%
460 36323 EXTENSION CHARGES	-24,720.00	-24,720.00	-29,708.43	-6,925.01	0.00	4,988.43	120.2%
460 36990 OTHER REVENUE	0.00	0.00	-3,954.19	0.00	0.00	3,954.19	100.0%
460 36995 LATE FEES	-20,000.00	-20,000.00	-13,095.21	-1,641.99	0.00	-6,904.79	65.5%
460 38910 CASH BALANCE FORWARD	-5,737,239.00	-5,737,239.00	0.00	0.00	0.00	-5,737,239.00	.0%
460 38912 RESERVE - R & R FUND	-200,000.00	-200,000.00	0.00	0.00	0.00	-200,000.00	.0%
460 51200 SALARIES	959,560.00	959,560.00	426,509.49	56,679.38	0.00	533,050.51	44.4%
460 51400 OVERTIME	154,500.00	154,500.00	86,962.83	12,953.28	0.00	67,537.17	56.3%
460 52100 FICA	81,018.00	81,018.00	37,716.60	5,045.90	0.00	43,301.40	46.6%
460 52200 RETIREMENT	235,391.00	235,391.00	102,706.31	14,748.88	0.00	132,684.69	43.6%
460 52300 HEALTH INSUR	272,281.00	272,281.00	120,673.70	17,145.59	0.00	151,607.30	44.3%
460 52301 LIFE INSUR	3,899.00	3,899.00	1,371.17	187.11	0.00	2,527.83	35.2%
460 52350 OPEB COSTS	14,483.00	14,483.00	8,448.40	1,206.92	0.00	6,034.60	58.3%
460 52400 WORKERS' COMP	18,984.00	18,984.00	11,074.00	1,582.00	0.00	7,910.00	58.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 53100 PROFESSIONAL SERVICES	140,000.00	134,420.00	3,941.25	650.00	18,030.00	112,448.75	16.3%
460 53200 AUDITING	10,673.00	10,673.00	6,225.90	889.42	0.00	4,447.10	58.3%
460 53400 CONTRACTUAL	134,230.00	134,230.00	49,262.12	7,247.32	45,769.98	39,197.90	70.8%
460 54000 TRAINING/TRAVEL	39,558.00	39,558.00	7,950.60	1,935.00	0.00	31,607.40	20.1%
460 54100 COMM - PHONE/FAX/ALARM	2,646.00	2,646.00	714.88	0.00	0.00	1,931.12	27.0%
460 54101 COMMUNICATIONS-CELLULAR	15,000.00	15,000.00	5,474.89	647.71	0.00	9,525.11	36.5%
460 54103 COMMUNICATIONS-INTERNET	6,144.00	6,144.00	4,991.90	957.12	0.00	1,152.10	81.2%
460 54200 POSTAGE	1,825.00	1,825.00	42.37	0.00	0.00	1,782.63	2.3%
460 54300 UTILITIES ELECTRIC	220,000.00	220,000.00	102,633.23	15,452.62	0.00	117,366.77	46.7%
460 54310 UTILITIES-WATER & WASTEWATER	1,000.00	1,000.00	410.76	68.46	0.00	589.24	41.1%
460 54320 UTILITIES-PROPANE/OTHER	1,000.00	1,230.00	409.88	0.00	0.00	820.12	33.3%
460 54440 LAND RENT	25,000.00	25,000.00	11,927.30	1,703.90	0.00	13,072.70	47.7%
460 54500 INSURANCE	55,575.00	55,575.00	32,418.75	4,631.25	0.00	23,156.25	58.3%
460 54610 R/M BLDG & GROUNDS	173,000.00	173,000.00	92,234.77	21,043.41	25,695.00	55,070.23	68.2%
460 54611 R/M FACILITIES	31,300.00	31,300.00	1,545.09	0.00	0.00	29,754.91	4.9%
460 54620 R/M EQUIPMENT	114,000.00	114,000.00	44,463.74	1,677.45	0.00	69,536.26	39.0%
460 54630 R/M VEHICLES-LABOR	12,000.00	12,000.00	5,512.50	475.00	0.00	6,487.50	45.9%
460 54640 R/M VEHICLES-PARTS	23,000.00	23,000.00	9,369.31	931.43	0.00	13,630.69	40.7%
460 54700 PRINTING	0.00	250.00	224.74	0.00	0.00	25.26	89.9%
460 54800 PROMOTIONAL	5,000.00	5,000.00	375.00	0.00	0.00	4,625.00	7.5%
460 54910 BILLING COSTS	200,000.00	200,000.00	116,666.65	16,666.67	0.00	83,333.35	58.3%
460 54920 UTILITY ADMIN COSTS	330,585.00	330,585.00	192,841.25	27,548.75	0.00	137,743.75	58.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 55100 OFFICE SUPPLIES	2,500.00	2,500.00	1,913.70	102.69	0.00	586.30	76.5%
460 55200 OPERATING SUPPLIES	269,230.00	269,230.00	221,374.74	82,648.30	7,227.54	40,627.72	84.9%
460 55210 UNIFORMS	11,900.00	11,900.00	6,789.35	0.00	0.00	5,110.65	57.1%
460 55220 JANITORIAL SUPPLIES	3,000.00	3,000.00	72.81	58.43	0.00	2,927.19	2.4%
460 55230 GAS/OIL	52,000.00	52,000.00	28,967.21	4,931.68	0.00	23,032.79	55.7%
460 55240 CHEMICALS	76,000.00	76,000.00	47,250.00	24,750.00	0.00	28,750.00	62.2%
460 55300 ROAD MATERIALS	12,000.00	12,000.00	8,560.07	0.00	0.00	3,439.93	71.3%
460 55400 BOOKS/SUBS/DUES	4,040.00	4,040.00	1,913.60	424.00	0.00	2,126.40	47.4%
460 56300 IMPROVEMENTS	270,000.00	67,694.00	0.00	0.00	0.00	67,694.00	.0%
460 56300 24031 WP #3 GENERATOR REPLACEMT	250,000.00	250,000.00	0.00	0.00	204,442.53	45,557.47	81.8%
460 56300 24034 FY24 WP AUTOMATION	0.00	0.00	22,956.00	0.00	0.00	-22,956.00	100.0%
460 56300 25035 WATER METERS	890,000.00	890,000.00	850,410.59	0.00	0.00	39,589.41	95.6%
460 56300 25036 WATER PLANT AUTOMATION	100,000.00	100,000.00	18,020.80	0.00	47,120.00	34,859.20	65.1%
460 56300 25037 WATER DEEP WELL REHAB #31	66,000.00	66,000.00	0.00	0.00	63,745.00	2,255.00	96.6%
460 56300 25038 WATER DEEP WELL REHAB #32	66,000.00	66,000.00	0.00	0.00	63,745.00	2,255.00	96.6%
460 56300 25046 WATER PERIODIC METERS-RESIDENT	50,000.00	50,000.00	5,880.60	0.00	0.00	44,119.40	11.8%
460 56300 25060 FRIENDLY ROAD WATER MAIN	0.00	182,306.00	50,967.37	0.00	131,338.25	0.38	100.0%
460 56300 25062 WATER PLANT 2-RESTROOM ADDITIO	0.00	20,000.00	3,715.28	0.00	0.00	16,284.72	18.6%
460 56400 MACH/EQUIP	0.00	2,600.00	2,553.55	0.00	0.00	46.45	98.2%
460 56400 25039 WATER HIGH SERVICE PUMP #12	55,000.00	57,500.00	41,022.00	0.00	9,800.00	6,678.00	88.4%
460 56400 25421 WATER UTILITY TRUCK (RE#1340)	75,000.00	75,000.00	0.00	0.00	70,925.00	4,075.00	94.6%
460 56400 25422 WATER UTILITY TRUCK-NEW	75,000.00	75,000.00	0.00	0.00	70,925.00	4,075.00	94.6%

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YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
460 56401 EQUIP-NON CAPITAL	24,700.00	24,700.00	1,546.99	0.00	0.00	23,153.01	6.3%
460 59100 TRANSFER TO GENERAL FUND	120,000.00	120,000.00	70,000.00	10,000.00	0.00	50,000.00	58.3%
460 59230 TRANSFER TO UTIL ACQ DS	1,515,912.00	1,515,912.00	884,282.00	126,326.00	0.00	631,630.00	58.3%
460 59910 CONTINGENCY R & R	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	.0%
460 59990 RESERVE	3,797,096.00	3,797,096.00	0.00	0.00	0.00	3,797,096.00	.0%
TOTAL WATER	0.00	0.00	649,046.27	7,632.82	758,763.30	-1,407,809.57	100.0%
TOTAL REVENUES	-11,267,030.00	-11,267,030.00	-3,104,249.77	-453,682.85	0.00	-8,162,780.23	
TOTAL EXPENSES	11,267,030.00	11,267,030.00	3,753,296.04	461,315.67	758,763.30	6,754,970.66	
GRAND TOTAL	0.00	0.00	649,046.27	7,632.82	758,763.30	-1,407,809.57	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
470 STORMWATER							
470 33400 STATE GRANT	-775,625.00	-775,625.00	0.00	0.00	0.00	-775,625.00	.0%
470 34347 WATER DRAINAGE FEES	-1,016,560.00	-1,016,560.00	-621,774.44	-89,042.90	0.00	-394,785.56	61.2%
470 36990 OTHER REVENUE	0.00	0.00	-33.82	-2.50	0.00	33.82	100.0%
470 38135 FROM ARPA CAPITAL	0.00	0.00	-119,265.73	-119,265.73	0.00	119,265.73	100.0%
470 38910 CASH BALANCE FORWARD	462,812.00	462,812.00	0.00	0.00	0.00	462,812.00	.0%
470 51200 SALARIES	268,153.00	268,153.00	147,247.76	21,930.11	0.00	120,905.24	54.9%
470 51400 OVERTIME	20,000.00	20,000.00	39,089.11	10,010.19	0.00	-19,089.11	195.4%
470 52100 FICA	21,634.00	21,634.00	14,018.87	2,374.18	0.00	7,615.13	64.8%
470 52200 RETIREMENT	60,188.00	60,188.00	38,665.05	6,768.40	0.00	21,522.95	64.2%
470 52300 HEALTH INSUR	43,253.00	43,253.00	30,439.17	4,880.65	0.00	12,813.83	70.4%
470 52301 LIFE INSUR	606.00	606.00	469.26	73.05	0.00	136.74	77.4%
470 52350 OPEB COSTS	2,194.00	2,194.00	1,279.85	182.83	0.00	914.15	58.3%
470 52400 WORKERS' COMP	7,968.00	7,968.00	4,648.00	664.00	0.00	3,320.00	58.3%
470 53100 PROFESSIONAL SERVICES	245,000.00	245,000.00	75,835.00	73,010.00	1,325.00	167,840.00	31.5%
470 53200 AUDITING	6,568.00	6,568.00	3,831.35	547.33	0.00	2,736.65	58.3%
470 53400 CONTRACTUAL	72,127.00	72,127.00	17,292.38	4,807.14	8,683.79	46,150.83	36.0%
470 54000 TRAINING/TRAVEL	6,118.00	6,118.00	1,649.01	420.00	0.00	4,468.99	27.0%
470 54100 COMM - PHONE/FAX/ALARM	262.00	262.00	262.00	0.00	0.00	0.00	100.0%
470 54101 COMMUNICATIONS-CELLULAR	3,100.00	3,100.00	1,996.90	138.29	0.00	1,103.10	64.4%
470 54103 COMMUNICATIONS-INTERNET	1,854.00	1,854.00	656.63	95.12	0.00	1,197.37	35.4%

City of Fernandina Beach
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FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
470 54200	POSTAGE						
	50.00	150.00	58.02	58.02	0.00	91.98	38.7%
470 54300	UTILITIES ELECTRIC						
	5,800.00	5,800.00	2,256.73	387.35	0.00	3,543.27	38.9%
470 54310	UTILITIES-WATER & WASTEWATER						
	1,000.00	1,000.00	413.09	64.48	0.00	586.91	41.3%
470 54400	RENTALS/LEASES						
	15,000.00	15,000.00	11,905.56	1,036.72	0.00	3,094.44	79.4%
470 54500	INSURANCE						
	20,553.00	20,553.00	11,989.25	1,712.75	0.00	8,563.75	58.3%
470 54610	R/M BLDG & GROUNDS						
	76,500.00	76,500.00	1,442.96	1,150.00	0.00	75,057.04	1.9%
470 54611	R/M FACILITIES						
	2,700.00	2,700.00	890.87	0.00	0.00	1,809.13	33.0%
470 54620	R/M EQUIPMENT						
	10,000.00	10,000.00	5,938.85	2,133.42	0.00	4,061.15	59.4%
470 54630	R/M VEHICLES-LABOR						
	7,500.00	7,500.00	3,425.00	737.50	0.00	4,075.00	45.7%
470 54640	R/M VEHICLES-PARTS						
	12,000.00	12,000.00	10,118.47	1,664.84	0.00	1,881.53	84.3%
470 54700	PRINTING						
	500.00	400.00	0.00	0.00	0.00	400.00	.0%
470 54800	PROMOTIONAL						
	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	.0%
470 54910	BILLING COSTS						
	35,000.00	35,000.00	20,416.65	2,916.67	0.00	14,583.35	58.3%
470 54920	UTILITY ADMIN COSTS						
	220,390.00	220,390.00	128,560.85	18,365.83	0.00	91,829.15	58.3%
470 55100	OFFICE SUPPLIES						
	1,000.00	1,000.00	74.48	0.00	0.00	925.52	7.4%
470 55200	OPERATING SUPPLIES						
	175,465.00	175,465.00	105,098.05	4,496.10	14,832.77	55,534.18	68.4%
470 55210	UNIFORMS						
	3,500.00	3,500.00	1,220.90	-107.50	0.00	2,279.10	34.9%
470 55220	JANITORIAL SUPPLIES						
	1,000.00	1,000.00	43.49	0.00	0.00	956.51	4.3%
470 55230	GAS/OIL						
	14,000.00	14,000.00	11,214.44	1,389.98	0.00	2,785.56	80.1%
470 55300	ROAD MATERIALS						
	12,000.00	12,000.00	8,560.07	0.00	0.00	3,439.93	71.3%
470 55400	BOOKS/SUBS/DUES						
	1,285.00	1,285.00	811.05	0.00	0.00	473.95	63.1%
470 56200 25040	STORMWATER EQUIPMENT SHELTER						
	20,000.00	20,000.00	17,489.75	17,479.40	0.00	2,510.25	87.4%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
470 56300 22013 IMPROVEMENTS	500,000.00	500,000.00	0.00	0.00	23,297.07	476,702.93	4.7%
470 56300 22014 IMPROVEMENTS	125,000.00	125,000.00	0.00	0.00	0.00	125,000.00	.0%
470 56300 24035 A-4 Beech St -18 to Citrona	55,486.00	55,486.00	0.00	0.00	0.00	55,486.00	.0%
470 56300 24037 CENTRE STREET DRAINAGE	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	.0%
470 56300 24038 1ST AVE DRAINAGE PH1	250,000.00	250,000.00	0.00	0.00	0.00	250,000.00	.0%
470 56300 25041 CIP LINING OF STORMWATER PIPE	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	.0%
470 56401 EQUIP-NON CAPITAL	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	.0%
470 57100 PRINCIPAL	103,938.00	103,938.00	103,936.88	0.00	0.00	1.12	100.0%
470 57200 INTEREST	5,422.00	5,422.00	5,422.52	0.00	0.00	-0.52	100.0%
470 59990 RESERVE	-1,511,241.00	-1,511,241.00	0.00	0.00	0.00	-1,511,241.00	.0%
TOTAL STORMWATER	0.00	0.00	87,594.28	-28,924.28	48,138.63	-135,732.91	100.0%
TOTAL REVENUES	-1,329,373.00	-1,329,373.00	-741,073.99	-208,311.13	0.00	-588,299.01	
TOTAL EXPENSES	1,329,373.00	1,329,373.00	828,668.27	179,386.85	48,138.63	452,566.10	
GRAND TOTAL	0.00	0.00	87,594.28	-28,924.28	48,138.63	-135,732.91	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 MARINA							
480 33400 STATE GRANT	-93,859.00	-93,859.00	0.00	0.00	0.00	-93,859.00	.0%
480 33410 FL INLAND NAVIGATION REVENUE	-326,000.00	-326,000.00	-365,000.00	-107,880.00	0.00	39,000.00	112.0%
480 34750 SLIP RENTALS - PERMANENT	-430,000.00	-430,000.00	-270,437.13	-38,617.50	0.00	-159,562.87	62.9%
480 34755 SLIP RENTALS - TRANSIENT	-1,058,000.00	-1,058,000.00	-690,423.92	-124,161.18	0.00	-367,576.08	65.3%
480 34757 SLIP RENTALS - NON-TAXABLE	-12,000.00	-12,000.00	-17,936.74	-7,798.21	0.00	5,936.74	149.5%
480 34759 DOCK STORE RENT	-6,500.00	-6,500.00	-2,135.89	-814.79	0.00	-4,364.11	32.9%
480 34760 BUSINESS RENTALS	-30,625.00	-30,625.00	-16,597.33	-2,150.89	0.00	-14,027.67	54.2%
480 34762 MOORINGS-TAXABLE	-50,000.00	-50,000.00	-30,711.33	-6,390.99	0.00	-19,288.67	61.4%
480 34767 SERVICES-TAXABLE	-5,400.00	-5,400.00	-432.18	-174.67	0.00	-4,967.82	8.0%
480 34770 FUEL-DIESEL	-1,347,000.00	-1,347,000.00	-744,244.04	-124,508.51	0.00	-602,755.96	55.3%
480 34771 FUEL-GAS	-391,348.00	-391,348.00	-152,477.46	-22,427.92	0.00	-238,870.54	39.0%
480 34775 FUEL-DISCOUNTS DIESEL	20,000.00	20,000.00	11,496.26	1,710.74	0.00	8,503.74	57.5%
480 34776 FUEL-DISCOUNTS GAS	6,000.00	6,000.00	2,121.18	205.96	0.00	3,878.82	35.4%
480 36110 INTEREST	0.00	0.00	-18,466.65	-1,922.93	0.00	18,466.65	100.0%
480 36215 NON-TAXABLE RENT	0.00	0.00	-1,644.67	-681.71	0.00	1,644.67	100.0%
480 36990 OTHER REVENUE	-80,672.00	-80,672.00	-2,735.04	-38.04	0.00	-77,936.96	3.4%
480 36992 GAIN ON SALE OF ASSET	-31,287.00	-31,287.00	0.00	0.00	0.00	-31,287.00	.0%
480 38101 FROM GENERAL FUND	-770,062.00	-770,062.00	-449,202.85	-64,171.83	0.00	-320,859.15	58.3%
480 38910 CASH BALANCE FORWARD	-1,055,087.00	-1,055,087.00	0.00	0.00	0.00	-1,055,087.00	.0%
480 53100 PROFESSIONAL SERVICES	29,500.00	29,500.00	17,424.69	2,535.00	0.00	12,075.31	59.1%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 53200 AUDITING	7,371.00	7,371.00	4,299.75	614.25	0.00	3,071.25	58.3%
480 53400 CONTRACTUAL	641,176.00	641,176.00	346,353.70	52,670.90	0.00	294,822.30	54.0%
480 54000 TRAINING/TRAVEL	3,160.00	3,160.00	1,262.27	65.64	0.00	1,897.73	39.9%
480 54100 COMM - PHONE/FAX/ALARM	3,217.00	3,217.00	1,254.98	36.07	0.00	1,962.02	39.0%
480 54103 COMMUNICATIONS-INTERNET	6,180.00	6,180.00	2,182.40	397.48	0.00	3,997.60	35.3%
480 54200 POSTAGE	120.00	120.00	91.50	6.89	0.00	28.50	76.3%
480 54300 UTILITIES ELECTRIC	7,400.00	7,400.00	1,754.14	143.10	0.00	5,645.86	23.7%
480 54310 UTILITIES-WATER & WASTEWATER	17,640.00	17,640.00	4,757.93	992.99	0.00	12,882.07	27.0%
480 54500 INSURANCE	591,234.00	591,234.00	366,040.52	50,495.73	0.00	225,193.48	61.9%
480 54610 R/M BLDG & GROUNDS	44,500.00	88,050.00	50,747.10	25,250.77	44.00	37,258.90	57.7%
480 54611 R/M FACILITIES	57,800.00	93,644.00	47,168.85	0.00	203.04	46,272.11	50.6%
480 54620 R/M EQUIPMENT	52,300.00	52,300.00	33,752.40	1,584.95	0.00	18,547.60	64.5%
480 54630 R/M VEHICLES-LABOR	500.00	500.00	300.00	0.00	0.00	200.00	60.0%
480 54640 R/M VEHICLES-PARTS	1,000.00	1,000.00	190.84	0.00	0.00	809.16	19.1%
480 54675 R/M MOORING FIELD	24,000.00	32,200.00	10,560.00	0.00	18,816.20	2,823.80	91.2%
480 54800 PROMOTIONAL	49,734.00	49,734.00	37,433.49	3,884.12	0.00	12,300.51	75.3%
480 54900 MISC EXPENSE	0.00	0.00	600.00	0.00	0.00	-600.00	100.0%
480 55100 OFFICE SUPPLIES	3,250.00	3,250.00	1,050.25	151.94	0.00	2,199.75	32.3%
480 55200 OPERATING SUPPLIES	199,876.00	199,876.00	132,660.75	21,294.97	0.00	67,215.25	66.4%
480 55210 UNIFORMS	4,410.00	4,410.00	1,161.83	0.00	0.00	3,248.17	26.3%
480 55220 JANITORIAL SUPPLIES	2,200.00	2,200.00	1,147.22	287.26	0.00	1,052.78	52.1%
480 55400 BOOKS/SUBS/DUES	3,115.00	3,115.00	116.12	0.00	0.00	2,998.88	3.7%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
480 55510 FUEL FOR RESALE	1,236,500.00	1,236,500.00	600,581.05	97,447.78	0.00	635,918.95	48.6%
480 56300 IMPROVEMENTS	29,000.00	0.00	0.00	0.00	0.00	0.00	.0%
480 56300 24039 MARINA BOARDWALK	75,000.00	0.00	0.00	0.00	0.00	0.00	.0%
480 56300 25042 MARINA-FUEL TANK REPLACEMENT	420,000.00	321,450.00	0.00	0.00	0.00	321,450.00	.0%
480 56300 25043 MARINA-A&B DOCK UTILITIES	53,245.00	53,245.00	26,616.00	0.00	0.00	26,629.00	50.0%
480 56300 25069 IMPROVEMENTS	0.00	20,800.00	10,010.00	10,010.00	10,010.00	780.00	96.3%
480 56301 25065 NON CAP IMPROVEMENT	0.00	45,000.00	13,973.37	0.00	31,026.63	0.00	100.0%
480 56328 25044 DREDGING-MARINA	700,000.00	1,085,100.00	1,070,000.00	555,760.00	0.00	15,100.00	98.6%
480 56328 26001 DREDGING-MARINA	0.00	12,500.00	0.00	0.00	12,500.00	0.00	100.0%
480 56400 MACH/EQUIP	95,562.00	113,062.00	0.00	0.00	0.00	113,062.00	.0%
480 56400 25045 MARINA-PUMPOUT BOAT	125,146.00	156,802.00	0.00	0.00	0.00	156,802.00	.0%
480 57100 PRINCIPAL	704,722.00	704,722.00	80,316.11	11,473.73	0.00	624,405.89	11.4%
480 57200 INTEREST	65,340.00	65,340.00	37,021.80	1,242.78	0.00	28,318.20	56.7%
480 59990 RESERVE	407,642.00	10,042.00	0.00	0.00	0.00	10,042.00	.0%
TOTAL MARINA	0.00	0.00	152,001.27	336,523.88	72,599.87	-224,601.14	100.0%
TOTAL REVENUES	-5,661,840.00	-5,661,840.00	-2,748,827.79	-499,822.47	0.00	-2,913,012.21	
TOTAL EXPENSES	5,661,840.00	5,661,840.00	2,900,829.06	836,346.35	72,599.87	2,688,411.07	
GRAND TOTAL	0.00	0.00	152,001.27	336,523.88	72,599.87	-224,601.14	100.0%

** END OF REPORT - Generated by Marileida Hernandez **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 FLEET								
510 51200	SALARIES	241,830.00	241,830.00	107,672.59	17,308.10	0.00	134,157.41	44.5%
510 51400	OVERTIME	15,000.00	15,000.00	8,986.98	1,251.35	0.00	6,013.02	59.9%
510 52100	FICA	19,613.00	19,613.00	8,891.84	1,406.35	0.00	10,721.16	45.3%
510 52200	RETIREMENT	53,464.00	53,464.00	24,845.82	3,932.77	0.00	28,618.18	46.5%
510 52300	HEALTH INSUR	45,395.00	45,395.00	20,185.20	2,883.60	0.00	25,209.80	44.5%
510 52301	LIFE INSUR	888.00	888.00	357.02	56.88	0.00	530.98	40.2%
510 52400	WORKERS' COMP	3,143.00	3,143.00	1,833.40	261.92	0.00	1,309.60	58.3%
510 53200	AUDITING	2,463.00	2,463.00	1,436.75	205.25	0.00	1,026.25	58.3%
510 53400	CONTRACTUAL	29,229.00	29,229.00	17,832.54	2,006.71	0.00	11,396.46	61.0%
510 54000	TRAINING/TRAVEL	5,100.00	5,100.00	72.28	0.00	0.00	5,027.72	1.4%
510 54100	COMM - PHONE/FAX/ALARM	523.00	523.00	523.00	0.00	0.00	0.00	100.0%
510 54101	COMMUNICATIONS-CELLULAR	300.00	300.00	100.00	25.00	0.00	200.00	33.3%
510 54103	COMMUNICATIONS-INTERNET	1,854.00	1,854.00	0.00	0.00	0.00	1,854.00	.0%
510 54300	UTILITIES ELECTRIC	5,500.00	5,500.00	3,121.12	553.18	0.00	2,378.88	56.7%
510 54310	UTILITIES-WATER & WASTEWATER	2,400.00	2,400.00	1,283.23	195.10	0.00	1,116.77	53.5%
510 54500	INSURANCE	25,721.00	25,721.00	15,003.90	2,143.42	0.00	10,717.10	58.3%
510 54611	R/M FACILITIES	23,000.00	23,000.00	15,214.63	10,123.40	0.00	7,785.37	66.2%
510 54620	R/M EQUIPMENT	11,000.00	11,000.00	2,488.98	0.00	0.00	8,511.02	22.6%
510 54630	R/M VEHICLES-LABOR	2,000.00	2,000.00	1,450.00	950.00	0.00	550.00	72.5%
510 54640	R/M VEHICLES-PARTS	4,500.00	4,500.00	1,604.52	191.09	0.00	2,895.48	35.7%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 55100 OFFICE SUPPLIES	200.00	200.00	35.52	0.00	0.00	164.48	17.8%
510 55200 OPERATING SUPPLIES	11,465.00	11,465.00	4,393.27	80.43	877.77	6,193.96	46.0%
510 55210 UNIFORMS	900.00	900.00	771.30	0.00	0.00	128.70	85.7%
510 55230 GAS/OIL	6,500.00	6,500.00	3,953.30	413.53	0.00	2,546.70	60.8%
510 55240 CHEMICALS	500.00	500.00	16.49	0.00	0.00	483.51	3.3%
510 55400 BOOKS/SUBS/DUES	250.00	250.00	171.80	0.00	0.00	78.20	68.7%
510 56400 MACH/EQUIP	20,500.00	6,690.00	2,809.74	0.00	0.00	3,880.26	42.0%
510 56400 25420 FLEET-FORD EXPLORER-RE#1362-7	45,000.00	45,000.00	0.00	0.00	38,532.00	6,468.00	85.6%
510 56400 25426 FLEET A/C RECOVERY MACHINE	0.00	4,560.00	4,559.99	0.00	0.00	0.01	100.0%
510 56400 25427 FLEET TIRE CHANGER MACHINE	0.00	9,250.00	9,250.00	0.00	0.00	0.00	100.0%
510 56401 EQUIP-NON CAPITAL	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	.0%
510 58600 GAS/OIL COSTS	445,000.00	445,000.00	191,627.08	76,159.28	0.00	253,372.92	43.1%
510 58700 VEHICLE PARTS/SRVS COSTS	330,000.00	330,000.00	184,816.47	-14,529.23	0.00	145,183.53	56.0%
510 59990 RESERVE	-120,192.00	-120,192.00	0.00	0.00	0.00	-120,192.00	.0%
TOTAL FLEET	1,236,546.00	1,236,546.00	635,308.76	105,618.13	39,409.77	561,827.47	54.6%
TOTAL EXPENSES	1,236,546.00	1,236,546.00	635,308.76	105,618.13	39,409.77	561,827.47	
GRAND TOTAL	1,236,546.00	1,236,546.00	635,308.76	105,618.13	39,409.77	561,827.47	54.6%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
510 FLEET							
510 36990 OTHER REVENUE	-4,500.00	-4,500.00	-393.55	0.00	0.00	-4,106.45	8.7%
510 36992 GAIN ON SALE OF ASSET	-65,000.00	-65,000.00	-36,455.00	-5,550.00	0.00	-28,545.00	56.1%
510 38040 PARTS	0.00	0.00	-601.63	12,372.35	0.00	601.63	100.0%
510 38045 LABOR	0.00	0.00	-1,450.00	-950.00	0.00	1,450.00	100.0%
510 38053 GAS/OIL	-523,700.00	-523,700.00	-244,197.17	-35,322.71	0.00	-279,502.83	46.6%
510 38910 CASH BALANCE FORWARD	-11,646.00	-11,646.00	0.00	0.00	0.00	-11,646.00	.0%
TOTAL FLEET	-604,846.00	-604,846.00	-283,097.35	-29,450.36	0.00	-321,748.65	46.8%
TOTAL REVENUES	-604,846.00	-604,846.00	-283,097.35	-29,450.36	0.00	-321,748.65	
5101000 GENERAL FUND							
5101000 38040 PARTS	-262,100.00	-262,100.00	-146,237.55	-34,623.18	0.00	-115,862.45	55.8%
5101000 38045 LABOR	-208,350.00	-208,350.00	-121,537.55	-17,362.49	0.00	-86,812.45	58.3%
TOTAL GENERAL FUND	-470,450.00	-470,450.00	-267,775.10	-51,985.67	0.00	-202,674.90	56.9%
TOTAL REVENUES	-470,450.00	-470,450.00	-267,775.10	-51,985.67	0.00	-202,674.90	
5102400 FLEET BUILDING/PERMITTING							
5102400 38040 PARTS	0.00	0.00	-603.44	-33.08	0.00	603.44	100.0%
TOTAL FLEET BUILDING/PERMITTING	0.00	0.00	-603.44	-33.08	0.00	603.44	100.0%
TOTAL REVENUES	0.00	0.00	-603.44	-33.08	0.00	603.44	

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
5102401 FLEET BUILDING/PERMITTING							
5102401 38040 PARTS	-1,500.00	-1,500.00	0.00	0.00	0.00	-1,500.00	.0%
5102401 38045 LABOR	-1,000.00	-1,000.00	-337.50	-37.50	0.00	-662.50	33.8%
TOTAL FLEET BUILDING/PERMITTING	-2,500.00	-2,500.00	-337.50	-37.50	0.00	-2,162.50	13.5%
TOTAL REVENUES	-2,500.00	-2,500.00	-337.50	-37.50	0.00	-2,162.50	
5104100 GOLF COURSE							
5104100 38040 PARTS	-750.00	-750.00	-42.35	-8.00	0.00	-707.65	5.6%
5104100 38045 LABOR	-1,000.00	-1,000.00	-212.50	-100.00	0.00	-787.50	21.3%
TOTAL GOLF COURSE	-1,750.00	-1,750.00	-254.85	-108.00	0.00	-1,495.15	14.6%
TOTAL REVENUES	-1,750.00	-1,750.00	-254.85	-108.00	0.00	-1,495.15	
5104200 AIRPORT							
5104200 38040 PARTS	-6,000.00	-6,000.00	-4,286.28	-551.99	0.00	-1,713.72	71.4%
5104200 38045 LABOR	-5,000.00	-5,000.00	-1,800.00	-300.00	0.00	-3,200.00	36.0%
TOTAL AIRPORT	-11,000.00	-11,000.00	-6,086.28	-851.99	0.00	-4,913.72	55.3%
TOTAL REVENUES	-11,000.00	-11,000.00	-6,086.28	-851.99	0.00	-4,913.72	
5104400 SANITATION							
5104400 38040 PARTS	-20,000.00	-20,000.00	-17,663.20	-2,036.16	0.00	-2,336.80	88.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

5104400 SANITATION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
5104400 38045 LABOR	-12,000.00	-12,000.00	-5,437.50	-562.50	0.00	-6,562.50	45.3%
TOTAL SANITATION	-32,000.00	-32,000.00	-23,100.70	-2,598.66	0.00	-8,899.30	72.2%
TOTAL REVENUES	-32,000.00	-32,000.00	-23,100.70	-2,598.66	0.00	-8,899.30	
5104500 WASTEWATER							
5104500 38040 PARTS	-38,000.00	-38,000.00	-13,869.27	-1,302.71	0.00	-24,130.73	36.5%
5104500 38045 LABOR	-20,000.00	-20,000.00	-7,150.00	-1,050.00	0.00	-12,850.00	35.8%
TOTAL WASTEWATER	-58,000.00	-58,000.00	-21,019.27	-2,352.71	0.00	-36,980.73	36.2%
TOTAL REVENUES	-58,000.00	-58,000.00	-21,019.27	-2,352.71	0.00	-36,980.73	
5104600 WATER							
5104600 38040 PARTS	-23,000.00	-23,000.00	-9,369.31	-931.43	0.00	-13,630.69	40.7%
5104600 38045 LABOR	-12,000.00	-12,000.00	-5,512.50	-475.00	0.00	-6,487.50	45.9%
TOTAL WATER	-35,000.00	-35,000.00	-14,881.81	-1,406.43	0.00	-20,118.19	42.5%
TOTAL REVENUES	-35,000.00	-35,000.00	-14,881.81	-1,406.43	0.00	-20,118.19	
5104700 STORMWATER							
5104700 38040 PARTS	-12,000.00	-12,000.00	-10,118.47	-1,664.84	0.00	-1,881.53	84.3%
5104700 38045 LABOR	-7,500.00	-7,500.00	-3,425.00	-737.50	0.00	-4,075.00	45.7%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

5104700 STORMWATER	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL STORMWATER	-19,500.00	-19,500.00	-13,543.47	-2,402.34	0.00	-5,956.53	69.5%
TOTAL REVENUES	-19,500.00	-19,500.00	-13,543.47	-2,402.34	0.00	-5,956.53	
5104800 MARINA							
5104800 38040 PARTS	-1,000.00	-1,000.00	-190.84	0.00	0.00	-809.16	19.1%
5104800 38045 LABOR	-500.00	-500.00	-300.00	0.00	0.00	-200.00	60.0%
TOTAL MARINA	-1,500.00	-1,500.00	-490.84	0.00	0.00	-1,009.16	32.7%
TOTAL REVENUES	-1,500.00	-1,500.00	-490.84	0.00	0.00	-1,009.16	
GRAND TOTAL	-1,236,546.00	-1,236,546.00	-631,190.61	-91,226.74	0.00	-605,355.39	51.0%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520 UTILITY BILLING								
520 51200	SALARIES	337,356.00	335,356.00	173,650.90	23,616.07	0.00	161,705.10	51.8%
520 51400	OVERTIME	0.00	2,000.00	1,149.72	154.54	0.00	850.28	57.5%
520 52100	FICA	25,246.00	25,246.00	13,028.57	1,767.41	0.00	12,217.43	51.6%
520 52200	RETIREMENT	70,654.00	70,654.00	35,540.98	5,036.99	0.00	35,113.02	50.3%
520 52300	HEALTH INSUR	83,058.00	83,058.00	39,096.64	6,170.90	0.00	43,961.36	47.1%
520 52301	LIFE INSUR	1,199.00	1,199.00	559.13	84.25	0.00	639.87	46.6%
520 52400	WORKERS' COMP	353.00	353.00	205.90	29.42	0.00	147.10	58.3%
520 53400	CONTRACTUAL	67,104.00	67,104.00	34,849.24	3,770.62	0.00	32,254.76	51.9%
520 54000	TRAINING/TRAVEL	3,575.00	3,575.00	774.57	221.20	0.00	2,800.43	21.7%
520 54100	COMM - PHONE/FAX/ALARM	1,502.00	1,502.00	1,139.06	0.00	0.00	362.94	75.8%
520 54103	COMMUNICATIONS-INTERNET	1,854.00	1,854.00	826.85	236.96	0.00	1,027.15	44.6%
520 54200	POSTAGE	54,000.00	54,000.00	27,537.46	6,258.54	0.00	26,462.54	51.0%
520 54300	UTILITIES ELECTRIC	3,675.00	3,675.00	1,365.87	259.38	0.00	2,309.13	37.2%
520 54310	UTILITIES-WATER & WASTEWATER	1,100.00	1,100.00	487.75	85.33	0.00	612.25	44.3%
520 54500	INSURANCE	9,948.00	9,948.00	5,803.00	829.00	0.00	4,145.00	58.3%
520 54610	R/M BLDG & GROUNDS	750.00	750.00	0.00	0.00	0.00	750.00	.0%
520 54611	R/M FACILITIES	6,750.00	6,750.00	5,320.11	0.00	0.00	1,429.89	78.8%
520 54620	R/M EQUIPMENT	700.00	700.00	0.00	0.00	0.00	700.00	.0%
520 54700	PRINTING	800.00	800.00	0.00	0.00	0.00	800.00	.0%
520 54902	BAD DEBT EXPENSE	2,000.00	2,000.00	1,752.94	494.02	0.00	247.06	87.6%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520 55100 OFFICE SUPPLIES	1,600.00	1,600.00	1,301.91	472.88	0.00	298.09	81.4%
520 55200 OPERATING SUPPLIES	6,295.00	6,295.00	2,823.37	561.00	877.77	2,593.86	58.8%
520 55210 UNIFORMS	1,400.00	1,400.00	0.00	0.00	0.00	1,400.00	.0%
520 55220 JANITORIAL SUPPLIES	685.00	685.00	199.65	8.49	0.00	485.35	29.1%
520 56401 EQUIP-NON CAPITAL	2,000.00	2,000.00	1,947.94	0.00	43.04	9.02	99.5%
520 59990 RESERVE	63,812.00	63,812.00	0.00	0.00	0.00	63,812.00	.0%
TOTAL UTILITY BILLING	747,416.00	747,416.00	349,361.56	50,057.00	920.81	397,133.63	46.9%
TOTAL EXPENSES	747,416.00	747,416.00	349,361.56	50,057.00	920.81	397,133.63	
GRAND TOTAL	747,416.00	747,416.00	349,361.56	50,057.00	920.81	397,133.63	46.9%

** END OF REPORT - Generated by Ashley Butler **

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520 UTILITY BILLING							
520 34300 UB ADMIN FEES	-32,000.00	-32,000.00	-11,755.00	-1,557.50	0.00	-20,245.00	36.7%
520 36110 INTEREST	0.00	0.00	-1,983.90	-262.43	0.00	1,983.90	100.0%
520 36990 OTHER REVENUE	0.00	0.00	-454.03	0.00	0.00	454.03	100.0%
520 38910 CASH BALANCE FORWARD	-181,116.00	-181,116.00	0.00	0.00	0.00	-181,116.00	.0%
TOTAL UTILITY BILLING	-213,116.00	-213,116.00	-14,192.93	-1,819.93	0.00	-198,923.07	6.7%
TOTAL REVENUES	-213,116.00	-213,116.00	-14,192.93	-1,819.93	0.00	-198,923.07	
5204200 AIRPORT							
5204200 38052 CHARGES FOR UB SERVICES	-7,300.00	-7,300.00	-5,833.35	-833.33	0.00	-1,466.65	79.9%
TOTAL AIRPORT	-7,300.00	-7,300.00	-5,833.35	-833.33	0.00	-1,466.65	79.9%
TOTAL REVENUES	-7,300.00	-7,300.00	-5,833.35	-833.33	0.00	-1,466.65	
5204400 SANITATION							
5204400 38052 CHARGES FOR UB SERVICES	-92,000.00	-92,000.00	-53,666.65	-7,666.67	0.00	-38,333.35	58.3%
TOTAL SANITATION	-92,000.00	-92,000.00	-53,666.65	-7,666.67	0.00	-38,333.35	58.3%
TOTAL REVENUES	-92,000.00	-92,000.00	-53,666.65	-7,666.67	0.00	-38,333.35	
5204500 WASTE WATER							
5204500 38052 CHARGES FOR UB SERVICES	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	58.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

5204500 WASTE WATER	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL WASTE WATER	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	58.3%
TOTAL REVENUES	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	
5204600 WATER							
5204600 38052 CHARGES FOR UB SERVICES	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	58.3%
TOTAL WATER	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	58.3%
TOTAL REVENUES	-200,000.00	-200,000.00	-116,666.65	-16,666.67	0.00	-83,333.35	
5204700 STORMWATER							
5204700 38052 CHARGES FOR UB SERVICES	-35,000.00	-35,000.00	-20,416.65	-2,916.67	0.00	-14,583.35	58.3%
TOTAL STORMWATER	-35,000.00	-35,000.00	-20,416.65	-2,916.67	0.00	-14,583.35	58.3%
TOTAL REVENUES	-35,000.00	-35,000.00	-20,416.65	-2,916.67	0.00	-14,583.35	
GRAND TOTAL	-747,416.00	-747,416.00	-327,442.88	-46,569.94	0.00	-419,973.12	43.8%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
530 UTILITY ADMIN								
530 51200	SALARIES	554,517.00	554,517.00	320,883.55	45,674.58	0.00	233,633.45	57.9%
530 51400	OVERTIME	6,000.00	6,000.00	10,790.89	1,321.29	0.00	-4,790.89	179.8%
530 52100	FICA	40,461.00	40,461.00	24,071.31	3,367.96	0.00	16,389.69	59.5%
530 52200	RETIREMENT	116,653.00	116,653.00	65,800.43	9,958.43	0.00	50,852.57	56.4%
530 52300	HEALTH INSUR	133,900.00	133,900.00	64,410.62	9,617.86	0.00	69,489.38	48.1%
530 52301	LIFE INSUR	2,646.00	2,646.00	974.46	149.35	0.00	1,671.54	36.8%
530 52400	WORKERS' COMP	6,607.00	6,607.00	3,854.10	550.58	0.00	2,752.90	58.3%
530 53400	CONTRACTUAL	33,721.00	33,721.00	33,280.08	1,828.12	0.00	440.92	98.7%
530 54000	TRAINING/TRAVEL	20,000.00	20,000.00	3,974.34	420.00	0.00	16,025.66	19.9%
530 54100	COMM - PHONE/FAX/ALARM	1,208.00	1,208.00	1,026.53	0.00	0.00	181.47	85.0%
530 54101	COMMUNICATIONS-CELLULAR	3,000.00	3,000.00	1,169.09	571.44	0.00	1,830.91	39.0%
530 54103	COMMUNICATIONS-INTERNET	1,854.00	1,854.00	838.78	236.96	0.00	1,015.22	45.2%
530 54200	POSTAGE	1,500.00	1,400.00	0.00	0.00	0.00	1,400.00	.0%
530 54300	UTILITIES ELECTRIC	3,000.00	3,000.00	1,365.85	259.38	0.00	1,634.15	45.5%
530 54310	UTILITIES-WATER & WASTEWATER	800.00	800.00	487.74	85.34	0.00	312.26	61.0%
530 54500	INSURANCE	14,223.00	14,223.00	8,296.75	1,185.25	0.00	5,926.25	58.3%
530 54610	R/M BLDG & GROUNDS	500.00	500.00	0.00	0.00	0.00	500.00	.0%
530 54611	R/M FACILITIES	8,250.00	8,250.00	5,472.57	0.00	0.00	2,777.43	66.3%
530 54700	PRINTING	0.00	100.00	48.60	48.60	0.00	51.40	48.6%
530 55100	OFFICE SUPPLIES	4,000.00	3,400.00	1,152.96	147.77	0.00	2,247.04	33.9%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
530 55200 OPERATING SUPPLIES	4,165.00	4,165.00	485.44	0.00	0.00	3,679.56	11.7%
530 55210 UNIFORMS	3,100.00	3,100.00	1,219.40	0.00	0.00	1,880.60	39.3%
530 55220 JANITORIAL SUPPLIES	2,000.00	2,000.00	293.22	8.49	0.00	1,706.78	14.7%
530 55400 BOOKS/SUBS/DUES	3,000.00	3,000.00	1,085.80	0.00	0.00	1,914.20	36.2%
530 56400 MACH/EQUIP	5,500.00	5,500.00	4,569.67	0.00	0.00	930.33	83.1%
530 56400 25430 UTILITY ADMIN GENERATOR	0.00	57,900.00	0.00	0.00	57,857.44	42.56	99.9%
530 56401 EQUIP-NON CAPITAL	2,750.00	3,350.00	1,098.00	0.00	2,232.18	19.82	99.4%
530 59990 RESERVE	84,769.00	26,869.00	0.00	0.00	0.00	26,869.00	.0%
TOTAL UTILITY ADMIN	1,058,124.00	1,058,124.00	556,650.18	75,431.40	60,089.62	441,384.20	58.3%
TOTAL EXPENSES	1,058,124.00	1,058,124.00	556,650.18	75,431.40	60,089.62	441,384.20	
GRAND TOTAL	1,058,124.00	1,058,124.00	556,650.18	75,431.40	60,089.62	441,384.20	58.3%

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City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
530 UTILITY ADMIN							
530 36110 INTEREST	-1,000.00	-1,000.00	-1,642.17	-182.68	0.00	642.17	164.2%
530 36990 OTHER REVENUE	0.00	0.00	-1,743.22	0.00	0.00	1,743.22	100.0%
530 38910 CASH BALANCE FORWARD	-175,564.00	-175,564.00	0.00	0.00	0.00	-175,564.00	.0%
TOTAL UTILITY ADMIN	-176,564.00	-176,564.00	-3,385.39	-182.68	0.00	-173,178.61	1.9%
TOTAL REVENUES	-176,564.00	-176,564.00	-3,385.39	-182.68	0.00	-173,178.61	
5304500 WASTE WATER							
5304500 38054 CHARGES FOR UTIL ADM	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	58.3%
TOTAL WASTE WATER	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	58.3%
TOTAL REVENUES	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	
5304600 WATER							
5304600 38054 CHARGES FOR UTIL ADM	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	58.3%
TOTAL WATER	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	58.3%
TOTAL REVENUES	-330,585.00	-330,585.00	-192,841.25	-27,548.75	0.00	-137,743.75	
5304700 STORMWATER							
5304700 38054 CHARGES FOR UTIL ADM	-220,390.00	-220,390.00	-128,560.85	-18,365.83	0.00	-91,829.15	58.3%

City of Fernandina Beach
YEAR-TO-DATE BUDGET REPORT

FOR 2025 07

5304700 STORMWATER

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL STORMWATER	-220,390.00	-220,390.00	-128,560.85	-18,365.83	0.00	-91,829.15	58.3%
TOTAL REVENUES	-220,390.00	-220,390.00	-128,560.85	-18,365.83	0.00	-91,829.15	
GRAND TOTAL	-1,058,124.00	-1,058,124.00	-517,628.74	-73,646.01	0.00	-540,495.26	48.9%

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CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Presentation - Project Updates

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS: Deputy City Manager Jeremiah Glisson will provide an update on current and/or pending projects.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Jeremiah Glisson, Deputy City Manager	4/10/2025
Sarah Campbell, City Manager	4/11/2025

Kimberly Elliott Briley

Date: January 03, 2025

Submitted By: Kim Briley, Deputy City Clerk

COMMISSION ACTION:

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2025-79
Budget Amendment - Police Department

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-79.

SYNOPSIS: The City of Fernandina Beach Police Department participates in a Federal Law Enforcement initiative.

In accordance with Code of Ordinances Section 2-412 the Commission must approve budget amendments and budget transfers over $25,000. The purpose of this budget amendment is to increase Revenue and Equipment expenditure accounts in the Law Enforcement Recovery Fund to authorize spending for the Federal Law Enforcement initiative.

FISCAL IMPACT: This budget amendment increases the total City Budget by $144,202 from $205,047,055 to $205,191,257.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-79.

Jeff Tambasco, Police Chief	5/1/2025
Kim Briley, Deputy City Clerk	5/2/2025
Susan Carless, Comptroller	5/6/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Sarah Campbell, City Manager	5/13/2025
Harrison Poole, City Attorney Pro Tem	5/13/2025
Katie Newton, Paralegal	5/13/2025

Caroline Best

Submitted By: Caroline Best, City Clerk

Date: May 01, 2025

COMMISSION ACTION: Adopt

RESOLUTION 2025-79

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A POLICE DEPARTMENT BUDGET AMENDMENT IN FISCAL YEAR 2024/2025 DUE TO UNANTICIPATED REVENUE FROM THE LAW ENFORCEMENT RECOVERY FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach Police department participates in the Federal Law Enforcement initiative with SWFLANT (Strategic Weapons Facility, Atlantic); and

WHERAS, the "Purchase Request" from SWFLANT is for reimbursement of goods and services in an amount not to exceed $144,202.00 for the balance of the 2024/2025 Fiscal Year; and

WHEREAS, revenues for the new contract were not anticipated when the 2024/2025 Budget was developed; and

WHEREAS, staff recommends accounting for these transactions in the Law Enforcement Recovery Fund (Fund 190) and recommends the following budget amendment: An increase to the Federal Law Enforcement Support revenue account, 190 34210 and to the Law Enforcement Recovery Fund Equipment expenditure account, 190 56400 in the amount of $144,202. This amendment will increase the total City budget from $205,047,055 to $205,191,257.

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

SECTION 1. The City Commission hereby approves increasing the Federal Law Enforcement Support revenue account, 190 34210 and the Law Enforcement Recovery Fund Equipment expenditure account, 190 56400 by $144,202.00. This amendment will increase the Total City budget from $205,047,055 to $205,191,257.

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

ADOPTED this 20th day of May, 2025.

ATTEST:

CAROLINE BEST
City Clerk

CITY OF FERNANDINA BEACH

JAMES ANTUN
Commissioner-Mayor

APPROVED AS TO FORM:

HARRISON W. POOLE, ESQ.
City Attorney Pro Tem

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2025-80
Budget Amendment - Human Resources Department

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-80.

SYNOPSIS: As a benefit of our current healthcare plan, United Healthcare, the City's health insurance provider, provides funding for wellness initiatives from their wellness fund in the amount of $25,000. This will require a budget amendment to document the increase to the total City budget.

FISCAL IMPACT: An amendment to the budget to increase the General Revenue Fund, 001 36990, and increase the Human Resources Department Promotional account, 0011350 54800, by $25,000.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-80.

Denise Matson, Human Resources Director	4/23/2025
Kim Briley, Deputy City Clerk	4/23/2025
Alisha Brown, Budget Analyst	4/24/2025
Susan Carless, Comptroller	4/24/2025
Jeremiah Glisson, Deputy City Manager	4/28/2025
Sarah Campbell, City Manager	4/28/2025
Harrison Poole, City Attorney Pro Tem	4/28/2025
Katie Newton, Paralegal	5/13/2025

Submitted By: _____ Date: April 23, 2025
Alisha Brown, Budget Analyst

COMMISSION ACTION: Adopt

RESOLUTION 2025-80

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVES A BUDGET AMENDMENT FOR THE HUMAN RESOURCES DEPARTMENT FOR FISCAL YEAR 2024/2025 FOR $25,000 FROM UNITED HEALTHCARE FOR WELLNESS INITIATIVES; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, United Healthcare has provided medical insurance benefits to full-time employees since 2015; and

WHEREAS, as a benefit of our current healthcare plan United Healthcare provides funding for wellness initiatives from their wellness fund in the amount of $25,000; and

WHEREAS, staff will recommend how best to use the funds to benefit the health and well-being of the employees; and

WHEREAS, a budget amendment is needed for the revenue from the United Healthcare Wellness fund increasing the General Fund Other Revenue account, 001 36990 and increasing the Human Resources Department Promotional account, 0011350 54800 by $25,000; and

WHEREAS, this budget amendment raises the total City budget by $25,000, from $205,022,055 to $205,047,055

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

SECTION 1. The City Commission hereby approves the expenditure of the United Healthcare Wellness fund benefit in an amount not to exceed $25,000, as approved by Resolution 2024-159.

SECTION 2. The City Commission further approves a budget amendment for the United Healthcare Wellness fund increasing the General Fund Revenue account, 001 36990, and increasing the Human Resources Department Promotional account, 0011350 54800, by $25,000, and raising the total City budget by $25,000 from $205,022,055 to $205,047,055.

SECTION 3. This Resolution is effective immediately upon passage.

ADOPTED this 20th day of May 2025.

CITY OF FERNANDINA BEACH

_____

JAMES ANTUN
Commissioner-Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

_____
CAROLINE BEST
City Clerk

_____
HARRISON W, POOLE, ESQ.
City Attorney Pro Tem

RESOLUTION 2024-159

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ACCEPTING A PROPOSAL FROM UNITED HEALTHCARE TO PROVIDE MEDICAL, DENTAL AND VISION INSURANCE COVERAGE FOR FISCAL YEAR 2024/2025 WITH OPTION FOR RENEWAL FOR ANOTHER YEAR; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, United Healthcare has provided medical insurance benefits to full-time employees since 2015; and

WHEREAS, through the City's benefit consultant, Brown & Brown, proposals were obtained from United Healthcare, Florida Blue and Cigna, with the City selecting United Healthcare as the most competitive provider of health, dental and vision insurance for its full-time employees; and

WHEREAS, the proposal from United Healthcare, attached hereto as Exhibit A, provides for a 13.8% increase in premiums for medical insurance; and

WHEREAS, the proposal from United Healthcare, attached hereto as Exhibit A, provides for no change in premiums for dental insurance; and

WHEREAS, the proposal from United Healthcare, attached hereto as Exhibit A, provides for a 5% increase in premiums for vision insurance with a three year rate guarantee to September 30, 2027; and

WHEREAS, the proposals for medical and dental insurance are be for a period of one (1) year, with a one (1) year renewal annually at the desire of both parties; and

WHEREAS, funding is budgeted among all departments proportionally to cover the costs of this insurance; and

WHEREAS, providing medical, dental and vision insurance benefits is in the best interests of the City and its employees.

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

SECTION 1. The City Commission hereby accepts the proposal from United Healthcare to provide health, dental and vision insurance coverage to the employees of the City of Fernandina Beach for fiscal year 2024/2025 with an option for one 1-year renewal thereafter, attached hereto as Exhibit A.

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

SECTION 3. This Resolution is effective immediately upon passage.

ADOPTED this 3rd day of September 2024.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner-Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

Resolution 2024-159
Exhibit "A"

Brown & Brown

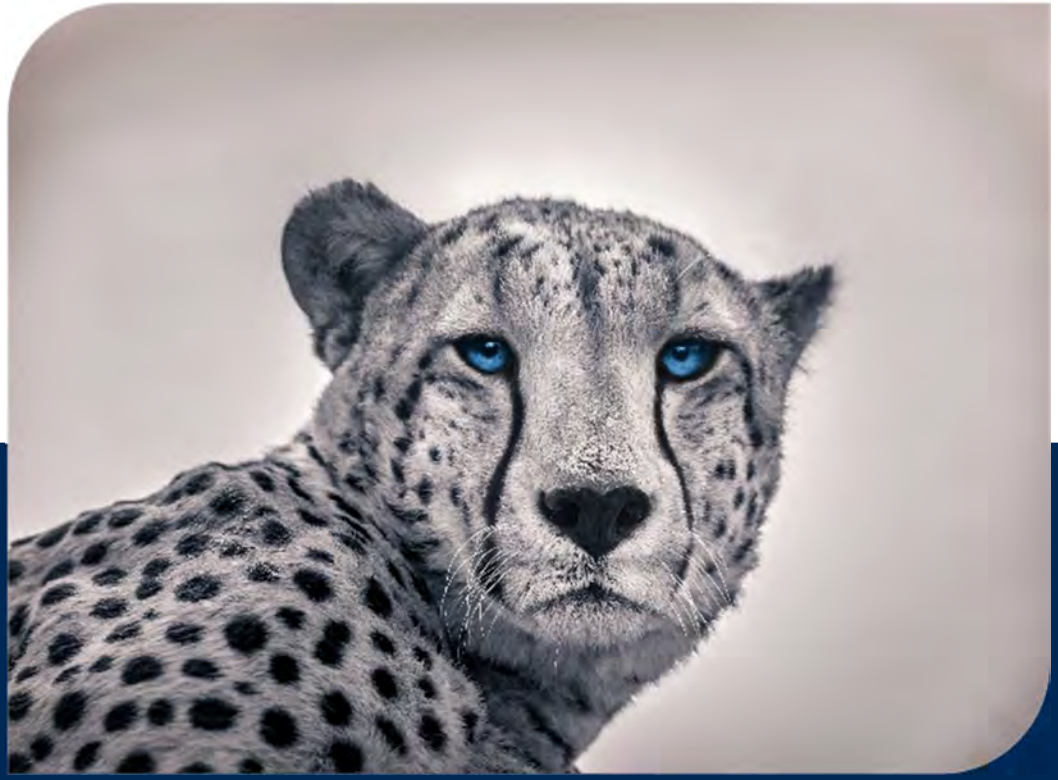
PUBLIC SECTOR

Proposal of Employee Benefits Coverage and Service

Revised/Final Proposal Date: 7/26/2024

Effective Date: 10/1/2024

CITY OF FERNANDINA BEACH



Risk Management Associates

Brown & Brown is one of the largest and most respected independent insurance intermediaries in the nation, with over 80 years of continuous service. The Company is ranked as the sixth largest such organization in the United States by Business Insurance magazine.

Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc., has established itself as one of the premier insurance services organizations for public entities in the United States. Our in-depth understanding of the unique risk exposures and operating environment of public entities allows us to tailor insurance products and services to effectively meet their needs. As the only independent insurance agency solely dedicated to the public entity market, we are uniquely qualified to meet and exceed the expectations of our clients. Our 20 years of insuring local governments has afforded us significant experience and insight into the unique challenges and constraints that our clients face.

As a Brown & Brown company, Risk Management Associates has access to hundreds of insurance markets nationwide. The buying power and premium leverage within the organization is surpassed by few agencies.

Risk Management Associates focuses on developing innovative approaches towards managing your risk. Cost effective insurance products, professional service, and commitment to client's needs are our primary goals. Proof of account satisfaction is reflected by a 97% business retention rate.

Employee Benefits is just one area of expertise we can provide. Our benefit programs include
Medical, Dental, Vision, Cobra, Life, Disability and Section 125 pre-tax reimbursement accounts just to name a few. We are able to provide fully insured programs for employers of all sizes and self funded programs to meet the special needs of employers interested in that type of arrangement. In addition to providing the insurance programs, we assist in the design, cost-containment, management and development of your employee benefit package.

All Employee Benefit clients are assigned an "In House" Employee Benefits Specialist to assist with Billing, Claims, Eligibility, Enrollment, or any other issues or questions that arise.

For our clients that opt for self insured programs, we not only provide the mentioned above, but also supply detailed reports to help you monitor your program closely. We also place the reinsurance, help design a plan to meet your needs and work closely with you and the Third Party administrator during the implementation as well as throughout the year to ensure the plan operates smoothly.

As for property and casualty, Risk Management Associates is a recognized leader in the area of professional liability, governmental and municipal insurance programs, pollutions liability and many other specialized areas of risk. All property and casualty clients are assigned an "In-House" Public Risk Specialist.

Commitment to Our Clients

The Employee Benefits Division at Risk Management Associates is focused on providing you with the best products at the most competitive rates possible. We ensure a very high level of customer service by remaining involved with you after the plan's effective date.

In addition to the Risk Management Associates Employee Benefits Advisor, all clients are assigned a team of dedicated service and marketing professionals committed to fast, efficient and friendly service during plan renewal and every other day of the year.

- We provide assistance with carriers to resolve any issues concerning policy administration, claims and billing.
- We provide expertise in designing, analyzing, and maintaining an employee benefits program that will help you attract and retain quality employees.
- We provide timely guidance on local and national trends in employee benefits and in the carrier marketplace.

As part of the 6th largest insurance broker in the country (as determined by Business Insurance magazine) we have the resources to partner with clients of all sizes and industries to maximize benefits and contain costs. The Employee Benefits Division in Daytona Beach, FL is fully automated and highly efficient in marketing plan renewals and new business. We have access to all local and national carriers, third party administrators, and other specialists in the employee benefits industry including:

Medical · Dental · Vision · Life · Disability Plans · Cafeteria Plans · 401(k) Plans · Self-funded and Partially Self-funded arrangements · Employee Assistance Programs · Voluntary (employee-paid) Long-Term Disability, Short-Term Disability, Dental and Accident & Sickness plans.

Phone
(386) 252-6176
(386) 845-9229 - Fax

Address
Brown & Brown
300 North Beach Street
Daytona Beach, FL 32114

Website
Bbrown.com

NYSE Listed: BRO

Fee in Lieu of Commission Compensation Disclosure

Brown & Brown entities ("we") receive commissions and fees from insurance carriers and other vendors as part of our compensation for placing and servicing your policies and products. Commissions are generally a percentage of the total premium and may be based on a schedule. In some cases, we may also receive direct compensation from the plan or the plan sponsor (service and/or consulting fees).

If we are being compensated based upon a fixed dollar amount or fixed percentage fee, meaning that the contract specifies our compensation and states anywhere in the document that additional compensation will not be paid to us or any other party, any additional compensation to us or any other party, including wholesale brokers or third-party intermediaries, is strictly prohibited. Likewise, if our contract sets compensation based upon a fixed dollar amount or fixed percentage fee, and the contract specifies that additional compensation shall be credited to the insured, any additional compensation to any party, including brokers, wholesale brokers or third-party intermediaries, must be promptly returned to you. If our contract is not based upon such fixed fee terms, no owned or affiliated party, including brokers, wholesale brokers or third-party intermediaries, may accept any type of compensation without full disclosure by the undersigned broker to you of the dollar amount or percentage of compensation prior to binding your coverage.

In addition to commissions and fees paid to Brown & Brown by insurance or reinsurance carriers or third-party vendors as mentioned above, Brown & Brown entities may also receive supplemental and/or bonus compensation from the carrier or vendor based on new sales volume or retention, for example. Such supplemental and/or bonus compensation may consist of guaranteed override income based on our agency's business production and retention with the carrier or vendor, general agency fees, and/or sales or retention bonuses and is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. Brown & Brown may not know in advance if such a supplemental and/or bonus payment will be made by a particular carrier or vendor, or the amount of any such payments until the underwriting year is closed.

Brown & Brown entities may also receive invitations to programs sponsored and paid for by insurance carriers or other vendors to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may also receive non-monetary compensation (including but not limited to the value of travel, meals and entertainment expenses associated with such meetings, gifts, tickets for sporting and entertainment events and awards). Such compensation allocated to your policy is not normally expected to equal or exceed a sum of $250.00 in aggregate, when all non-monetary compensation items received are combined.

Brown & Brown entities may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may collect and remit premiums on behalf of the carrier or vendor and may earn and retain interest on premiums or administrative fees you pay from the date we receive them until the date remitted to the carrier or vendor.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the carrier or other vendor, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting, quoting, plan implementation assistance, claims advocacy and eligibility administration services. . Compensation paid for those services is either derived from your premium payment, which may on average be up to 15% of the premium you pay for coverage and may include additional fees charged by the intermediary or is paid to the Wholesaler/Managing General Agent via override.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at (386) 252-6176 or, if you prefer, submit your question or request online at http://www.bbinsurance.com/customerinquiry/

Disclaimers & Disclosures

•The analysis of the following plans is a summary. Please refer to the policy certificate for a full list of coverage and exclusions.
•The rates and benefits in this proposal are based upon underwriting factors which include, but are not limited to, the census provided, the effective date shown, the status of employees/dependents (i.e. actively at work, COBRA, FMLA), final enrollment, etc. If any of the aforementioned changes prior to the proposed effective date, the final provisions, including rates, for these plans may vary or result in the proposed plan to be withdrawn.
•If you select to change carriers, any existing plans with other carriers should not be cancelled until advised by Brown & Brown.
•This proposal may not be a complete listing of all available benefit options. Different benefit levels may be available.
•This presentation is the proprietary work product of Brown & Brown and is not authorized for further use or distribution
•All insurance carriers have their own operating procedures. A change in carrier could affect certain benefits and coverage.
Brown & Brown representatives are available to explain any items presented. It is assumed that the recipients of this proposal will seek an explanation of any items that may be in question.
•Brown & Brown representatives may from time to time provide guidance regarding certain requirements affecting health plans, including the requirements of federal and state health care reform legislation. Such guidance is based on good-faith interpretation of laws and regulations currently in effect, and is not intended to be a substitute for legal advice. Employers should contact their own legal counsel for advice regarding legal requirements.
•The network provider/facility lists obtained via paper directories or carrier websites may contain providers and facilities that are no longer participating in the insurance carriers' networks. We cannot be responsible for any changes to the provider/facility listings that are not reflected. To ensure that a specific provider or facility is still participating in the provider's preferred network, we recommend contacting the provider/facility directly.
•Failure to adhere to provisions of the Affordable Care Act (such as pay-or-play, employer reporting requirements, benefit mandates, etc.) may result in significant fees and penalties to the employer. For a more comprehensive explanation of what fees and penalties may apply to you, you may contact your Brown & Brown representative at any time.
•You are required to comply with Health Care Reform's Summary of Benefits & Coverage (SBC) distribution guidelines, which include requirements for SBC distribution at the plan renewal date. If an employee must enroll to continue coverage, the SBC must be provided when open enrollment materials are distributed. If enrollment materials are not distributed, employees must receive an SBC by the first day they are eligible to enroll. For insured plans, if coverage continues automatically for the next year, the SBC must be provided at least 30 days before the beginning of the new plan year. If the policy is not issued by that date, the SBC must be provided within seven business days once the information is available. Please refer to the Department of Health & Human Services' (HHS) official guidance for complete details regarding renewal and other SBC distribution guidelines.

NOTICE OF CARRIER FINANCIAL STATUS

Please be advised that Brown & Brown does monitor carriers rated less than A- or non-rated on an ongoing basis. However, because Brown & Brown cannot certify the financial soundness or stability of any insurance company or alternative risk transfer entity, or otherwise predict whether the financial condition of a company might improve or deteriorate, we encourage you to review the financial information for each carrier at AM Best's website (www.ambest.com), a state department of insurance website, the applicable carrier website and/or with your accountant, legal counsel and other advisors.

If you need assistance identifying the appliable issuing carriers for your current coverage, renewal coverage, or the coverage options being presented to you, please feel free to contact us at (386) 252-6176 for assistance. Alternative quotes with an A- or better rated carrier may also be available upon your request.

***AM Best General Rating Guide**

Financial Strength Rating	
A++, A+	Superior
A, A-	Excellent
B++, B+	Good
B, B-	Fair
C++, C+	Marginal
C, C-	Weak
D	Poor
E	Under Regulatory Supervision
F	In Liquidation
S	Suspended

Financial Size Category (in Thousands)			
Class I	Up to	$1,000	
Class II	$1,000	to	$2,000
Class III	$2,000	to	$5,000
Class IV	$5,000	to	$10,000
Class V	$10,000	to	$25,000
Class VI	$25,000	to	$50,000
Class VII	$50,000	to	$100,000
Class VIII	$100,000	to	$250,000
Class IX	$250,000	to	$500,000
Class X	$500,000	to	$750,000
Class XI	$750,000	to	$1,000,000
Class XII	$1,000,000	to	$1,250,000
Class XIII	$1,250,000	to	$1,500,000
Class XIV	$1,500,000	to	$2,000,000
Class XV	$2,000,000	or	Greater

Marketing Summary

Medical

UnitedHealthcare	Current | Renewal | Revised Renewal
Florida Blue	Proposal
Cigna	Proposal
Aetna	DTQ - Not competitive

Dental

UnitedHealthcare	Current | Renewal
Sun Life	Proposal
Mutual of Omaha	Proposal
The Standard	Proposal
Cigna	Proposal
Guardian	Not competitive
Florida Combined Life	Not competitive
Ameritas	DTQ - Not competitive
Lincoln	DTQ - Cannot quote due to police & fire % of population

Vision

UnitedHealthcare	Current | Renewal
Sun Life	Proposal
Mutual of Omaha	Proposal
The Standard	Proposal
Cigna	Proposal
Guardian	Not competitive
Florida Combined Life	Not shown - Cannot sell without commission included per FCL rules
Ameritas	DTQ - Not competitive
Lincoln	DTQ - Cannot quote due to police & fire % of population

Basic Life & AD&D

Mutual of Omaha	Current
The Standard	Proposal
UnitedHealthcare	Proposal
Sun Life	Not competitive
Lincoln	DTQ - Cannot quote due to police & f
Guardian	DTQ - Cannot quote due to police & f

Voluntary Life & AD&D

Mutual of Omaha	Current
The Standard	Proposal
UnitedHealthcare	Proposal
Sun Life	Not competitive
Lincoln	DTQ - Cannot quote due to police & f
Guardian	DTQ - Cannot quote due to police & f

Employee Assistance Program

Aetna	Current | Renewal
ENI	Proposal
CuraLinc	Proposal

HSA

Health Equity	Current | Renewal

FSA

TASC	Current | Renewal

COBRA

United Healthcare	Current | Renewal
Medcom	Proposal

Executive Summary of Medical & Prescription Drug Coverage

City of Fernandina Beach
October 1, 2024 - September 30, 2025

	Current | Renewal | Revised Renewal											
Vendor	United Healthcare				United Healthcare				United Healthcare			
Plan Name	Current: BWQ8 MOD / Rx 570 | Renewal: DU5J MOD / Rx 570				Current: BWN9 MOD / Rx 570 | Renewal: DU8T MOD / Rx 570				Current: DEN6 MOD / Rx 570 | | Renewal: DU8G MOD / Rx 570			
Plan Type	PPO				HMO				HSA			
Plan Details	***Network***				***Network***				***Network***			
Wellness Fund:	***$25,000***											
	Single		***Family***		***Single***		***Family***		***Single***		***Family***	
Plan Deductible	$750		$2,250		$250		$500		$2,000		$4,000	
Embedded Deductible:	Yes				Yes				No			
Calendar or Policy Year:	Calendar				Calendar				Calendar			
Coinsurance:	20%				10%				0%			
Maximum Out-of-Pocket:	$3,500		$7,000		$2,500		$7,500		$3,000		$6,000	
(Includes Deductible, Copay, Rx)	Yes, Yes, Yes				Yes, Yes, Yes				Yes, Yes, Yes			
Physician Services												
Office Visit:	$25				$15				Deductible + $30			
Specialist:	$50				$35				Deductible + $60			
Chiropractic:	$25				$15				Deductible + $30			
Virtual Visit:	$0				$0				$0			
Hospital / Emergency Services												
Inpatient Hospital Per Admission:	Deductible + Coinsurance				Deductible + Coinsurance				Deductible + $500			
Emergency Room:	$200				$150				Deductible + $350			
Urgent Care:	$75				$35				Deductible + $75			
Outpatient Surgical Facility:	Deductible + Coinsurance				Deductible + Coinsurance				Deductible + $300			
Ambulatory Surgery Center:	Deductible + Coinsurance				Deductible + Coinsurance				Deductible + $300			
Diagnostic Services												
Lab & X-Ray Outpatient:	Lab designated network: $0; Lab Network: 50% coinsurance; X-ray $0				Lab designated network $0; Lab network 50% coinsurance; X-ray $0				Lab designated network Deductible; Network Deductible + 50% coinsurance; X-ray Deductible			
Advanced Imaging Services (MRI, MRA, PET, CT):	Designated network: Deductible + 20% Coinsurance; Network: Deductible + 50% Coinsurance				Designated network $100; network $750				Designated network Deductible + $300; Network Deductible + $750			
Prescription Drug												
Deductible:	N/A				N/A				Medical deductible			
Prescription Tier	$10 | $35 | $70 | N/A				$10 | $35 | $70 | N/A				Deductible + $10 | $35 | $70 | N/A			
Mail Order Prescription (90 Day Supply):	2.5x Retail Copay				2.5x Retail Copay				Deductible + 2.5x Retail Copay			
Non-Network Plan Details	***Non-Network***				***Non-Network***				***Non-Network***			
Plan Deductible	$3,000		$9,000		N/A		N/A		$5,000		$10,000	
Coinsurance:	40%				N/A				50%			
Maximum Out-of-Pocket:	$6,250		$12,500		N/A		N/A		$10,000		$20,000	
Per Occurrence Deductible (Inpatient/Outpatient):	N/A				N/A				N/A			
Plan Rates | Current Enrollment		Current	Renewal	Revised Renewal		Current	Renewal	Revised Renewal		Current	Renewal	Revised Renewal
Employee:	25	$796.87	$983.92	$910.62	112	$845.17	$1,038.34	$961.19	4	$680.48	$845.35	$783.68
Employee + Spouse:	4	$1,896.56	$2,342.19	$2,167.24	15	$2,011.54	$2,471.71	$2,287.60	0	$1,619.55	$2,012.43	$1,865.17
Employee + Child(ren):	4	$1,466.25	$1,810.80	$1,675.63	22	$1,555.14	$1,910.93	$1,768.68	1	$1,252.11	$1,555.88	$1,442.11
Family:	1	$2,486.24	$3,070.45	$2,841.29	22	$2,636.96	$3,240.24	$2,999.07	1	$2,123.13	$2,638.18	$2,445.31
Estimated Monthly Premiums:	34	$35,859	$44,280	$40,978	171	$217,058	$266,695	$246,858	6	$6,097	$7,575	$7,022
Estimated Annual Premiums:		**$430,311**	**$531,365**	**$491,739**		**$2,604,700**	**$3,200,346**	**$2,962,293**		**$73,166**	**$90,906**	**$84,266**

	Current	Renewal	Revised Renewal
Estimated Grand Total Annual Premiums:	**$3,108,177**	**$3,822,616**	**$3,538,298**
PEPY	**$14,731**	**$18,117**	**$16,769**
Rate Change from Current (%):		**23%**	**13.8%**
Rate Change from Current ($):		**$714,439**	**$430,122**

Rates include 1.5% uBundle discount assuming dental and vision remain with UHC.

Rates subject to final enrollment and underwriting

Executive Summary of Dental Coverage

City of Fernandina Beach
October 1, 2024 - September 30, 2025

	Current | Renewal			
Vendor	United Healthcare		Untited Healthcare	
Network:	Options PPO 20		Options PPO 20	
Plan Name:	Passive PPO 0P689 CS0		Passive PPO 05P08 CS1	
	Network		*Network*	
Plan Details	*Single*	*Family*	*Single*	*Family*
Coinsurance Percentage (Preventive | Basic | Major | Ortho):	100% | 80% | 50% | 50%		100% | 80% | 50% | N/A	
Deductible (Family Maximum):	$50	$150	$50	$150
Deductible Waived for Preventive:	Yes		Yes	
Calendar Year Maximum:	$1,500		$750	
Orthodontic Lifetime Maximum:	$1,000		N/A	
Included Adult Ortho:	No		N/A	
Dental Services	*Benefit Level*	*Frequency*	*Benefit Level*	*Frequency*
Routine Exam & Cleaning:	100%	2 times per consecutive 12 months	100%	2 times per consecutive 12 months
Fluoride Treatment:	100%	2 times per consecutive 12 months under age 16	100%	2 times per consecutive 12 months under age 16
X-Ray (Bitewings):	100%	1 per calendar year	100%	1 per calendar year
X-Ray (Full Mouth):	100%	1 per consecutive 36 months	100%	1 per consecutive 36 months
Sealants:	100%	1 per 36 months under age 16	100%	1 per 36 months under age 16
Fillings:	80%	Composites included on posterior teeth	80%	Composites on anterior teeth only
Root Canal Therapy:	80%	1 per tooth per lifetime	50%	1 per tooth per lifetime
Crowns:	50%	1 per tooth per consecutive 60 months	50%	1 per tooth per consecutive 60 months
Bridges	50%	1 per consecutive 60 months	50%	1 per consecutive 60 months
Dentures:	50%	1 per consecutive 60 months	50%	1 per consecutive 60 months
Implants:	50%	1 per consecutive 60 months	N/A	N/A
Non-Network Details	*Non-Network*		*Non-Network*	
Coinsurance Percentage (Preventive | Basic | Major | Ortho):	100% | 80% | 50% | 50%		100% | 80% | 50% | N/A	
Deductible (Family Maximum):	$50	$150	$50	$150
Deductible Waived for Preventive:	Yes		Yes	
Calendar Year Maximum:	$1,500		$750	
Percent of UCR:	MAC		MAC	
Waiting Periods:	None		None	
Late Entrant Penalties:	None		None	
Allows Annual Open Enrollment:	Yes		Yes	
Included Rollover:	Yes		Yes	
Employer Contribution:	0%		0%	
Participation Requirement:	3 employees		2 employees	
Rate Guarantee:	1 year until 9/30/2025		1 year until 9/30/2025	

Plan Rates I Current Enrollment		Current	Renewal		Current	Renewal
Employee:	72	$27.54	$27.54	38	$15.86	$15.86
Employee + Spouse:	20	$57.26	$57.26	10	$31.72	$31.72
Employee + Child(ren):	10	$67.67	$67.67	7	$38.76	$38.76
Family:	22	$97.28	$97.28	6	$57.67	$57.67
Total:	124			61		
Estimated Monthly Premiums:		$5,945	$5,945		$1,537	$1,537
Estimated Annual Premiums:		**$71,339**	**$71,339**		**$18,447**	**$18,447**

	Current	Renewal
Estimated Grand Total Annual Premiums:	**$89,786**	**$89,786**
PEPY	$485	$485
Rate Change from Current (%):		**0%**
Rate Change from Current ($):		**$0.00**

Notes:

Executive Summary of Vision Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

		Current | Renewal	
Vendor		United Healthcare	
Network		Standard Network	
Plan Name		V1007	
Copays		***Network***	
Exam:		$10	
Materials:		$10	
Frequencies			
Exams:		12 months	
Lenses:		12 months	
Frames:		24 months	
Contacts:		12 months	
Allowances			
Frames:		$130 + 30% off balance over $130	
Contact (Elective):		Up to $105	
Contact (Medically Necessary):		Covered in full after $10 copay	
Non-Network Allowances		***Non-Network***	
Exam:		Upt to $40	
Single Vision:		Up to $40	
Bifocal:		Up to $60	
Trifocal:		Up to $80	
Frames:		Up to $45	
Contact (Elective):		Up to $105	
Contact (Medically Necessary):		Up to $210	
Employer Contribution:		0%	
Participation Requirement:		None	
Rate Guarantee:		3 years until 9/30/2027	
Plan Rates | Current Enrollment		Current	Renewal
Employee:	72	$5.56	$5.84
Employee + Spouse:	17	$10.54	$11.07
Employee + Child(ren):	7	$12.37	$12.99
Family:	17	$17.40	$18.27
Total:	113		
Estimated Monthly Premiums:		$962	$1,010
Estimated Annual Premiums:		**$11,543**	**$12,122**
PEPY		**$102**	**$107**
Rate Change from Current (%):			**5%**
Rate Change from Current ($):			**$580**
Notes:			

Executive Summary of Group Life & AD&D Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

Basic Life:	$15,011,150
AD&D:	$15,011,150

		Current			Option 1		
Vendor		Mutual of Omaha			The Standard		
Class Definition | Plan Details:		Benefit	Maximum	Guarantee Issue	Benefit	Maximum	Guarantee Issue
Class 1:	Active Full-Time Employees	1x Annual Salary	$225,000	$225,000	1x Annual Salary	$225,000	$225,000
Class 2:	Department Directors/Executive Management/Constitutional Officers	1x Annual Salary	$225,000	$225,000	1x Annual Salary	$225,000	$225,000
Reduction Schedule:		65% at age 70; 50% at age 75			65% at age 70; 50% at age 75		
Waiver of Premium:		Included			Included		
Conversion:		Included			Included		
Accelerated Death Benefit:		Included			Included		
Seatbelt/Safe Driver Benefit:		Included			Included		
Current Enrollment:		210			210		
Employer Contribution:		100%			100%		
Participation Requirement:		100%			100%		
Rate Guarantee:		Until 9/30/2025			3 years until 9/30/2027		
Plan Rates		Current			Option 1		
Basic Life		$0.300			$0.230		
AD&D		$0.020			$0.020		
Estimated Monthly Premiums:		$4,804			$3,753		
Estimated Annual Premiums:		**$57,643**			**$45,033**		
Rate Change from Current (%):					**-21.9%**		
Rate Change from Current ($):					**-$12,609**		

Notes:

Executive Summary of Retiree Group Life Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

Basic Life: $2,397,600

	Current			Option 1		
Vendor	Mutual of Omaha			The Standard		
Class Definition | Plan Details:	Benefit	Maximum	Guarantee Issue	Benefit	Maximum	Guarantee Issue
Class 3: Retirees after 7/1/96	1x Annual Salary	$150,000	$150,000	1x Annual Salary	$150,000	$150,000
Class 4: Retirees before 7/1/96	1/2x Annual Salary	$150,000	$150,000	1/2x Annual Salary	$150,000	$150,000
Reduction Schedule:	65% at age 70; 50% at age 75			65% at age 70; 50% at age 75		
Conversion:	Included			Included		
Accelerated Death Benefit:	Included			Included		
Current Enrollment:	66			66		
Employer Contribution:	100%			100%		
Participation Requirement:	100%			100%		
Rate Guarantee:	Until 9/30/2025			3 years until 9/30/2027		
Plan Rates	Current			Option 1		
Basic Life	$0.940			$0.940		
Estimated Monthly Premiums:	$2,254			$2,254		
Estimated Annual Premiums:	**$27,045**			**$27,045**		
Rate Change from Current (%):				**0%**		
Rate Change from Current ($):				**$0**		

Notes:

Executive Summary of Voluntary Group Life & AD&D Coverage

City of Fernandina Beach
October 1, 2024 - September 30, 2025

	Current	Option 1
Vendor	Mutual of Omaha	The Standard
Plan Details (Employee)		
Benefit (Increments of):	$10,000	$10,000
Not to Exceed:	5x Annual Earnings	8x Annual Earnings
Maximum Benefit:	$300,000	$300,000
Guarantee Issue:	Lesser of 5x salary or $100,000	Lesser of 8x salary or $100,000
Plan Details (Dependent)		
Spouse Benefit (Increments of):	$10,000	$5,000
Maximum Benefit:	$225,000	$225,000
Guarantee Issue:	$50,000	$50,000
Not to Exceed:	100% of Employee's elected amount	100% of Employee's elected amount
Child(ren) Benefit:	14 days to age 21 $10,000	Live birth through age 25 $10,000
Full-Time Student:	25	25
Reduction Schedule:	65% at age 70, 50% at age 75	65% at age 70, 50% at age 75
Waiver of Premium:	Included	Included
Portability:	Included	Included
Accelerated Death Benefit:	Included	Included
Seatbelt/Safe Driver Benefit:	Included	Included
Employer Contribution:	0%	0%
Participation Requirement:		20%
Rate Guarantee:	Until 9/30/2025	3 years until 9/30/2027

Plan Rates per $1,000	Current	Option 1
	Employee & Spouse	Employee & Spouse
Under 20	$0.070	$0.070
Age 20 - 24	$0.070	$0.070
Age 25 - 29	$0.070	$0.070
Age 30 - 34	$0.080	$0.080
Age 35 - 39	$0.080	$0.080
Age 40 - 44	$0.150	$0.150
Age 45 - 49	$0.280	$0.280
Age 50 - 54	$0.430	$0.430
Age 55 - 59	$0.820	$0.820
Age 60 - 64	$1.160	$1.160
Age 65 - 69	$1.840	$1.840
Age 70 - 74	$3.170	$3.170
Age 75 - 79	$4.170	$4.170
Age 80 - 84	$5.170	$5.170
Age 85 - 89	$5.170	$5.170
Age 90+	$5.170	$5.170
AD&D	$0.030	$0.030
Child	$0.200	$0.200
AD&D	N/A	$0.040

Notes:

Premium Calculation
Step 1: Benefit _____ / 1000 = _____ # Units
Step 2: # Units _____ x _____ Age-banded Rate = $_____ Premium Per Month

Executive Summary of Employee Assistance Program Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

Number of Employees 210

	Current | Renewal	Option 1
Vendor	Resources for Living Aetna	CuraLinc
Plan Details		
Evaluation & Assessment:	Included	Included
Telephone Consultation & Referral:	Unlimited 24/7	Unlimited 24/7
Counseling Sessions:	up to 6 per issue, per contract year	up to 5,8, or 10 per issue, per contract year (see pricing below)
Management Consultation & Referral:	Unlimited	Unlimited
Identity Theft Consultation:	1 hour phone consulation	Included
Legal Services:	30 minute phone consultation	30-minute session | Free telephonic legal advice
Financial Services	30 minute phone consultation	Financial Consultation Hotline
Online EAP:	Included	Included
Crisis Response:	$285 per hour - Standard Service / $385 per hour - Immediate Service. $180 per counselor travel & prep fee.	$225 per hour
Training & Education:	$250 per hour. $150 per counselor travel & prep fee.	$225 per hour, over 100 customizable one-hour topical training modules available
Rate Guarantee:	3 years until 9/30/2027	3 years until 9/30/2027

Plan Rates	Current	Renewal	Option 1		
One Time Set-up Fee:	N/A	N/A	N/A		
			5 sessions	8 sessions	10 sessions
Per Employee Per Month Fee:	$3.71	$3.71	$1.64	$2.07	$2.37
Estimated Monthly Premiums:	$779	$779	$344	$435	$498
Estimated Annual Premiums:	$9,349	$9,349	$4,133	$5,216	$5,972
Rate Change from Current (%):		0%	-56%	-44%	-36%
Rate Change from Current ($):		0%	-$5,216	-$4,133	-$3,377
Notes:	includes digital Access Plus				

Executive Summary of Health Savings Account Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

	Current | Renewal	
	HSA	
Vendor	Health Equity	
Plan Details		
Initial Set-up Fee:	N/A	
Annual Renewal Fee:	$0	
Admin Fee (pepm):	$3.50	$3.50
Minimum Monthly Amount:	$0	
Rate Guarantee:	1 year until 9/30/2025	

Plan Rates	Current | Renewal	
Number of Participants:	6	
Estimated Annual Premiums:	**$252**	**$252**
Rate Change from Current (%):	**0%**	
Rate Change from Current ($):	**0%**	

Executive Summary of Flexible Spending Account Coverage

City of Fernandina Beach

October 1, 2024 - September 30, 2025

	Current	Renewal
	FSA	
Vendor	TASC	
Plan Details		
Initial Set-up Fee:	N/A	
Annual Renewal Fee:	$0	
Admin Fee (pepm):	$5.08	$5.08
Minimum Monthly Amount:	$0	
Rate Guarantee:	1 year until 9/30/2025	

Plan Rates	Current	Renewal
Number of Participants:	47	
Estimated Annual Premiums:	**$2,865**	**$2,865**
Rate Change from Current (%):	**0%**	
Rate Change from Current ($):	**0%**	

Executive Summary of COBRA administration

City of Fernandina Beach

October 1, 2024 - September 30, 2025

	Current | Renewal		Option 1
	COBRA		COBRA
Vendor	United Healthcare		Medcom
Plan Details			
Initial Set-up Fee:	N/A		$0
Annual Renewal Fee:	$0		$0
Admin Fee (pepm):	$0.55	$0.55	$0.50
Minimum Monthly Amount:	$0		$30
Rate Guarantee:	1 year until 9/30/2025		3 years until 9/30/2027
Plan Rates	Current | Renewal		Option 1
Number of Participants:	210		210
Estimated Annual Premiums:	**$1,386**	**$1,386**	**$1,260**
Rate Change from Current (%):	**0%**		**-9%**
Rate Change from Current ($):	**0%**		**-$126**
Notes:			Medcom is fully integrated with Employee Navigator

Employee Health Insurance Rate Schedule

United Healthcare

MEDICAL INSURANCE - 50% Dependent Share Schedule

(For Employees hired after 10/1/13, City Pays 50% Share of Dependent Coverage; 1/1/14 for IAFF-covered Employees)

Rate Schedule effective 10/01/2024 through 9/30/2025

UHC PPO (High Plan - DUSJ MOD)

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$910.62	$910.62	$0.00	$0.00
Employee & Spouse	$2,167.24	$1,538.93	$628.31	$314.16
Employee & Child(ren)	$1,675.63	$1,293.13	$382.51	$191.25
Family	$2,841.29	$1,875.96	$965.34	$482.67

UHC HMO (Basic Plan - DUBT MOD)

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$961.19	$961.19	$0.00	$0.00
Employee & Spouse	$2,287.60	$1,624.40	$663.21	$331.60
Employee & Child(ren)	$1,768.68	$1,364.94	$403.75	$201.87
Family	$2,999.07	$1,980.13	$1,018.94	$509.47

UHC HSA (Health Savings Account - DUBG MOD)

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$783.68	$783.68	$0.00	$0.00
Employee & Spouse	$1,865.17	$1,324.43	$540.75	$270.37
Employee & Child(ren)	$1,442.11	$1,112.90	$329.22	$164.61
Family	$2,445.31	$1,614.50	$830.82	$415.41

DENTAL INSURANCE

Rate Schedule effective 10/01/2024 through 9/30/2025

PPO wo/Ortho (Low)

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$15.86	$0.00	$15.86	$7.93
Employee & Spouse	$31.72	$0.00	$31.72	$15.86
Employee & Child(ren)	$38.76	$0.00	$38.76	$19.38
Family	$57.67	$0.00	$57.67	$28.84

PPO w/Ortho (High)

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$27.54	$0.00	$27.54	$13.77
Employee & Spouse	$57.26	$0.00	$57.26	$28.63
Employee & Child(ren)	$67.67	$0.00	$67.67	$33.84
Family	$97.28	$0.00	$97.28	$48.64

VISION INSURANCE

Rate Schedule effective 10/01/2024 through 9/30/2025

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$5.84	$0.00	$5.84	$2.92
Employee & Spouse	$11.07	$0.00	$11.07	$5.54
Employee & Child(ren)	$12.99	$0.00	$12.99	$6.50
Family	$18.27	$0.00	$18.27	$9.14

Employee Health Insurance Rate Schedule

United Healthcare

MEDICAL INSURANCE - 55% City's Dependent Share Schedule

(For Employees hired prior to 10/1/13, City Pays 55% Share of Dependent Coverage; 1/1/14 for IAFF-covered Employees)

Rate Schedule effective 10/01/2024 through 9/30/2025

UHC PPO (High Plan - DUSJ MOD)				
	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$910.62	$910.62	$0.00	$0.00
Employee & Spouse	$2,167.24	$1,601.76	$565.48	$282.74
Employee & Child(ren)	$1,675.63	$1,331.38	$344.25	$172.13
Family	$2,841.29	$1,972.49	$868.80	$434.40
UHC HMO (Basic Plan - DUBT MOD)				
	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$961.19	$961.19	$0.00	$0.00
Employee & Spouse	$2,287.60	$1,690.72	$596.88	$298.44
Employee & Child(ren)	$1,768.68	$1,405.31	$363.37	$181.69
Family	$2,999.07	$2,082.02	$917.05	$458.52
UHC HSA (Health Savings Account - DUBG MOD)				
	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$783.68	$783.68	$0.00	$0.00
Employee & Spouse	$1,865.17	$1,378.50	$486.67	$243.34
Employee & Child(ren)	$1,442.11	$1,145.82	$296.29	$148.15
Family	$2,445.31	$1,697.58	$747.73	$373.87

DENTAL INSURANCE

Rate Schedule effective 10/01/2024 through 9/30/2025

PPO wo/Ortho (Low)				
	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$15.86	$0.00	$15.86	$7.93
Employee & Spouse	$31.72	$0.00	$31.72	$15.86
Employee & Child(ren)	$38.76	$0.00	$38.76	$19.38
Family	$57.67	$0.00	$57.67	$28.84
PPO w/Ortho (High)				
	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$27.54	$0.00	$27.54	$13.77
Employee & Spouse	$57.26	$0.00	$57.26	$28.63
Employee & Child(ren)	$67.67	$0.00	$67.67	$33.84
Family	$97.28	$0.00	$97.28	$48.64

VISION INSURANCE

Rate Schedule effective 10/01/2024 through 9/30/2025

	Total Premium	City Share	Employee Share	Employee Bi-weekly Deduction
Employee Only	$5.84	$0.00	$5.84	$2.92
Employee & Spouse	$11.07	$0.00	$11.07	$5.54
Employee & Child(ren)	$12.99	$0.00	$12.99	$6.50
Family	$18.27	$0.00	$18.27	$9.14

Retiree and COBRA Insurance Rate Schedule

Effective 10/01/2024 through 9/30/2025

United Healthcare

MEDICAL INSURANCE		
UHC PPO (High Plan)	**RETIREE RATE**	**COBRA RATE**
Employee Only	$910.62	$928.83
Employee & Spouse	$2,167.24	$2,210.58
Employee & Child(ren)	$1,675.63	$1,709.14
Family	$2,841.29	$2,898.12
UHC HMO (Basic Plan)	**RETIREE RATE**	**COBRA RATE**
Employee Only	$961.19	$980.41
Employee & Spouse	$2,287.60	$2,333.35
Employee & Child(ren)	$1,768.68	$1,804.05
Family	$2,999.07	$3,059.05
UHC HDHP & Health Savings Account	**RETIREE RATE**	**COBRA RATE**
Employee Only	$783.68	$799.35
Employee & Spouse	$1,865.17	$1,902.47
Employee & Child(ren)	$1,442.11	$1,470.95
Family	$2,445.31	$2,494.22

United Healthcare

DENTAL INSURANCE		
PPO wo/Ortho (Low)	**RETIREE RATE**	**COBRA RATE**
Employee Only	$15.86	$16.18
Employee & Spouse	$31.72	$32.35
Employee & Child(ren)	$38.76	$39.54
Family	$57.67	$58.82
PPO w/Ortho (High)	**RETIREE RATE**	**COBRA RATE**
Employee Only	$27.54	$28.09
Employee & Spouse	$57.26	$58.41
Employee & Child(ren)	$67.67	$69.02
Family	$97.28	$99.23

United Healthcare

VISION INSURANCE		
	RETIREE RATE	**COBRA RATE**
Employee Only	$5.84	$5.96
Employee & Spouse	$11.07	$11.29
Employee & Child(ren)	$12.99	$13.25
Family	$18.27	$18.64

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT:	Resolution 2025-81 Correction - Collective Bargaining Agreement - Organized Firefighters of Fernandina Beach Local Union No. 2836
ITEM TYPE:	Resolution (w/o fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-81.

SYNOPSIS: On October 15, 2024, the Commission approved Resolution 2024-204, the collective bargaining agreement between the City of Fernandina Beach and the Organized Firefighters of Fernandina Beach Local Union No. 2836. An error was recently discovered in the Appendix C, Step Plan C-2. This Resolution corrects the error.

FISCAL IMPACT: There is no fiscal impact to the current Fiscal Year.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-81.

Denise Matson, Human Resources Director	5/2/2025
Kim Briley, Deputy City Clerk	5/6/2025
Alisha Brown, Budget Analyst	5/6/2025
Susan Carless, Comptroller	5/6/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Sarah Campbell, City Manager	5/13/2025
Harrison Poole, City Attorney Pro Tem	5/13/2025
Katie Newton, Paralegal	5/13/2025

Denise K. Matson

Submitted By: Denise Matson, Human Resources Director

Date: April 17, 2025

COMMISSION ACTION: Adopt

RESOLUTION 2025-81

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A CORRECTION TO THE STEP PLAN IN THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF FERNANDINA BEACH AND THE ORGANIZED FIREFIGHTERS OF FERNANDINA BEACH, LOCAL UNION NO. 2836 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO PREVIOUSLY APPROVED BY RESOLUTION 2024-204, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach and the Organized Firefighters of Fernandina Beach, Local Union No. 2836, negotiated a three-year collective bargaining agreement effective October 1, 2024 - September 30, 2027, as adopted by Resolution 2024-204; and

WHEREAS, calculation errors were recently identified in "Appendix C Pay Step Plan" attached hereto as Exhibit A; and

WHEREAS, the parties wish to correct the error.

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

SECTION 1. The City Commission hereby approves the correction to the collection bargaining agreement, attached hereto as Exhibit A, and authorizes payment of the wages and benefits as set forth therein.

SECTION 2. The City Clerk and City Manager are hereby authorized to execute the corrected Collective Bargaining Agreement, upon review and approval of the City Attorney Pro Tem.

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

ADOPTED this 20th day of May, 2025.

CITY OF FERNANDINA BEACH

_____
JAMES ANTUN
Mayor-Commissioner

ATTEST:

_____
CAROLINE BEST
City Clerk

APPROVED AS TO FORM & LEGALITY:

_____
HARRISON W. POOLE, ESQ
City Attorney Pro Tem

APPENDIX C
PAY STEP PLAN

C-1

2024-25 YEAR 1

STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$ 16.7092	$ 48,657.12	$ 18.6251	$ 54,236.32	$ 22.5351	$ 65,622.21	$ 22.5351	$ 65,622.21	$ 24.7853	$ 72,174.65	$ 27.2693	$ 79,408.32	$ 27.2693	$ 79,408.32
2	3%	$ 17.2105	$ 50,116.83	$ 19.1839	$ 55,863.41	$ 23.2112	$ 67,590.88	$ 23.2112	$ 67,590.88	$ 25.5288	$ 74,339.89	$ 28.0874	$ 81,790.57	$ 28.0874	$ 81,790.57
3	4%	$ 17.8989	$ 52,121.50	$ 19.9512	$ 58,097.95	$ 24.1396	$ 70,294.51	$ 24.1396	$ 70,294.51	$ 26.5500	$ 77,313.48	$ 29.2109	$ 85,062.19	$ 29.2109	$ 85,062.19
4	5%	$ 18.7938	$ 54,727.58	$ 20.9488	$ 61,002.84	$ 25.3466	$ 73,809.24	$ 25.3466	$ 73,809.24	$ 27.8775	$ 81,179.16	$ 30.6715	$ 89,315.30	$ 30.6715	$ 89,315.30
5	5%	$ 19.7335	$ 57,463.96	$ 21.9962	$ 64,052.99	$ 26.6139	$ 77,499.70	$ 26.6139	$ 77,499.70	$ 29.2713	$ 85,238.11	$ 32.2050	$ 93,781.06	$ 32.2050	$ 93,781.06
6	1%	$ 19.9308	$ 58,038.60	$ 22.2162	$ 64,693.52	$ 26.8800	$ 78,274.70	$ 26.8800	$ 78,274.70	$ 29.5640	$ 86,090.50	$ 32.5271	$ 94,718.88	$ 32.5271	$ 94,718.88
7	5%	$ 20.9274	$ 60,940.53	$ 23.3270	$ 67,928.19	$ 28.2240	$ 82,188.43	$ 28.2240	$ 82,188.43	$ 31.0422	$ 90,395.02	$ 34.1534	$ 99,454.82	$ 34.1534	$ 99,454.82
8	1%	$ 21.1367	$ 61,549.93	$ 23.5603	$ 68,607.47	$ 28.5063	$ 83,010.32	$ 28.5063	$ 83,010.32	$ 31.3527	$ 91,298.97	$ 34.4950	$ 100,449.37	$ 34.4950	$ 100,449.37
9	5%	$ 22.1935	$ 64,627.43	$ 24.7383	$ 72,037.85	$ 29.9316	$ 87,160.83	$ 29.9316	$ 87,160.83	$ 32.9203	$ 95,863.92	$ 36.2197	$ 105,471.84	$ 36.2197	$ 105,471.84
10	0%	$ 22.1935	$ 64,627.43	$ 24.7383	$ 72,037.85	$ 29.9316	$ 87,160.83	$ 29.9316	$ 87,160.83	$ 32.9203	$ 95,863.92	$ 36.2197	$ 105,471.84	$ 36.2197	$ 105,471.84
11	2%	$ 22.6374	$ 65,919.98	$ 25.2330	$ 73,478.60	$ 30.5302	$ 88,904.05	$ 30.5302	$ 88,904.05	$ 33.5787	$ 97,781.20	$ 36.9441	$ 107,581.27	$ 36.9441	$ 107,581.27
12	0%	$ 22.6374	$ 65,919.98	$ 25.2330	$ 73,478.60	$ 30.5302	$ 88,904.05	$ 30.5302	$ 88,904.05	$ 33.5787	$ 97,781.20	$ 36.9441	$ 107,581.27	$ 36.9441	$ 107,581.27
13	2%	$ 23.0901	$ 67,238.38	$ 25.7377	$ 74,948.18	$ 31.1408	$ 90,682.13	$ 31.1408	$ 90,682.13	$ 34.2503	$ 99,736.82	$ 37.6830	$ 109,732.90	$ 37.6830	$ 109,732.90
14	0%	$ 23.0901	$ 67,238.38	$ 25.7377	$ 74,948.18	$ 31.1408	$ 90,682.13	$ 31.1408	$ 90,682.13	$ 34.2503	$ 99,736.82	$ 37.6830	$ 109,732.90	$ 37.6830	$ 109,732.90
15	2%	$ 23.5519	$ 68,583.15	$ 26.2525	$ 76,447.14	$ 31.7637	$ 92,495.77	$ 31.7637	$ 92,495.77	$ 34.9353	$ 101,731.56	$ 38.4367	$ 111,927.56	$ 38.4367	$ 111,927.56
16	0%	$ 23.5519	$ 68,583.15	$ 26.2525	$ 76,447.14	$ 31.7637	$ 92,495.77	$ 31.7637	$ 92,495.77	$ 34.9353	$ 101,731.56	$ 38.4367	$ 111,927.56	$ 38.4367	$ 111,927.56
17	1%	$ 23.7874	$ 69,268.98	$ 26.5150	$ 77,211.61	$ 32.0813	$ 93,420.73	$ 32.0813	$ 93,420.73	$ 35.2846	$ 102,748.87	$ 38.8210	$ 113,046.83	$ 38.8210	$ 113,046.83
18	1%	$ 24.0253	$ 69,961.67	$ 26.7801	$ 77,983.73	$ 32.4021	$ 94,354.94	$ 32.4021	$ 94,354.94	$ 35.6375	$ 103,776.36	$ 39.2092	$ 114,177.30	$ 39.2092	$ 114,177.30
19	1%	$ 24.2656	$ 70,661.28	$ 27.0479	$ 78,763.56	$ 32.7261	$ 95,298.49	$ 32.7261	$ 95,298.49	$ 35.9939	$ 104,814.13	$ 39.6013	$ 115,319.07	$ 39.6013	$ 115,319.07
20	1%	$ 24.5082	$ 71,367.90	$ 27.3184	$ 79,551.20	$ 33.0534	$ 96,251.47	$ 33.0534	$ 96,251.47	$ 36.3538	$ 105,862.27	$ 39.9973	$ 116,472.26	$ 39.9973	$ 116,472.26

C-2

2025-26 YEAR 2

STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$ 17.5446	$ 51,089.97	$ 19.5564	$ 56,948.14	$ 23.6619	$ 68,903.32	$ 23.6619	$ 68,903.32	$ 26.0245	$ 75,783.38	$ 28.6328	$ 83,378.73	$ 28.6328	$ 83,378.73
2	3%	$ 18.0710	$ 52,622.67	$ 20.1431	$ 58,656.58	$ 24.3717	$ 70,970.42	$ 24.3717	$ 70,970.42	$ 26.8052	$ 78,056.88	$ 29.4918	$ 85,880.10	$ 29.4918	$ 85,880.10
3	4%	$ 18.7938	$ 54,727.58	$ 20.9488	$ 61,002.84	$ 25.3466	$ 73,809.24	$ 25.3466	$ 73,809.24	$ 27.8775	$ 81,179.16	$ 30.6715	$ 89,315.30	$ 30.6715	$ 89,315.30
4	5%	$ 19.7335	$ 57,463.96	$ 21.9962	$ 64,052.99	$ 26.6139	$ 77,499.70	$ 26.6139	$ 77,499.70	$ 29.2713	$ 85,238.11	$ 32.2050	$ 93,781.06	$ 32.2050	$ 93,781.06
5	5%	$ 20.7202	$ 60,337.16	$ 23.0960	$ 67,255.64	$ 27.9446	$ 81,374.69	$ 27.9446	$ 81,374.69	$ 30.7349	$ 89,500.02	$ 33.8153	$ 98,470.12	$ 33.8153	$ 98,470.12
6	2%	$ 21.1346	$ 61,543.90	$ 23.5579	$ 68,600.75	$ 28.5035	$ 83,002.18	$ 28.5035	$ 83,002.18	$ 31.3496	$ 91,290.02	$ 34.4916	$ 100,439.52	$ 34.4916	$ 100,439.52
7	5%	$ 22.1913	$ 64,621.09	$ 24.7358	$ 72,030.79	$ 29.9287	$ 87,152.29	$ 29.9287	$ 87,152.29	$ 32.9171	$ 95,854.52	$ 36.2162	$ 105,461.50	$ 36.2162	$ 105,461.50
8	2%	$ 22.6351	$ 65,913.52	$ 25.2306	$ 73,471.40	$ 30.5272	$ 88,895.33	$ 30.5272	$ 88,895.33	$ 33.5754	$ 97,771.61	$ 36.9405	$ 107,570.73	$ 36.9405	$ 107,570.73
9	5%	$ 23.7669	$ 69,209.19	$ 26.4921	$ 77,144.97	$ 32.0536	$ 93,340.10	$ 32.0536	$ 93,340.10	$ 35.2542	$ 102,660.19	$ 38.7875	$ 112,949.26	$ 38.7875	$ 112,949.26
10	1%	$ 24.0046	$ 69,901.28	$ 26.7570	$ 77,916.42	$ 32.3741	$ 94,273.50	$ 32.3741	$ 94,273.50	$ 35.6067	$ 103,686.80	$ 39.1754	$ 114,078.76	$ 39.1754	$ 114,078.76
11	2%	$ 24.4847	$ 71,299.31	$ 27.2922	$ 79,474.75	$ 33.0216	$ 96,158.97	$ 33.0216	$ 96,158.97	$ 36.3189	$ 105,760.53	$ 39.9589	$ 116,360.33	$ 39.9589	$ 116,360.33
12	0%	$ 24.4847	$ 71,299.31	$ 27.2922	$ 79,474.75	$ 33.0216	$ 96,158.97	$ 33.0216	$ 96,158.97	$ 36.3189	$ 105,760.53	$ 39.9589	$ 116,360.33	$ 39.9589	$ 116,360.33
13	2%	$ 24.9743	$ 72,725.30	$ 27.8380	$ 81,064.24	$ 33.6821	$ 98,082.15	$ 33.6821	$ 98,082.15	$ 37.0452	$ 107,875.74	$ 40.7581	$ 118,687.54	$ 40.7581	$ 118,687.54
14	0%	$ 24.9743	$ 72,725.30	$ 27.8380	$ 81,064.24	$ 33.6821	$ 98,082.15	$ 33.6821	$ 98,082.15	$ 37.0452	$ 107,875.74	$ 40.7581	$ 118,687.54	$ 40.7581	$ 118,687.54
~~15~~	~~2%~~	~~$ 24.9743~~	~~$ 72,725.30~~	~~$ 27.8380~~	~~$ 81,064.24~~	~~$ 33.6821~~	~~$ 98,082.15~~	~~$ 33.6821~~	~~$ 98,082.15~~	~~$ 37.0452~~	~~$ 107,875.74~~	~~$ 40.7581~~	~~$ 118,687.54~~	~~$ 40.7581~~	~~$ 118,687.54~~
15	2%	$ 25.4738	$ 74,179.80	$ 28.3948	$ 82,685.53	$ 34.3557	$ 100,043.79	$ 34.3557	$ 100,043.79	$ 37.7861	$ 110,033.26	$ 41.5732	$ 121,061.29	$ 41.5732	$ 121,061.29
~~16~~	~~0%~~	~~$ 24.9743~~	~~$ 72,725.30~~	~~$ 27.8380~~	~~$ 81,064.24~~	~~$ 33.6821~~	~~$ 98,082.15~~	~~$ 33.6821~~	~~$ 98,082.15~~	~~$ 37.0452~~	~~$ 107,875.74~~	~~$ 40.7581~~	~~$ 118,687.54~~	~~$ 40.7581~~	~~$ 118,687.54~~
16	0%	$ 25.4738	$ 74,179.80	$ 28.3948	$ 82,685.53	$ 34.3557	$ 100,043.79	$ 34.3557	$ 100,043.79	$ 37.7861	$ 110,033.26	$ 41.5732	$ 121,061.29	$ 41.5732	$ 121,061.29
~~17~~	~~1%~~	~~$ 25.2241~~	~~$ 73,452.55~~	~~$ 28.1164~~	~~$ 81,874.89~~	~~$ 34.0189~~	~~$ 99,062.97~~	~~$ 34.0189~~	~~$ 99,062.97~~	~~$ 37.4157~~	~~$ 108,954.50~~	~~$ 41.1657~~	~~$ 119,874.41~~	~~$ 41.1657~~	~~$ 119,874.41~~
17	1%	$ 25.7286	$ 74,921.60	$ 28.6787	$ 83,512.38	$ 34.6993	$ 101,044.23	$ 34.6993	$ 101,044.23	$ 38.1640	$ 111,133.59	$ 41.9890	$ 122,271.90	$ 41.9890	$ 122,271.90
~~18~~	~~1%~~	~~$ 25.4763~~	~~$ 74,187.07~~	~~$ 28.3975~~	~~$ 82,693.64~~	~~$ 34.3591~~	~~$ 100,053.60~~	~~$ 34.3591~~	~~$ 100,053.60~~	~~$ 37.7899~~	~~$ 110,044.04~~	~~$ 41.5773~~	~~$ 121,073.16~~	~~$ 41.5773~~	~~$ 121,073.16~~
18	1%	$ 25.9859	$ 75,670.82	$ 28.9655	$ 84,347.51	$ 35.0462	$ 102,054.67	$ 35.0462	$ 102,054.67	$ 38.5456	$ 112,244.92	$ 42.4089	$ 123,494.62	$ 42.4089	$ 123,494.62
~~19~~	~~1%~~	~~$ 25.7311~~	~~$ 74,928.95~~	~~$ 28.6815~~	~~$ 83,520.57~~	~~$ 34.7027~~	~~$ 101,054.14~~	~~$ 34.7027~~	~~$ 101,054.14~~	~~$ 38.1677~~	~~$ 111,144.48~~	~~$ 41.9931~~	~~$ 122,283.89~~	~~$ 41.9931~~	~~$ 122,283.89~~
19	1%	$ 26.2457	$ 76,427.52	$ 29.2551	$ 85,190.98	$ 35.3967	$ 103,075.22	$ 35.3967	$ 103,075.22	$ 38.9311	$ 113,367.37	$ 42.8330	$ 124,729.57	$ 42.8330	$ 124,729.57
~~20~~	~~1%~~	~~$ 25.9884~~	~~$ 75,678.23~~	~~$ 28.9683~~	~~$ 84,355.78~~	~~$ 35.0497~~	~~$ 102,064.68~~	~~$ 35.0497~~	~~$ 102,064.68~~	~~$ 38.5494~~	~~$ 112,255.93~~	~~$ 42.4130~~	~~$ 123,506.73~~	~~$ 42.4130~~	~~$ 123,506.73~~
20	1%	$ 26.5082	$ 77,191.80	$ 29.5477	$ 86,042.89	$ 35.7507	$ 104,105.97	$ 35.7507	$ 104,105.97	$ 39.3204	$ 114,501.05	$ 43.2613	$ 125,976.86	$ 43.2613	$ 125,976.86

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2026-27 YEAR 3

STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$ 18.5973	$ 54,155.37	$ 20.7297	$ 60,365.02	$ 25.0816	$ 73,037.52	$ 25.0816	$ 73,037.52	$ 27.5860	$ 80,330.38	$ 30.3508	$ 88,381.46	$ 30.3508	$ 88,381.46
2	3%	$ 19.1552	$ 55,780.03	$ 21.3516	$ 62,175.98	$ 25.8340	$ 75,228.65	$ 25.8340	$ 75,228.65	$ 28.4136	$ 82,740.29	$ 31.2613	$ 91,032.90	$ 31.2613	$ 91,032.90
3	4%	$ 19.9214	$ 58,011.23	$ 22.2057	$ 64,663.01	$ 26.8674	$ 78,237.79	$ 26.8674	$ 78,237.79	$ 29.5501	$ 86,049.91	$ 32.5118	$ 94,674.22	$ 32.5118	$ 94,674.22
4	5%	$ 20.9175	$ 60,911.80	$ 23.3160	$ 67,896.16	$ 28.2107	$ 82,149.68	$ 28.2107	$ 82,149.68	$ 31.0276	$ 90,352.40	$ 34.1373	$ 99,407.93	$ 34.1373	$ 99,407.93
5	5%	$ 21.9634	$ 63,957.39	$ 24.4818	$ 71,290.97	$ 29.6213	$ 86,257.17	$ 29.6213	$ 86,257.17	$ 32.5790	$ 94,870.02	$ 35.8442	$ 104,378.33	$ 35.8442	$ 104,378.33
6	2%	$ 22.4027	$ 65,236.53	$ 24.9714	$ 72,716.79	$ 30.2137	$ 87,982.31	$ 30.2137	$ 87,982.31	$ 33.2306	$ 96,767.42	$ 36.5611	$ 106,465.89	$ 36.5611	$ 106,465.89
7	5%	$ 23.5228	$ 68,498.36	$ 26.2200	$ 76,352.63	$ 31.7244	$ 92,381.43	$ 31.7244	$ 92,381.43	$ 34.8921	$ 101,605.79	$ 38.3891	$ 111,789.19	$ 38.3891	$ 111,789.19
8	2%	$ 23.9932	$ 69,868.33	$ 26.7444	$ 77,879.68	$ 32.3589	$ 94,229.05	$ 32.3589	$ 94,229.05	$ 35.5899	$ 103,637.91	$ 39.1569	$ 114,024.97	$ 39.1569	$ 114,024.97
9	5%	$ 25.1929	$ 73,361.74	$ 28.0816	$ 81,773.67	$ 33.9768	$ 98,940.51	$ 33.9768	$ 98,940.51	$ 37.3694	$ 108,819.80	$ 41.1148	$ 119,726.22	$ 41.1148	$ 119,726.22
10	1%	$ 25.4448	$ 74,095.36	$ 28.3624	$ 82,591.41	$ 34.3166	$ 99,929.91	$ 34.3166	$ 99,929.91	$ 37.7431	$ 109,908.00	$ 41.5259	$ 120,923.48	$ 41.5259	$ 120,923.48
11	2%	$ 25.9537	$ 75,577.27	$ 28.9297	$ 84,243.23	$ 35.0029	$ 101,928.51	$ 35.0029	$ 101,928.51	$ 38.4980	$ 112,106.16	$ 42.3564	$ 123,341.95	$ 42.3564	$ 123,341.95
12	0%	$ 25.9537	$ 75,577.27	$ 28.9297	$ 84,243.23	$ 35.0029	$ 101,928.51	$ 35.0029	$ 101,928.51	$ 38.4980	$ 112,106.16	$ 42.3564	$ 123,341.95	$ 42.3564	$ 123,341.95
13	2%	$ 26.4728	$ 77,088.81	$ 29.5083	$ 85,928.10	$ 35.7030	$ 103,967.08	$ 35.7030	$ 103,967.08	$ 39.2680	$ 114,348.29	$ 43.2036	$ 125,808.79	$ 43.2036	$ 125,808.79
14	0%	$ 26.4728	$ 77,088.81	$ 29.5083	$ 85,928.10	$ 35.7030	$ 103,967.08	$ 35.7030	$ 103,967.08	$ 39.2680	$ 114,348.29	$ 43.2036	$ 125,808.79	$ 43.2036	$ 125,808.79
15	2%	$ 27.0023	$ 78,630.59	$ 30.0984	$ 87,646.66	$ 36.4170	$ 106,046.42	$ 36.4170	$ 106,046.42	$ 40.0533	$ 116,635.25	$ 44.0676	$ 128,324.97	$ 44.0676	$ 128,324.97
16	0%	$ 27.0023	$ 78,630.59	$ 30.0984	$ 87,646.66	$ 36.4170	$ 106,046.42	$ 36.4170	$ 106,046.42	$ 40.0533	$ 116,635.25	$ 44.0676	$ 128,324.97	$ 44.0676	$ 128,324.97
17	1%	$ 27.2723	$ 79,416.90	$ 30.3994	$ 88,523.13	$ 36.7812	$ 107,106.89	$ 36.7812	$ 107,106.89	$ 40.4538	$ 117,801.60	$ 44.5083	$ 129,608.21	$ 44.5083	$ 129,608.21
18	1%	$ 27.5450	$ 80,211.07	$ 30.7034	$ 89,408.36	$ 37.1490	$ 108,177.95	$ 37.1490	$ 108,177.95	$ 40.8584	$ 118,979.62	$ 44.9534	$ 130,904.30	$ 44.9534	$ 130,904.30
19	1%	$ 27.8205	$ 81,013.18	$ 31.0105	$ 90,302.44	$ 37.5205	$ 109,259.73	$ 37.5205	$ 109,259.73	$ 41.2670	$ 120,169.42	$ 45.4029	$ 132,213.34	$ 45.4029	$ 132,213.34
20	1%	$ 28.0987	$ 81,823.31	$ 31.3206	$ 91,205.47	$ 37.8957	$ 110,352.33	$ 37.8957	$ 110,352.33	$ 41.6796	$ 121,371.11	$ 45.8570	$ 133,535.47	$ 45.8570	$ 133,535.47

5/2/2025

Fito Muraida . Deputy chief

Rusty Burke

RESOLUTION 2024-204

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE ADOPTION OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF FERNANDINA BEACH AND THE ORGANIZED FIREFIGHTERS OF FERNANDINA BEACH, LOCAL UNION NO. 2836, INTERNATIONAL ASSOCIATION OF FIREFIGHTERS AFL-CIO; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach and the Organized Firefighters of Fernandina Beach, Local Union No. 2836, negotiated a three-year collective bargaining agreement; and

WHEREAS, the Organized Firefighters of Fernandina Beach, Local Union No. 2836, must ratify the proposed Collective Bargaining Agreement which is effective October 1, 2024 - September 30, 2027, attached hereto as Exhibit A.

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

SECTION 1. The City Commission hereby approves the three-year Collective Bargaining Agreement with the Organized Firefighters of Fernandina Beach, Local Union No. 2836, International Association of Firefighters AFL-CIO, attached hereto as Exhibit A, and authorizes payment of the wages and benefits as set forth therein.

SECTION 2. The City Clerk and Interim City Manager are hereby authorized to execute the Collective Bargaining Agreement, upon review and approval of the City Attorney.

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

ADOPTED this 15th day of October 2024.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Mayor-Commissioner

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM & LEGALITY:

TAMMI E. BACH
City Attorney

LABOR AGREEMENT

By and Between

The City of Fernandina Beach

and the

Organized Firefighters
of
Fernandina Beach
Local Union No. 2836

International Association of Firefighters
AFL-CIO

Effective October 1, 2024 – September 30, 2027

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ARTICLE 1 – RECOGNITION

1.1 The City of Fernandina Beach, hereinafter referred to as Employer, pursuant to Florida State Statutes, Chapter 447, and in accordance with the Florida Public Employees Relations Commission Unit Certification No. 570, agrees to recognize the Organized Fire Fighters of Fernandina Beach, Local 2836 of the International Association of Fire Fighters hereinafter referred to as the "Union", as the sole and exclusive Bargaining Agent for all employees of the Fernandina Beach Fire-Rescue Department (Firefighter-EMT, Firefighter-Paramedic, Engineer, Lieutenant, Captain), for the sole purpose of collective bargaining in the determination of wages, hours and terms and conditions of employments of the public employees within the bargaining unit unless and until recognition of such bargaining representatives is withdrawn by a vote of the majority of the employees represented.

1.2 Where the word "he" is used in the contract, it shall mean "he" or "she".

1.3 The City Manager or his designees shall be the City's sole representative for the purposes of collective bargaining with the Union.

The President of LOCAL 2836 and his Designee(s) shall be the sole representative for the purposes of collective bargaining. It is the intent of this section that in no case shall the Union negotiate with no less than two (2) representatives.

ARTICLE 2 – MANAGEMENT RIGHTS

2.1 It is the right of the public employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public, and exercise control and discretion over its organization and operations, including the right to sub-contract provided no sub-contract shall be approved by the Employer without the Union being provided not less than 120 days' notice of the Employer's intent to do so. The City shall bargain concerning the impact of such actions. It is also the right of the public employer to direct its employees, take disciplinary action for proper cause, and relieve its employees from duty because of lack of work or for other legitimate reasons, provided, however, that the exercise of such rights shall not preclude employees or their representatives from raising grievances, should decisions on the above matters have the practical consequences of violating the terms and conditions of any collective bargaining agreement in force, or any applicable civil or career service regulation or any applicable State or Federal statute regulation, rule or executive order. The Fire Chief shall be fair and impartial in the management of the Fire Department.

With respect to good faith changes in the public employer's organization, the City may establish, change, or modify the number, types, and grades of positions or employees assigned to an organization, department or division thereof or project. The City may establish, change, or modify duties, tasks, and responsibilities or requirements within job classifications in the interest of efficiency, economy,

technical change or operating requirements. If, at the sole discretion of the City, it is determined that a civil emergency condition exists including but not limited to strikes, work stoppages, riots, civil disorders, hurricane conditions, or similar occurrences, the provisions of the agreement may be suspended by the city manager or designee during the time of the declared emergency, provided that the wage rates, insurance, and pension benefits shall not be suspended.

ARTICLE 3 – DISCRIMINATION

3.1 The Parties agree that neither will interfere in any way with the right given by law and/or this agreement to employees to participate in Union activities or not to participate in Union activities as they choose.

3.2 Neither the Employer nor the Union shall discriminate against any employee because of age, race, color, creed, religion, sex, national origin, ethnicity, sexual preference, physical disability, or any other characteristic protected by law.

ARTICLE 4 – CHECK-OFF

4.1 Upon receipt of a written authorization from an employee covered by this agreement, the Employer agrees to deduct union dues from the pay of employees so authorizing. The Employer will remit to the Union such sums within ten (10) days. Changes in the membership dues or assessment rates will be certified to the Employer in writing over the signature of the authorized Officer or Officers of the Union and shall be furnished to the Employer at least thirty (30) days in advance of the effective date of such change. The Employer's remittance will be deemed correct if the Union does not give written notice to the Employer within two (2) calendar weeks after remittance is received of its belief that the remittance is incorrect, with reason(s) stated, therefore.

4.2 The Employer reserves the right to make all deductions for Union dues in equal amounts for each pay period.

4.3 The Union will indemnify, defend and hold the Employer harmless against any claim made and against any suit instituted against the Employer because of any check-off of Unions dues or assessments.

4.4 In accordance with Section 447.303, Florida Statutes, as amended from time to time, an employee may revoke at any time his or her authorization for Union dues or assessments upon thirty (30) days written notification to the Employer and Union.

4.5 No deduction for dues or assessments shall be made from the pay of any employee for any payroll period in which the employee's net earnings for that payroll period, after deductions, are less than the amount of dues or assessments.

ARTICLE 5 – NO STRIKE

5.1 In accordance with the provision of Chapter 447.505 and Chapter 447.507, Florida Statutes, as amended from time to time, the Union agrees that no public employee or employee organization will authorize or participate in any strike, work stoppage, picket, slowdown or any form of interference against the operations of the Employer by instigating or supporting, in any manner, any of the aforesaid. Any violation of this section shall subject the violator to the penalties provided in the appropriate sections of Section 447.507, Florida Statutes.

5.2 Any employee participating in or promoting a strike, work stoppage, picket, slowdown or other similar forms of interference with the Employer's operation, shall be subject to disciplinary action, up to and including discharge.

5.3 In the event of a strike, work stoppage, picket or slow-down, a responsible representative of the Union will, after notification by the Employer that a strike, work stoppage, picket or slowdown exists, promptly and publicly disavow such strike or similar interference with the operations of the Employer and order the employees back to work and attempt to bring about a prompt resumption of normal operations. The Union will notify the Employer within two (2) workdays after receipt of notice that a strike, work stoppage, picket or slowdown, what action it has taken to comply with the provisions of this Article. Compliance with this section shall not necessarily hold harmless the Union nor shall it prevent employees from being subject to discipline as provided for elsewhere in this Article 5.

5.4 Employee organizations, their members, agents, representatives, or any other persons acting on their behalf are hereby prohibited from:

A. Soliciting public employees during working time.

B. Distributing literature during working time in areas where the actual work of public employees is performed, such as offices, warehouses, schools, police stations, fire stations, and other similar public installations. This section shall not be construed to prohibit the distribution of literature during the employee's lunch hour, non-working time, or in such areas not specifically devoted to the performance of the employee's official duties.

C. No employee organization shall directly or indirectly pay any fines or penalties assessed individuals pursuant to the provisions of this part.

D. The circuit courts of this state shall have jurisdiction to enforce the provisions of this section by injunction and contempt proceedings, if necessary. A public employee who is convicted of a violation of any provisions of this section may be discharged or otherwise disciplined by his public employers, notwithstanding further provisions of law, and not withstanding further provisions of any collective bargaining agreement.

ARTICLE 6 – REPRESENTATION

6.1 The Employer will recognize three (3) shift representatives appointed by the Union who are employees in this bargaining unit.

6.2 The Employer will recognize a grievance committee appointed by the Union, which shall consist of not more than five (5) employees and the President of the local Union or his designee.

6.3 The Union shall notify the Employer of the names of all Officers, shift representatives, grievance committee persons and alternates, or any changes prior to the effective date of their assuming duties of their respective office.

6.4 Active solicitation of any and all kinds by the Union, including the solicitation of grievances, membership, and the collection of union monies shall not be engaged in on the Employer's property in work areas during work time. It is not the intent of the above to restrict or preclude any shift representative from answering legitimate questions from any member of the bargaining unit concerning Union activity.

6.5 Whenever a firefighter is subject to an interrogation, such interrogation shall be conducted pursuant to the terms of the Florida Statues 112.80, also known as the "Firefighter's Bill of Rights."

ARTICLE 7 – UNION BUSINESS

7.1 Upon request made in advance, the employer agrees to allow union officers or delegates to attend any union business. The request shall be consistent with normal staffing policies and authorized at the sole discretion of the Fire Chief.

ARTICLE 8 – RULES

8.1 All rules, regulations, policies and procedures of the Employer in effect on the effective date of this agreement shall remain in full force and effect if not specifically in conflict with the terms of this agreement. Authority to change, modify or delete rules, regulations, policy or procedures not in conflict with the terms of this agreement rests with the Employer.

8.2 The City agrees to keep the Union informed of all rules, regulations, and policy or procedure changes. Changes to existing or establishment of new rules, regulations, or policies shall be a subject of discussion between the Union and the City. The City agrees to meet to discuss the direct/indirect impact of changes to existing rules, regulations, job descriptions, policy and procedures no less than seven (7) days prior to implementation, with the Union President or designee.

8.3 As a method of maintaining organizational efficiency and the highest level of effectiveness and readiness, the City agrees to provide in-service training on any changes to Fire or EMS Standard Operating Procedures (SOPs). Additionally, the City agrees to provide in-service training prior to the issuance and in-service implementation of any new equipment or methods.

ARTICLE 9 – DRUG-FREE WORKPLACE

9.1 The City and the Union mutually commit to a Drug Free Workplace Policy as established by the City pursuant to Florida Statutes (FS) 440, 112.0455, and Florida Administrative Code (FAC) 59A-24. With this intent, it is mutually agreed that the program is intended for the health and safety of employees and the general public within the City of Fernandina Beach. The parties mutually agree that the City has the authority to test employees covered by this Agreement as outlined in this article. The City and the Union further agree that it is in the best interest of all parties to:

A. Ensure employees are at a state of readiness while on duty.
B. Ensure employees are physically and mentally sound to perform their duties.
C. Promote a drug free workplace within the City through fair and reasonable drug testing methods for the protection of both the Fire Department employees and the City.
D. Encourage the City to provide employees who have identified an alcohol/drug use problem with an opportunity to participate in an employee assistance program or an alcohol and drug rehabilitation program as stipulated within this agreement.
E. Provide a balance within the interests of the City, the Firefighters, and the welfare of the general public in the establishment of standards to ensure fair and accurate testing for drugs in the workplace is in the best interests of all.

Employees with questions regarding this policy should contact the Human Resources Director.

9.2 **Definitions**

A. "Alcohol" means the intoxicating agent in beverage alcohol, ethyl alcohol, or other low molecular weight alcohols including methyl isopropyl alcohol.
B. "Alcohol Use" means the consumption of any beverage, mixture, or preparation, including any medication, containing alcohol.
C. "Chain of custody" refers to the methodology of tracking specified materials or substances for maintaining control and accountability from initial collection to final disposition for all such materials or substances and providing for accountability at each stage in handling, testing, storing specimens, and reporting of test results.
D. "Collection Site" means a place owned, operated, or contracted by a licensed laboratory or a site prepared by a collector authorized under FS 112.0455 and FAC

59A-24, where individuals present themselves for the purpose of providing a specimen or specimens to be analyzed for the presence of drugs or alcohol.

E. "Confirmation Test" for alcohol testing means a second test, following a screening test, which provides quantitative data of alcohol concentration. For controlled substances testing, a confirmation test means a second analytical procedure used to identify the presence of a specific drug or metabolite in a specimen. The confirmation test must be different in scientific principle from that of the initial test procedure. This confirmation method must be capable of providing requisite specificity, sensitivity, and quantitative accuracy. Confirmation Testing all positive initial tests shall be confirmed using gas chromatography/mass spectrometry (GC/MS) or an equivalent or more accurate scientifically accepted method approved by the Agency for Health Care Administration as such technology becomes available in a cost-effective form.

F. "Controlled Substance" is a drug with the potential for abuse or a substance having properties of a central nervous stimulant or depressant or a hallucinogen. Any substance named or described in Schedules I-V of Section 893.03; Florida Statutes is a controlled substance.

G. "Drug" means alcohol, including distilled spirit, wine, a malt beverage or an intoxicating liquor, an amphetamine, cannabinoid, cocaine, opiates, phencyclidine (PCP), hallucinogens, methaqualone, barbiturates, benzodiazepines, a synthetic narcotic, a designer drug or a metabolite of any of the substances listed in this paragraph.

H. "Drug Test" means any chemical, biological, or physical instrumental analysis, administered by a laboratory certified by the United States Department of Health and Human Services or licensed by the Agency for Health Care Administration, for the purpose of determining the presence or absence of a drug or its metabolites.

I. "Employee" means any person employed by the City of Fernandina Beach.

J. "Employer" refers to the City of Fernandina Beach.

K. "Employee Assistance Program" means an established program for employee assessment, counseling, and possible referral to an alcohol and drug rehabilitation program.

L. "Forensic Toxicology Laboratory" or "Laboratory" means a place where examinations are performed on specimens taken from the human body to provide information regarding the presence or absence of drugs or their metabolites for the purpose of promoting a drug free workplace under the provisions of FS 440, FS 112.0455, and 59A-24 FAC.

M. "Initial Drug Test" means a sensitive, rapid, and reliable procedure to identify negative and presumptive positive specimens, using an immunoassay procedure or an equivalent, or a more accurate scientifically accepted method approved by the United States Food and Drug Administration or the Agency for Health Care Administration as such more accurate technology becomes available in cost-effective form.

N. "Medical Review Officer" or "MRO" means a licensed physician, employed with or contracted with an employer, who has knowledge of substance abuse disorders, laboratory testing procedures, and chain of custody collection procedures; who verifies positive, confirmed test results; and who has the necessary medical training

to interpret and evaluate an employee's positive test result in relation to the employee's medical history or any other relevant biomedical information.

O. "Nonprescription medication" means a medication that is authorized pursuant to federal or state law for general distribution and use without a prescription in the treatment of human diseases, ailments, or injuries.
P. "Prescription medication or drug" means any drug or medication legally attainable only by prescription.
Q. "Random testing," means a drug test conducted on employees who are selected through the use of a computer-generated random sample of an employer's employees.
R. "Refusal to Submit" to a test may include, but is not limited to, the following: the failure to appear for any test within a reasonable time, failure to remain at the testing site until the process is complete, failure to provide a sufficient amount of specimen without adequate medical explanation, failure to permit observation or monitoring when required, providing a negative dilute sample without adequate medical explanation to the MRO, failure to undergo a medical examination as directed by the MRO as part of the verification process, having a verified adulterated or substituted test result as reported by the MRO, or failure to cooperate with any part of the testing procedure.
S. "Safety Sensitive" means a position in which drug impairment constitutes an immediate and direct threat to public health or safety.
T. "Special Risk" position means a position that is required to be filled by a person who is certified under Chapter 633 or Chapter 943, Florida Statutes.
U. "Specimen" means a product of the human body capable of revealing the presence of drugs or their metabolites.
V. "Split sample" means a specimen that is divided into two separate containers, for the purpose of using one container for immediate testing and the other being tested at the donor's request if the first sample tested results in a confirmed positive test.

9.3 Rules of Conduct

A. The City of Fernandina Beach strictly prohibits its employees from possessing or being under the influence of alcohol or drugs, other than the proper use of prescription medications or non- prescription medications while on duty or on the City's premises. The City further prohibits its employees from misusing or possessing, distributing, or using drugs or alcohol while off-duty to the extent that such off-duty conduct impacts the employees' effectiveness or ability to perform their job, or to the extent that such off-duty conduct adversely impacts the interests of the City.
B. The employment of an employee found to be under the influence of drugs, or possessing, manufacturing, using, distributing, buying, selling, trading, or offering for sale drugs or alcohol will face corrective action, up to and including termination of employment.
C. If the use of prescription medications or non-prescription medications may adversely affect an employee's work performance, the employee should notify the

City. Abuse or misuse of prescription medications or non-prescription medications is prohibited.

D. No employee shall report for duty or remain on duty requiring the performance of safety sensitive functions when using any controlled substance or tests positive for any controlled substance, except when the use is pursuant to the instructions of a physician who has advised the employee that the substance does not adversely affect the ability to safely operate a motor vehicle or perform safety sensitive functions.

E. No employee shall report for duty or remain on duty requiring the performance of safety-sensitive functions while having an alcohol concentration of 0.04 or greater. No employee shall use alcohol while performing safety-sensitive functions.

9.4 Types of Testing

The City has the authority to require employees to submit to testing for the presence of alcohol and drugs as specifically set forth in this article.

A. Reasonable Suspicion Testing

1. "Reasonable suspicion drug testing" means drug testing based on a belief that an employee is using or has used drugs in violation of the employer's policy drawn from specific objective and articulable facts and reasonable inferences drawn from those facts in light of experience. Employees may be required to submit to a drug test when there is a reasonable suspicion to believe that the employee is using or has used drugs in violation of the City's policy. Reasonable suspicion requires an articulable belief by supervisors based upon reasonable inferences drawn from specific facts. Reasonable suspicion drug testing may not be required except upon the recommendation of a supervisor who is at least one level of supervision higher than the immediate supervisor of the employee in question. Among other things, reasonable suspicion may be based upon:

    a. Observable phenomena while at work, such as direct observation of drug use or of the physical symptoms or manifestations of being under the influence of a drug; or
    b. Abnormal conduct or erratic behavior while at work or a significant deterioration in work performance; or
    c. A report of drug use, provided by a reliable and credible source; or
    d. Evidence that an individual has tampered with a drug test during his or her employment with the current employer; or
    e. Information that an employee has caused, contributed to or been involved in an accident while at work; or
    f. Evidence that an employee has used, possessed, sold, solicited, or transferred drugs while working or while on the employer's premises or while operating the employer's vehicle, machinery, or equipment.

2. A determination of reasonable suspicion must be based upon specific, contemporaneous, articulable observations concerning the appearance, behavior, speech or body odors of the employee. The observations may include indications of the chronic and withdrawal effects of controlled substances.

3. The City shall make all reasonable efforts to administer an alcohol test to employees within two (2) hours following the determination of reasonable suspicion and in no event will an alcohol test under this section be conducted beyond eight (8) hours of the determination of the reasonable suspicion. If testing occurs after the employee's shift has ended, the employee will be compensated their regular rate of pay for hours worked. If the alcohol test is not administered within two (2) hours of the above determination, a record stating why the alcohol test was not administered within this time frame must be prepared and maintained.

4. With respect to alcohol or controlled substance reasonable suspicion testing of employees, a written record shall be made of the observations leading to the test, signed by the supervisor who made the observations and a copy provided to the employee and to the Fire Chief prior to the end of the reporting supervisor's shift and shall be kept confidential and retained by the City.

5. Employees may request to have a Union representative present during the testing procedure for reasonable suspicion; provided the test shall not be delayed for more than 60-minutes. It is agreed that the 60-minute waiting period for the arrival of a Union representative shall not be extended or waived.

B. **Post-Accident Testing**

1. The City may require substance abuse testing for any employee involved in an accident while on duty, whether on or off the City's premises in a City vehicle or while operating City owned or rented equipment in accordance with the City's Vehicle Use Policy, Rev. 11/20/2012 and Personnel Policy Manual, Rev. 10/01/2013.

2. Post-accident drug testing is required for any accidents that have estimated damages of one thousand ($1,000) or more, or as deemed necessary by supervisor (as defined in this article regarding reasonable suspicion). Drug testing should be performed immediately following the accident and is to be handled by the City's designated drug-testing center. For out-of-town accidents in a city vehicle, immediately notify the Fire Chief who will contact Human Resources for the nearest location to a drug-testing center.

3. All drivers who are subject to post-accident drug testing shall remain readily available for such testing unless unable to do so due to emergent need for medical care. Medical care should not be delayed for any persons involved in

an accident. The driver shall not be prohibited from leaving the scene of an accident in order to obtain or provide medical care.

C. **Random Testing**

1. The number of employees randomly selected for drug and alcohol testing during a twelve (12) month calendar year shall not be greater than 50% of the total number of employees subject to testing. Random testing will occur while the employee is on-duty. Employees will be subject to drug testing on a purely random basis. An approved third-party random selection computer program shall make the random selections. If random selection occurs while the employee is off duty, the employee shall be tested on the employee's next scheduled shift worked.

D. **Return to Duty Testing**

1. Any covered employee who has engaged in conduct prohibited by this policy, and who has not been terminated from employment, shall, before returning to duty, successfully pass a return to duty drug test. The results for any return to duty alcohol test must be less than .02 for the employee to resume employment and a result of 0.00 to return to safety-sensitive functions, and the results of a return to duty controlled substance test must be negative in order to resume employment.

E. **Follow-up Testing**

1. If the City, in its sole discretion, determines that an employee who has submitted a confirmed positive test result, should not be terminated, the employee may be granted a one-time leave of absence without pay and be required to enroll in and successfully complete a drug and/or alcohol rehabilitation program at his or her own expense, as a condition of returning to work (if a position is available).

2. If an employee, during the course of his or her employment, receives a mandatory referral to an employee assistance program for drug related problems, or a drug rehabilitation program, upon successful completion of the program, the employee may be required to submit to follow-up drug tests on an unannounced and random basis at least once a year for a two (2) year period after completion of the program.

3. The City in no way guarantees that any employee, upon returning from the successful completion of a drug/alcohol rehabilitation program, either mandated or conditional for maintaining employment, shall have any employment position provided to him/her, or in the event that an employment position is available, that such position will be the same or equivalent to the position previously held by the employee or that the rate of pay for the position

will be equal to that previously received by the employee. The provisions of this section shall not apply to an employee who voluntarily seeks rehabilitation.

9.5 **Rehabilitation**

A. An employee who voluntarily comes forth and requests assistance will be encouraged to obtain assistance through the City's Employee Assistance Program (EAP). The City will make reasonable efforts to assist and encourage the employee to complete any necessary rehabilitation program.

B. An employee, not currently under a mandated drug and/or alcohol rehabilitation program, may voluntarily enter such a program without disciplinary action being taken against him or her. Any information concerning the participation in a rehabilitation program shall remain absolutely confidential.

C. The employee will not be permitted to return to duty until they have been evaluated by a drug and/or alcohol rehabilitation program AND passed a return to duty test AND agreed to the drug and/or alcohol rehabilitation program's recommendation for treatment.

D. An employee who voluntarily participates in a drug or an alcohol rehabilitation program may be placed on light duty, or use sick leave, annual leave, or able to utilize swap time while undergoing rehabilitation. The use of leave time shall be subject to the approval of the Fire Chief, or designee. The placement of an employee on light duty shall be subject to the approval of the Fire Chief, or designee.

E. The City may provide the opportunity for employees to enter a City approved/sponsored rehabilitation program. The parties agree that the City has the sole authority to determine whether to maintain and/or continue any City approved/sponsored rehabilitation program and that any approval for an employee to enter any rehabilitation program may be limited by the City to one opportunity during an employee's employment. Every employee shall be allowed a one-time opportunity to voluntarily enter a City approved/sponsored rehabilitation program during the course of his/her employment. Assuming that the employee is not under administrative or criminal investigation or arrest for an alcohol or drug related matter, no disciplinary action is pending, and that no accident, injury, reasonable suspicion testing, or random drug testing has been requested of the employee prior to the time of such request. The City and Union encourage employees to volunteer in seeking assistance by way of professional counseling.

F. If an employee enters a City approved/sponsored rehabilitation program, then, upon successful completion of rehabilitation (as determined by a City designated physician), the employee shall be returned to his regular duty assignment or the equivalent thereof. If follow up care is prescribed after treatment, such shall be imposed by the City as a condition of continued employment.

G. Immediately upon an employee's discharge from a rehabilitation program, the employee will provide the City with documentation of the follow up care requirements as well as permission for the City to ascertain whether the employee has been and/or is abiding by the program requirements. Moreover, the parties agree that entry into such a rehabilitation program shall be deemed to constitute reasonable suspicion, the employee may be subject to random testing procedures, as required by management, for a period not to exceed twenty-four (24) months from the date that the employee is released from treatment.

9.6 Consequences for Violation of Policy

A. Refusal to Submit to a Drug Test

If an employee who is injured during the course and scope of his employment refuses to submit to testing, under section 9.4 of this policy, the employee automatically forfeits any medical and indemnity benefits they would have otherwise been eligible for under Florida's Workers' Compensation Statute. An employee, who refuses to comply with a legitimate order for testing, provides false information in connection with a test, or who attempts to falsify test results through tempering, contamination, adulteration, substitutions, or any other means shall immediately be removed from duty, placed on leave without pay status, and terminated from City employment. Individuals who refuse to submit to testing will be asked to sign a Refusal to Submit Form.

B. Confirmed Positive Drug Test

1. An employee who submits a confirmed positive drug test result will be removed from safety sensitive duties and may be disciplined, up to and including discharge at the sole discretion of the City. If the City, in its sole discretion, does not discharge the employee, the employee will be required to enroll in and complete an approved drug and/or alcohol rehabilitation program as a condition of returning to work. The employee will also be subject to return to duty and follow up testing as set forth in this policy.

2. An employee, who submits an alcohol test result of .04 or higher, is considered to have submitted a positive test result. Employees with an alcohol test result of 0.04 or higher must be removed from performing safety-sensitive functions. The following are thresholds for alcohol testing along with the minimum mandatory employment action to be taken:

    a. BAC level .002% - .019% - Employees testing this level shall be removed from safety sensitive functions and placed on light duty until such time a return-to-duty breath alcohol test confirms level of .000%.
    b. BAC level .020% - .039% - In addition to restrictions in paragraph "a." above, the employee will be placed on sick leave for the remainder of

the shift. Return to full duty will be governed by a breath alcohol test that confirms a level of .000%.

c. BAC level .040% and higher – This is considered a POSITIVE TEST RESULT. An employee testing at or above this level shall immediately be removed from duty, placed on leave without pay status, and may be discharged from City employment.

9.7 Drugs to Be Tested

ALCOHOL: (including a distilled spirit, wine, a malt beverage or an intoxicating liquor)
AMPHETAMINES: (Obetrol, Biphetamine, Desoxyn, Dexedrine, Didrex, Lonamine, Fastin)
BARBITURATES: (Phenobarbitural, Tuinal, Amytal, Nembutal, Seconal, Lotusate, Fiorinal, Fioricet, Esgic, Butisol, Mebaral, Butabarbital, Butabital, Phreninlin, Triad, etc.)
BENZODIAZEPINES: (Ativan, Azene, Clonopin, Dalmane, Diazepam, Librium, Xanax, Serax, Tranxene, Valium, Halcion, Paxipam, Restoril, Centrax)
CANNABINOID: (Marijuana, THC, Pot)
COCAINE
METHADONE
METHAQUALONE
OPIATES: (Paregoric, Parepectolin, Donnegel PG, Morphine, Tylenol with Codeine, Empirin with Codeine, APAP with Codeine, Aspirin with Codeine, Robitussin AC, Guiatuss AC, Novahistine Expectorant, Dilaudid (Hydromorphone), M-S Contin and Roxanol (morphine sulfate), Percodan, Vicodin, Tuss-Organidin, etc.)
PHENCYCLIDINE (PCP)
PROPOXYPHENE: (Darvocet, Darvon N, Dolene, etc.)

9.8 Common Medications That May Alter or Affect a Drug Test

A. The appropriate use of legally prescribed drugs and non-prescription medication is not prohibited. However, employees must use extreme caution when using any non-prescription and prescription medication that carries a warning label which indicates the potential for impairment of mental functioning, motor skills, or judgment. Employees shall notify their supervisor when under such medication and of any impairments which might occur from taking such medication to performing work-related duties. The supervisor shall determine if non-safety sensitive Fire/EMS related duties can be performed, if available, or whether leave must be taken by the employee in accordance with Fire Department policy.

B. The following list includes the most common medications, by brand name or common name, as well as by chemical name, which may alter or affect a drug test:

ALCOHOL: All liquid medications containing ethyl alcohol (ethanol). Please read the label for alcohol content. As an example, Vick's Nyquil is 25% (50 proof) ethyl alcohol, Comtrex is 20% (40 proof), Contact Severe Cold Formula Night Strength is 25% (50 proof) and Listerine is 26.9% (54 proof).
AMPHETAMINES: Obetrol, Biphetamine, Desoxyn, Dexedrine, Diddrex, Lonamine, Fastin
BARBITURATES: Phenobarbital, Tuinal, Amytal, Nambutal, Seconal, Lotusate, Fiorinal, Fioricet, Esgic, Butisol, Mebaral, Butabarbital, Butabital, Phrenilin, Triad, etc.
BENZODIAZEPHINES: Ativan, Azene, Clonopin, Dalmane, Diazepam, Librium, Xanax, Serax, Tranxene, Valium, Halcion, Paxipam, Restoril, Centrax
CANNABINOID: Marijuana, THC, Pot
COCAINE: Cocaine HCI topical solution (Roxanne)
METHADONE: Dolphine.
METHAQUALONE: Not legal by prescription.
OPIATES: Paregoric, Parepectolin, Donnagel PG, Morphine, Tylenol with Codeine, Empirin with Codeine, APAP with Codeine, Aspirin with Codeine, Robitussin AC, Guiatuss AC, Novahistine DH, Novahistine Expectorant, Dilaudid (Hydromorphone), M-S Contin and Roxanol (morphine sulfate), Percodan, Vicodin, Tussi-organidin, etc.
PHENCYCLIDINE: Not legal by prescription.
PROPOXYPHENE: Darvocet, Darvon N, Dolene, etc.

Due to the large number of obscure brand names and constant marketing of new products, this list is ***not intended to be all-inclusive****.*

9.9 Specimen Collection and Testing Procedures

A. The City is committed to following strict specimen collection and laboratory testing procedures to ensure the quality, integrity and authenticity of the specimen. In addition, the City shall ensure that the vendor selected to conduct its drug/alcohol testing shall meet all equipment, chain of custody, and personnel requirements as established by Department of Transportation regulations, 49 CFR 40, FS 112.0455, and 59A-24 FAC; as amended and is licensed by the Agency For Health Care Administration (ACHA). Employees have a right to consult with the MRO for technical information regarding prescription and nonprescription medications. Further, employees will be allowed to confidentially report the use of prescription or nonprescription medications to the MRO on forms provided.

B. Collection site security and specimen collection are the responsibility of the collection site and its personnel. The City assumes no responsibility for specimen collection or transmittal errors incurred by the collection site, the laboratory, or their respective staffs.

C. Whenever an employee is required to provide urine specimens for drug testing procedures, the employee shall be required to provide one (1) specimen large

enough to produce two (2) separate samples at the time of collection to facilitate a later split specimen as may be requested.

1. Initial Test - The initial test screen for all drugs shall use an immunoassay methodology or equivalent, or a more accurate scientifically method approved by (ACHA) the initial test for alcohol shall be Alcohol breath testing methodology in compliance with 49 CFR 40. The following threshold cut off levels as established by FAC 59A-24 shall be used when initially screening specimens to determine whether they are positive or negative for drugs or metabolites specifically listed below. All levels on the initially screened urine specimens, and Breath Alcohol testing which meet or exceed the following shall be reported as positive for initial testing:

a.	Alcohol	0.04% BAC
b.	Amphetamines	1000 ng/ml
c.	Barbiturates	300 ng/ml
d.	Benzodiazepines	300 ng/ml
e.	Cannabinoids	50 ng/ml
f.	Cocaine	300 ng/ml
g.	Methadone	300 ng/ml
h.	Methaqualone	300 ng/ml
i.	Opiates	2000 ng/ml
j.	Phencyclidine	25 ng/ml
k.	Propoxyphene	300 ng/ml

2. Confirmation Test - All specimens identified as positive on the initial test shall be confirmed using mass spectrometry/mass spectrometry (MS/MS) or gas chromatography/ mass spectrometry (GC/MS) except that alcohol will be confirmed using Alcohol breath testing methodology in compliance with 49 CFR 40. All confirmations shall be done by quantitative analysis. The following threshold cut off levels as established by FAC 59A-24 and 49 CFR 40 shall be used when analyzing specimens to determine whether they are positive or negative for drugs or metabolites specifically listed below. All levels on the confirmation test screened urine specimens, and Breath Alcohol testing which meet or exceed the following shall be reported as positive:

a.	Alcohol	0.04% BAC
b.	Amphetamines	500 ng/ml
c.	Barbiturates	150 ng/ml
d.	Benzodiazepines	150 ng/ml
e.	Cannabinoids	15 ng/ml
f.	Cocaine	150 ng/ml
g.	Methadone	150 ng/ml
h.	Methaqualone	150 ng/ml
i.	Opiates	2000 ng/ml
j.	Phencyclidine	25 ng/ml

k. Propoxyphene 150 ng/ml

3. Drug testing laboratories shall retain and store all confirmed specimens pursuant to FS 112.0455 and its attendant rules established in FAC 59A-24. The assigned laboratory shall be required to maintain any specimens under legal or administrative challenge for an indefinite period until the challenge is resolved. All positive urine specimens shall be held by the testing laboratory for a minimum of 210 days as required by FAC 59A-24.

9.10 **Challenges to Test Results**

A. An employee may challenge a positive test result through an administrative challenge or resort to an applicable court. When an employee undertakes a challenge to the results of a test it shall be the employee's responsibility to notify the laboratory, and the sample shall be retained by the laboratory until the case is resolved. Employees are responsible for notifying the laboratory of any administrative or civil action brought pursuant to Florida's Workers' Compensation Act.

B. Within five (5) working days after receiving notice of a positive confirmed test result, an employee may contest or explain the result to the MRO. If the employee's explanation or challenge is unsatisfactory to the MRO, the MRO shall report a positive test result back to the City.

C. Within five (5) working days after receipt of a positive confirmed test result from the MRO, the City shall inform the employee in writing of such positive test result, the consequences of such results, and the options available to the employee. Within five (5) working days after receiving notice of a positive confirmed test result, the employee may submit information to the City explaining or contesting the test result and explaining why the result does not constitute a violation of the employer's policy. If the employee's explanation or challenge is unsatisfactory, the City will provide the employee with a written response, along with the report of the positive result. All such documentation will be kept confidential. The City shall not request, nor shall the employee be compelled to provide any medical information nor information pertaining to prescribed medication that has already been provided to the MRO, which would otherwise be considered "Protected Health Information" under the HIPAA law. Such information may only be disclosed to the MRO.

D. If an employee who is tested for drugs under this policy is notified of a confirmed positive drug test result, he or she shall have seventy-two (72) hours in which to request a split specimen test. If the employee makes a timely request, the MRO shall, in writing, direct the laboratory to provide the split specimen to another certified laboratory for analysis. The cost of this additional laboratory analysis will be borne by the employee. If the analysis of the split specimen fails to reconfirm the presence of the drugs or drug metabolites found in the primary specimen, the MRO shall cancel the test and report the cancellation and the reasons for it to the

City and to the employee. If the analysis of the split specimen is reconfirmed by the second laboratory for the presence of the drug(s) or drug metabolites, the MRO shall notify the City and the employee of the results of the test. If an employee does not contact the MRO within seventy-two (72) hours, as provided above, the employee may present to the MRO information documenting that serious illness, injury, inability to contact the MRO, lack of actual notice of the verified positive test, or other circumstances unavoidably prevented the employee from timely contacting the MRO. If the MRO concludes that there is a legitimate explanation for the employee's failure to contact the MRO within seventy-two (72) hours, the MRO shall direct that the reanalysis of the primary specimen or analysis of the split specimen, as applicable, be performed. When the City uses the split sample method of collection is utilized, the employee may not request a reanalysis of the primary specimen.

9.11 **Confidentiality/Employee Safeguards**

A. All information, interviews, reports, statements, memoranda, and drug test results, written or otherwise, received or produced will be treated in a confidential manner unless otherwise required by law.

1. Documents and records with regard to the drug testing and/or under reasonable drug testing of an employee shall not be placed into the personnel file, open to the public, if the employee is cleared through an administrative, legal challenge, grievance, or if the employee's tests results are negative.

2. Nothing in this article shall be construed to eliminate or diminish any rights provided to employees not specifically mentioned in this article that the employee may be entitled to under local, state or federal statutes.

3. This article is in no way intended to diminish, waive, or supersede any rights provided to employees under a collective bargaining agreement. The employee has a right to challenge the results and/or methods of any drug or alcohol tests and any discipline imposed due to the provisions of this policy in the same manner that any other employer related action can be grieved under the terms of the collective bargaining agreement.

9.12 **Right to Search**

The City has the right to search lockers, handbags, lunch boxes, workspaces, City vehicles or other containers on City premises in the furtherance of this policy and as permitted by applicable law. Failure to cooperate with such a search is grounds for discipline, up to and including discharge.

9.13 **Commitment to Educating the Workforce Regarding Substance Abuse**

The following list contains a sampling of the names, addresses and telephone numbers of employee assistance programs and local drug rehabilitation programs available near our community:

Horizon Health Employee Assistance Program (EAP)
Phone: (800) 955-6422
Or
Starting Point Behavioral Healthcare
(904) 225-8280
463142 State Road 200
Yulee, FL 32097

9.14 **Education and Training**

The City believes that education and understanding can be powerful weapons in the fight against drugs.

A. Within one (1) year of the ratification of this agreement, the City agrees to provide training to all supervisors within the Fire Department who may be involved in determining the basis for "Reasonable Suspicion" as defined within this agreement. The training shall include all Officers and Management.

B. The training at a minimum shall include methods for detecting reduced job performance, impairment or change in employee behavior, techniques for recognizing drugs, drug paraphernalia, the indications of the use, sale, or possession of drugs and alcohol. Additionally, the training shall include specific procedures to be followed for an employee EAP referral. The Union Executive Board shall be allowed to be part of this training program at no cost to the Union.

C. It is agreed that the lack of such training shall not diminish the validity of any "Reasonable Suspicion" determination provided that such training is completed within one (1) year of ratification of this agreement.

ARTICLE 10 – BULLETIN BOARDS

10.1 The Employer shall provide the Union with suitable bulletin boards and the Union agrees that it shall use the bulletin boards only for Union business. Such notices shall not be of a controversial or political nature, such as taking sides on issues or supporting a particular candidate for public office.

10.2 Copies of all materials or notices posted shall be submitted to the Employer prior to its posting.

ARTICLE 11 – HOURS OF WORK, OVERTIME, AND OFF-DUTY DETAILS

11.1 The normal work cycle shall be twenty-eight (28) days. The normal workday shall consist of twenty-four (24) hours or one (1) shift. The normal schedule shall be twenty-four (24) hours on and forty-eight (48) hours off. The average work week is fifty-six (56) hours. Beginning October 1, 2025, the City and the Union agree to reopen Article 11, section 11.1 work cycle.

11.2 The normal work schedule for shift firefighter personnel is from 8:00 a.m. to 8:00 a.m. Time worked will be rounded to the nearest tenth of an hour.

No overtime will be worked without the approval of the Fire Chief or his designee. In the event overtime is needed on shift and during the attempt to fill the overtime slot the on-duty employee holding said slot will not be released from duty until relief is obtained.

11.3 In compliance with the Fair Labor Standards Act and amendments, overtime will be paid at time and one-half (1½) rate for hours worked above two hundred twelve (212) hours in the work cycle. Vacation and Sick Leave shall not count as hours worked for purposes of calculating overtime.

11.4 It is understood that no employee is relieved of his/her obligation to work overtime. In any given situation overtime may be required by management. If in a given situation, the overtime list is exhausted without filling a required assignment(s), the Fire Chief or his designee will fill that assignment(s) with an on-duty employee with the same job title or an on-duty "step-up" employee. An employee shall not "step up" more than one (1) position above their current rank. If in the interest of public safety or operational need the Fire Chief shall have the authority to fill the position. There shall be a minimum of one (1) badged company officer , one (1) badged engineer, and one (1) badged Rescue Lieutenant on duty at all times.

11.5 An employee who is on sick leave, workers' compensation, leave of absence, is serving a disciplinary suspension or has worked more than forty-eight (48) consecutive hours shall not be called back for the overtime position. Any firefighter who has worked more than forty-eight (48) consecutive hours shall be relieved from his/her position unless in the opinion of the Fire Chief or his designee public safety or operational needs will be compromised.

11.6 Personnel called for overtime or re-called for emergencies shall report to their destination with all required uniforms, protective clothing, and personal items appropriate for their assignment.

11.7 Re-call - If an employee is called from off duty, then that employee will be paid at one and one-half (1½) time his normal rate of pay and a minimum of three (3) hours pay will be guaranteed.

In the event that the re-call time exceeds three (3) hours, the remaining hours will be subject to FLSA requirements for purposes of calculating overtime.

When an employee is re-called or reports to the fire station for an overtime assignment and the overtime has been canceled without notification to the employee, he/she shall be paid for three (3) hours at time and one-half (1 ½) their normal rate of pay for reporting to work as assigned. The employee will not be required to stay for the three (3) hour overtime.

11.8 Emergency standby is made by order of the Fire Chief or designee and is defined when an employee is officially notified by a supervisor or designee, they must be ready to be called to work in an urgent situation during their off-duty time. The employee will then be required to remain available via telephone and be available to report to duty within one (1) hour when notified. If an employee has not been contacted within six (6) hours after being placed on emergency standby, that employee will no longer be obligated to be prepared to report for duty.

For each hour an employee is in an emergency standby status they will be compensated at the rate of one half (½) of their normal rate of pay.

Once an employee on an emergency standby status is contacted and ordered to report for duty, that employee will be considered in a Call Back status and compensated at a rate of time and one half (1 ½) from that point forward and for each hour worked.

11.9 Off Duty Details – The Fire Chief, or his designee, shall have the sole authority in administering the City's Fire Department off-duty detail program. This authority shall include but not be limited to complying with the specific FLSA guidelines for off-duty details, determining rates of pay (to be paid by recipient of said services), deduction of administrative costs, and scheduling. The parties recognize that special details are a form of outside contractual employment with individuals operating under the licensure and protocols of the Department.

11.10 Comp Time - An employee may elect to take compensatory leave time in lieu of pay, if mutually agreed upon by the employee and the Fire Chief or his designee, up to a maximum accumulation of one hundred forty-four (144) hours. All hours in excess of the maximum shall be in the form of pay. An employee wishing to take compensatory leave time shall submit a written request at least twelve (12) hours in advance of the requested leave. Approval or denial of the request will be made by the Fire Chief or designee based on the operational or fiscal impact of the request. The twelve (12) hour notification requirement may be waived, circumstances permitting, at the discretion of the Fire Chief or designee. An employee separating from the Department on a voluntary or involuntary basis shall receive lump sum payment for accumulated compensatory time. An employee shall be allowed to sell back compensatory time at the employee's regular hourly rate of

pay each year, to be paid the first pay period in November. Compensatory time will not be calculated as hours worked for the purpose of overtime.

11.11 For purposes of this article, compensatory time shall be defined as the period of time which is earned by the employee for hours worked in excess of the employee's normally scheduled work period, it shall be accumulated at a rate of one and one-half (1 ½) in lieu of monetary overtime compensation.

11.12 For the purpose of clarification, the following table defines what is calculated as hours worked for purposes of overtime.

HOURS / LEAVE	OVERTIME USE
Regular Hours Worked	Included
Holiday Pay	Not Included
Holiday Hours Worked	Included
Bereavement	24 hours Included, > 24 hours not Included
Jury Duty	Time Worked
Personal Day	Included
Sick Leave	Not Included
Vacation	Not Included
Administrative Leave	Included
Compensatory Leave	Not Included
Firefighter Memorial Day	Not Included

11.13 Employees covered by this agreement who are required to accept the responsibilities and carry out the duties of a position or rank above that which he/she normally holds for period of eight (8) consecutively scheduled hours shall move up to the grade of the position in which he/she is working and maintain their step level while performing the job. Rate of pay shall be at the rate of ten percent (10%) over current hourly rate for working in a higher class.

ARTICLE 12 – SENIORITY

12.1 For the purpose of this Agreement, there shall be two (2) types of seniority which are listed below:

A. Fire-Rescue Department Seniority which is defined as length of service with the City of Fernandina Beach within the Fire-Rescue Department covered by this Agreement.

B. City Seniority which is defined as an employee's continuous length of service with the Employer, commencing with his last date of hire. When more than one (1) employee is hired on the same day, City Seniority and/or Fire Department Seniority will be assigned in alphabetical order of names – surname first.

C. To be considered for promotion to the rank of Lead Paramedic, Engineer, Lieutenant or Captain, the employee must have continuous service with the Fire Department in accordance with Article 13.

12.2 All new employees shall be classified as probationary employees during the first three hundred sixty-five (365) calendar days of their employment pending performance evaluation(s) as outlined in the Fire Department Rules and Regulations, and in the opinion of the Fire Chief, the probationary period may be extended for another ninety (90) calendar days if the probationary employee is not performing according to requirements. An employee terminated during his/her probationary period does not have the right to grieve the termination under the Grievance Procedure Article 26. Upon completion of probation, the employee's seniority date will commence as of his first day of hire and reporting for work. While on probation the employee shall have no seniority rights and his retention is entirely within the discretion of the Employer, provided no such employee shall be discharged because of his membership or activities in the Union.

12.3 An employee's continuous service with the Employer shall be considered as having been broken if the employee:

A. Quits

B. Is discharged for just cause.

C. Fails to return from an authorized leave of absence or fails to return from family medical leave under Family Medical Leave Act.

D. Is absent due to a lay-off for more than one (1) year.

E. Is retired.

12.4 In the event of a layoff for any reason excluding termination for cause, employees shall be laid off in inverse order of their Fire Department seniority. Any employee who is to be laid off who has advanced to his present classification from a lower classification in which he held a regular appointment shall be given the opportunity to displace a less senior employee in the lower-level classification. An employee may not "down bump" another employee unless he has performed the lower-level classification as a regular employee in said classification based on evidence in his personnel records.

A. A laid off employee shall be given preference with respect to any employment vacancy existing at the time layoff or for a period of twelve (12) months providing qualifications for the position are met and subject to the employee's

ability to perform the duties of the available vacancy. Fire Department seniority shall have preference over City seniority when filling such vacancy.

B. Thirty (30) days' notice will be given to the Union before any Fire Department employees are to be laid off per conditions set forth in this section.

12.5 Notice of recall for a laid off position(s) shall be sent to the Union President and to the laid off employee's last known address by certified mail. The employee must, within ten (10) business days of the certified date, signify his intention of returning to work or employee's seniority shall be forfeited.

12.6 When a classification is abolished due to economic reasons, or the number of employees is reduced within a department, the employee with the greatest amount of Fire Department seniority shall have the right to be placed in any position at his level or lower than his level within that department if such position exists. If an employee is placed into the same level or lower, said employee shall be required to be fully qualified as described in the job description for said position.

ARTICLE 13 – VACANCIES AND PROMOTIONS

13.1 Once the decision is made to fill the vacancies or new positions, the Employer shall post a notice of vacancies or new positions created within five (5) working days following the occurrence of the vacancy or new position created. Employees shall be given fourteen (14) calendar days in which to make application to fill the vacancy or to fill the new position created, and a sixty (60) calendar day notice of the testing date. The application period and test notification period will run concurrently.

13.2 The minimum eligibility requirements for promotion are as follows:

A. Rescue Lieutenant

1. Minimum of two (2) years continuous service with the department, with one (1) year as a Division Approved Paramedic.
2. Florida Certification as a Paramedic
3. Meets Expectations rating on most recent evaluation
4. American Heart Association BLS Provider Certification
5. American Heart Association ACLS Certification
6. American Heart Association PALS Certification
7. Tactical Casualty Combat Care (TCCC or Equivalent)
8. Company Officer
9. ICS 100, 200, 300, 400, 700 and 800
10. No written corrective action for one (1) year prior to application

B. Driver/Engineer

1. Minimum of three (3) years continuous service with the department

2. Florida Certified Pump Operator
3. Florida Certified Paramedic if hired after October 1, 2021.
4. Aerial Ladder Operations Course Certification
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application

C. Combat Lieutenant

1. Minimum of five (5) years continuous service with the department
2. Minimum of two (2) years as an Engineer with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 1
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application

D. Captain (This position shall remain vacant until the City and the Union agree to implementation, qualifications, and pay.)

1. Minimum of seven (7) years continuous service with the department
2. Minimum of two (2) years as a Lieutenant with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 2
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application
7. Any two of the following:

   a) Florida Certified Fire Safety Inspector
   b) Florida Certified Fire Service Instructor
   c) Florida Certified Fire Investigator
   d) Degree in Fire Science or Emergency Medical Services or related field

E. Battalion Chief

1. Minimum of seven (7) years continuous service with the department
2. Minimum of two (2) years as a Lieutenant with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 2
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application
7. Any two of the following:

   a) Florida Certified Fire Safety Inspector
   b) Florida Certified Fire Service Instructor

c) Florida Certified Fire Investigator
d) Degree in Fire Science or Emergency Medical Services or related field

E. Job descriptions for those positions shall reflect the above requirements.

13.4 Promotion and Original Appointed List:
The City and the Union shall, mutually agree upon a promotional evaluation process, with the intent of using unbiased, objective outside sources. The agreed upon process may include but not limited to testing, practical skill evaluation, and an oral interview board (see Appendix D). The Union and Management can mutually agree to change the appendix with advance notice. Scoring for the promotional process may carry the weight of each of the above areas as well as points given based on seniority. Points for scoring of the promotional exam will be based on the following formula:

a. Length of Service: 0.25 points per year up to 5 years, then 1 point per year up to the maximum of 10 points total. Length of service shall be prorated into quarters (1/4) for actual time of service. (i.e., 6.5 years = 2.75 added points. 5 years = 1.25 points + 1 year = 1 point + .5 year =.5 points)
b. Written examination: A final grade of seventy percent (70%) or better shall be considered passing. All length of service points and veterans' preference points, as applicable, will then be added. In the event of identical grades on promotional eligibility lists, the following tiebreaker will be used to determine final promotional eligibility standing:
    1. The first tiebreaker shall be highest raw score achieved.
    2. The second tiebreaker shall be time in rank.
    3. In the event a tie still exists after raw score and time in rank, the tie shall be broken by date of hire, by the order of hire on that date.
c. All applicants will be notified of their final score and their relative standing. The period of eligibility of the promotional list shall be for one year from the date of final placement on promotional list.

All employees hired after the ratification of this agreement will be required to possess and maintain a Florida paramedic license for the purpose of promotions. All current employees hired prior to October 1, 2000, shall be exempt of this requirement.

13.5 Disqualification of Applicant: The Fire Chief may reject the application of any person for promotion, or opt not to certify the name of an eligible candidate for appointment, if in his opinion it is found:

A. That the applicant fails to meet the established qualification/requirements for the position by the date of testing. This is not intended to exclude a bargaining unit employee from applying before requirements are met.

B. That the applicant did not sign the posting before the closing date as specified in the posting announcement.

C. That the applicant has made a false statement as to any material fact, has practiced or attempted to practice deception or fraud in securing eligibility for promotion.

13.6 Probationary Period: Any employee covered by this agreement who has been promoted to Lead Paramedic, Driver/Engineer, Lieutenant, or Captain shall serve a probationary period no longer than six (6) months. However, the Fire Chief will evaluate said employee after ninety (90) days to identify any area of difficulty. The said employee will then be given three (3) months to correct the areas of difficulties that were identified.

13.7 When the Employer intends to discontinue any job in the bargaining unit, the Union will be advised thirty days prior to any such job elimination.

ARTICLE 14 – HOLIDAYS

14.1 The following holidays will be observed:

A. New Year's Day
B. Martin Luther King, Jr.'s Birthday
C. Good Friday
D. Memorial Day
E. Independence Day
F. Juneteenth
G. Labor Day
H. Thanksgiving Day
I. Day after Thanksgiving Day
J. Christmas Eve
K. Christmas Day
L. Veterans Day

The City agrees to recognize October 8th of each year as National Fallen Firefighters Memorial Day. In lieu of monetary compensation, employees covered by this agreement will be credited a compensatory holiday for the number of hours they work as part of their regular shift schedule. This compensatory holiday must be utilized between October 8th and March 1st, with no provisions for carryover, and shall not count as hours worked for purposes of calculating overtime.. This compensatory holiday will not be extended to employees who are not scheduled to work on October 8th.

14.2 For the holidays set forth in Section 14.1, employees shall receive holiday pay as outlined in Paragraph 14.3 and 14.4.

14.3 All Fire Department employees covered by the terms of this agreement shall be paid at their regular rate for a period not to exceed twelve (12) hours. Vacation earned in lieu of holiday pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief. Said time does not count as hours worked for the purpose of calculating overtime.

14.4 All Fire Department employees covered by the terms of this Agreement who work on the day of an aforementioned holiday shall be paid at a rate of one-and-a-half times the regular pay rate for a period not to exceed twelve (12) hours. Compensatory time in lieu of holiday overtime pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief. EXCEPTION: all Fire Department employees covered by the terms of this Agreement who work on Christmas Day shall be paid at a rate of two times the regular pay rate for a period not to exceed twelve (12) hours. Compensatory time in lieu of holiday pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief.

ARTICLE 15 – VACATIONS

15.1 Employees may carry vacation leave forward from one benefit year (the benefit year begins with the employee's anniversary date) to another benefit year not to exceed the vacation leave benefit to which entitled for new benefit year, plus 120 hours, according to the following schedule:

Years of Service	Vacation Leave Earned (Shifts)	Vacation Leave Earned (Hours)	Maximum Vacation Leave Carry-over Allowed
Less than 1 year	6	144	264
1 – 7 years	8	192	312
8 – 14 years	10	240	360
15 – 19 years	12	288	408
20 years and above	13	312	432

The union agrees to be in compliance with maximum vacation accrual limits. It is the responsibility of the employee to ensure any excessive accrued vacation leave is used prior to his/her anniversary date. The maximum carryover cannot be exceeded unless extenuating circumstances exist that are approved by the Fire Chief and City Manager. Accrued vacation leave in excess of the maximum allowable as outlined in the table above that has not been approved by the Fire Chief and City Manager shall be forfeited.

15.2 Pay for all vacations shall be based on the rate of pay of the employee at the time vacation is taken, computed on his or her regularly scheduled work week.

15.3 The Fire Chief shall make every effort to ensure that earned vacation leave is used on a yearly basis in order to provide employees with vacation and proper rest and relaxation. However, employees may, at their option, accrue vacation leave to equal the "maximum vacation leave carryover allowed" as described in the table under article 15.1.

15.4 In the month of December the shift Captain will conduct a seniority-based vacation draft from January 1st thru December 31st whereas employees will be allowed to schedule up to the maximum days that the employee accrues based on their years of service in Article 15.1. The City agrees that during this annual draft that two (2) vacation slots shall be made available.

15.5 There will also be control measures in place restricting vacation selections to ensure the operational efficiency of the Fire-Rescue Department. These control measures are as follows; 1) Only one company officer will be allowed to be on vacation at any time. 2) Only one Engineer will be allowed to be on vacation at any time. 3) Only one Rescue Lieutenant will be allowed to be on vacation at any time. The number of Paramedics allowed to be on vacation at any time will not exceed the number required to continue to provide the level of service that the Fire-Rescue Department normally would be providing. Under extreme circumstances exceptions to these measures can be considered by the Fire Chief on a case-by-case basis.

15.6 The Fire Chief will make two (2) slots of leave available per shift based on the following guidelines:

A. One (1) slot of leave per shift will be available for vacation, personal leave, or compensatory time as long as the leave was requested no less than twelve (12) hours prior to the date requested. One (1) slot of leave shall be designated for school or training.

B. Employees signing up for schools or training must sign up for the second slot per shift at least thirty (30) days in advance. Any second slot per shift not taken for school or training will be available, at the sole discretion of the Fire Chief or appropriate designee if manning dictates, for vacation, personal leave, or compensatory time scheduling during thirty (30) days prior to the date the leave is being requested. The additional slot may be frozen for a period not to exceed forty-five (45) days if manning falls below the approved staffing positions.

C. If two (2) employees submit request for leave for the same day at the same time, the employee with seniority shall have priority.

15.7 Absence on the account of sickness in excess of sick leave accrual may, at the request of the employee and with the approval of the Employer, be charged against vacation leave allowance.

15.8 An employee who leaves the service of the Employer for any reason shall be paid for unused earned vacation up to their maximum accrued hours. The employee may be paid for unused accrued vacation leave up to their maximum accrued hours upon entering the Deferred Retirement Option Plan (DROP). However, if the maximum accrued leave has been paid to the employee upon entering the DROP, the employee shall not be paid for any additional accrued vacation leave when he/she leaves the service of the City. Employee agrees to provide reasonable notice of his/her intended resignation.

15.9 Vacation leave may be used as it is accrued from the date of hire, subject to other provisions of this article.

15.10 Normal vacation shall be from 08:00a.m. to 08:00a.m. Vacation may be broken into twelve (12) hour periods (8:00 AM – 8:00 PM or 8:00 PM – 8:00 AM).

ARTICLE 16 – SICK LEAVE

16.1 For every fifty-six (56) regular hours worked, an employee will be credited with 3.0 hours sick leave. This accrual shall be credited at the rate of six (6) hours per bi-weekly pay period. Employees will be allowed to use sick leave as accumulated.

16.2 Sick leave may accumulate up to two thousand, one hundred eighty-four (2,184) hours for sick leave use and not for sell back benefits.

16.3 Sick leave may be used up to seventy-two (72) hours for an illness to a member of the employee's immediate family provided a doctor's statement is received stating that it was necessary for the employee to be absent, if required by the Employer. ("Immediate family" shall be as defined under Article 20 – Bereavement Pay.)

16.4 Employees who are unable to report to work due to illness or injury are required to notify the on-duty shift Captain before the start of the employee's scheduled workday if possible. The on-duty shift Captain must also be contacted on each additional day of absence. If an employee is absent for three or more consecutive shifts due to illness or injury, a physician's statement may be required verifying the illness or injury and its beginning and expected ending dates. Such verification may be requested for other sick leave absences as well and may be required as a condition to receiving sick leave benefits.

16.5 Sick leave time shall be considered as time worked in computing the number of hours worked in anyone (1) year for calculating vacation, sick leave, and retirement benefits.

16.6 To be eligible for sick leave the employee shall call in at least thirty (30) minutes prior to the start of the employee's shift starting time, unless extenuating circumstances prohibit.

16.7 Any employee who has used no sick leave time from October 1 through December 31 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from January 1 through March 31 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from April 1 through June 30 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from July 1 through September 30 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has been employed the entire fiscal year and has used no sick leave time within the fiscal year (October 1 – September 30) will be awarded one additional shift (24 hours) of personal leave time. Personal leave time may be utilized in the same manner as a shift of vacation time, and is counted as hours worked towards overtime. Employees shall be allowed to carry over a maximum of three (3) PL days with no expiration time frame.

16.8 The policy of providing sick leave payment or sell-back will cease, effective September 30, 2017. For sick leave accrued prior to that date, said leave shall be paid, with amendments, in similar fashion to the agreement adopted as part of City of Fernandina Beach Resolution 2014-21.

A. If an employee has worked for the City for a minimum of six (6) years and was hired prior to October 1, 2001, the City shall pay the employee, at a rate of pay as of September 30, 2017, a maximum of 1,456 hours of accumulated sick leave.
B. If an employee was hired after October 1, 2001, and irrespective of the number of years worked, the City shall pay the employee, at the rate of pay as of September 30, 2017, a maximum of 300 hours of accumulated sick leave.

Said payments for each employee's accumulated sick leave shall be paid in three equal annual installments beginning in October 2017; October 2018; and October 2019. Employees that intend to retire prior to October 2019, shall have the installments otherwise distributed in equal payments prior to retirement.

An employee may opt to retain any balance of sick leave accumulated prior to September 30, 2017, for the uses identified in Sec. 16.2. Any sick leave so retained, and all sick leave earned thereafter, shall not be eligible for payment or sell-back.

ARTICLE 17 – WORKERS' COMPENSATION

17.1 Any regular or probationary employee of the Public Employer who is temporarily disabled as a result of an injury received in the course of employment with the Public Employer, shall be entitled to be compensated as provided herein. Said

employee shall receive from the Public Employer the amount to which he is entitled under the Workers' Compensation Law, and the differences between said amount and the amount of salary which said employee was receiving immediately prior to his injury shall be paid from the Public Employer's funds.

17.2 If the employee has not reached maximum medical improvement within twenty-six (26), the employee shall be medically examined to determine whether the employee's injury is of a nature that prevents their return to duty as a firefighter. If the employee has reached maximum medical improvement, his or her right to compensation shall be governed by the Workers' Compensation Law, the employees' disability/pension rights, and other benefits to which the employee may be entitled under this contract.

17.3 The Public Employer may at its option provide extensions beyond the twenty-six (26) week limitation as outlined herein based upon written medical recommendation. At the termination of the twenty-six (26) week period, or the date of the medical determination or the termination of the extension period, the employee's right to compensation shall be governed by the Workers' Compensation Law and by his entitlement to pension rights and sick leave benefits, if any.

17.4 The foregoing Section will not be applicable if the City finds the employee to be negligent.

17.5 Following the twenty-six (26) week period and subsequent release by medical authorities for return to work, the employee shall be given right of first refusal consideration when a vacancy occurs, provided the employee has maintained Firefighter/EMT certifications. If an employee is reinstated, they shall receive the same pay and benefits as when they were terminated. An employee may not accrue benefits while in a terminated status.

17.6 Dependent children or spouse of any employee killed in the line of duty shall receive monthly payments for a three (3) month period amounting to the normal salary of the deceased employee for the said three (3) month period.

ARTICLE 18 – MILITARY LEAVE

18.1 Both parties hereby agree to comply with both Federal law (reference 38 USCA Section 2021) and Florida state statutes (reference statutes 115.07, 115.14, 115.08) in regard to military leave. If an employee requests or requires more military leave time than allowed for by Federal or State statutes, he/she shall be allowed to substitute swap time, personnel days, or vacation leave as needed.

ARTICLE 19 - RESERVED

ARTICLE 20 – BEREAVEMENT LEAVE

20.1 A full-time employee who has a death in his immediate family will be granted bereavement leave, with pay, of up to twenty-four (24) hours. Bereavement leave will not be charged to accrued vacation or sick leave benefits. “Immediate family” is defined under this benefit as follows:

A. Relatives by marriage: husband, wife, stepparents, stepchild, foster child, brother-in-law, sister-in-law, father-in-law, mother-in-law, son-in-law, daughter-in-law, half-sister, half-brother, aunts and uncles, and grandparents.

B. Relatives by blood: parents, children, grandparents, grandchildren, brothers, sisters, aunts, uncles, nieces, nephews, first cousins.

C. Any other relative of the employee or the employee’s spouse living in the employee’s residence.

20.2 It is understood the bereavement leave is not intended to be exercised as an automatic leave with pay for twenty-four (24) hour period upon the death of a member of the immediate family as defined above. Instead, it is intended that if time-off is required for this purpose due to the personal grief of the employee or to provide aid and comfort during the grieving process of a member of the immediate family of the employee, then up to twenty-four (24) hours with pay are provided for that purpose and time will be considered time worked in pay cycle. In excess of twenty-four (24) hours will not be considered as time worked.

20.3 Upon written request more than twenty-four (24) hours off may be granted, but only twenty-four (24) hours will be paid time off as bereavement pay. In cases of hardship, employees may request, and the Fire Chief may approve use of up to twenty-four (24) hours from the employee’s accumulated sick leave.

20.4 No payment shall be made where no scheduled work time is lost.

ARTICLE 21 – JURY DUTY LEAVE

21.1 Any employee who is summoned to jury duty or subpoenaed or summoned to appear in court as a witness in connection with the performance of their duties with the City will be granted leave and will be paid at his regular rate of pay for his required work period during such absence. To be eligible to receive said pay, the employee must submit any payment received by the court or other entity to the Finance Department.

21.2 Any employee subpoenaed to appear on legal matters relating to Fire - Rescue Department duties and such appearance is during off-duty time will be paid at the rate of one and one-half (1½) times for the actual hours attending such proceedings, or for a minimum of three (3) hours or any such attendance, whichever is greater.

ARTICLE 22 – LEAVE OF ABSENCE

22.1 All requests for a leave of absence must be in writing and approved by the Fire Chief and City Manager.

22.2 It is understood and agreed that all leaves of absence will be without pay.

22.3 Leave time will not be accrued for unpaid leave of absence.

ARTICLE 23 – PENSION

23.1 There is a Police Officer and Fire Fighter Pension Board of Trustees that administer a pension plan for eligible Fire Department employees. The pension plan is periodically reviewed by the Board of Trustees and their actuary. The employees' pension contribution shall be mutually agreed upon by the employees, the Pension Board and the City.

ARTICLE 24 – WAGES, CLASSIFICATION AND LONGEVITY

24.1 Effective October 1, 2024, through September 30, 2027, the pay plan set forth in Appendix C-1 shall be effective and contains the current Pay Step Plan established for all positions covered by this Agreement.

24.2 Employees shall be advanced in pay according to the Pay Step Plan outlined below during the contract period October 1, 2024, through September 30, 2027.

24.3 Except as provided herein, original appointment to the classification of Firefighter/EMT, Firefighter/Paramedic, Lead Paramedic, Engineer, Lieutenant, Captain, and Battalion Chief will be made at the entry rate and advancement from the entry rate to the maximum rate shall be by successive steps.

All newly hired Firefighter/Paramedics will be compensated at the Firefighter/EMT rate until successfully checked-off by the Medical Director. Following successful check-off, the newly hired Firefighter/Paramedic will be placed in the Paramedic Pay Step Plan according to his/her current step.

24.4 Effective October 1, 2024, the Step Plan shown in Exhibit 1A will be implemented. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan.

24.5 Effective October 1, 2025, the Step Plan shown in Exhibit 1B will be implemented. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan.

24.6 Effective October 1, 2026, the Step Plan shown in Exhibit 1C will be implemented. Employees that have a rating of “Meets Expectations” or “Exceeds Expectations” in their most recent performance review will advance one step in the Pay Step Plan.

24.7 The pay of an employee promoted to a higher classification will be advanced to the new classification at the same Step level (i.e. Engineer Step 5 promoted to Lieutenant Step 5, etc.), equating to a 10% increase however, an employee promoting from Firefighter/EMT/Paramedic to the classification of Engineer or Rescue Lieutenant will be advanced to the new classification at the Step level equating to at least a 10% increase.

24.8 Each bargaining unit member who is designated by the Fire Chief as a Specialty Teams Member shall receive Specialty Pay Incentive in the amount of $600 annually, paid on a bi-weekly basis ($23.08), as long as the member is so designated. The number and types of Specialty Teams recognized will be in the sole discretion of the Fire Chief. The following are recognized Specialty Teams by the Fire Chief: Special Operation Team, Marine Rescue Team, and Honor Guard.

The Fire Chief will designate one member of the Specialty Team to serve as the Team Leader. Said member shall receive Specialty Pay Incentive in the amount of $900 annually, paid on a bi-weekly basis ($34.62), as long as the member is so designated. The Team Leader Incentive is in lieu of the Team Member incentive.

Specialty Team members and Team Leaders must attend seventy-five percent (75%) of available training sessions, provided notice of such sessions are given at least fourteen (14) days in advance. Training rosters will be provided to the Fire Chief or his designee no later than ten (10) days after the training date and notification of any employee not meeting the required attendance quarterly, beginning January 1, 2022.

24.9 Employees assigned to an EMS transport unit for a period of twenty-four (24) hours will receive EMS Incentive pay in the amount of one ($1.50) dollar per hour, to be paid on a bi-weekly basis for the hours worked on an EMS transport unit. Rescue Lieutenants will receive one ($1.60) dollar per hour EMS Incentive pay added to the base rate.

ARTICLE 25 – DISCHARGE AND DISCIPLINE

25.1 No employee shall be removed, discharged, reduced in rank of pay, suspended or otherwise disciplined except for just cause and he and the Union shall be furnished with a written statement of the charges and the reason(s) for such action within ten (10) working days of the date of or management becoming aware of the incident giving rise to the charges.

25.2 Any official written reprimand shall be furnished to the employee outlining the reasons for the reprimand. The employee will be requested to sign any official reprimand. If the employee refuses to do so, this refusal shall be noted and placed in his personnel file. The employee may have an opportunity to submit a written statement within five (5) days responding to the reprimand. The employee's responding statement will also be entered in his master personnel file.

25.3 The Union agrees to comply with the City's working rules; providing, however, that such rules shall be posted in a conspicuous place where they may be read by all employees and further that no change in present rules or no additional rules shall be made that are inconsistent with this Agreement. Fire Department Rules and Regulations will be updated and/or revised annually by the Fire Chief.

25.4 Both parties agree to abide by the City's Personnel Policy Manual in regard to discipline. Both parties agree to ensure fair treatment of all employees and to make certain that disciplinary actions are prompt, uniform, and impartial. Further, the parties agree that the major purpose of any disciplinary action is to correct the problem, prevent recurrence, and prepare the employee for satisfactory service in the future.

ARTICLE 26 – GRIEVANCE PROCEDURE

26.1 Any grievance concerning the application, alleged violation or interpretation of the terms of this agreement shall be settled in the manner outlined below. A grievance may be filed by an employee or by the Union on behalf of one (1) or more employees. It is mutually agreed that the resolution of work-related issues in an informal manner shall be preferred. The timeliness within each step shall be adhered to by each party unless both parties agree to waive timeliness, however in either case both parties agree to resolve grievances or move them forward to the next step in a timely fashion.

STEP 1 – The employee will meet with the Union Grievance Committee, as defined in the Union Bylaws and Article 6.2, to discuss any potential grievance. If in the Union's opinion no grievance exists, the union may decide that no further action will be taken by the Union. If the union agrees to move the action forward it shall be reduced to writing on the agreed upon form citing the article with appropriate section annotated, the alleged violation, the date of the violation, the remedy requested, and shall be signed by the affected employee and their union representative. Any employee shall be entitled to pursue his own grievance rights in accordance with FS 447.401 without Union representation, however in all cases the Union shall be informed of the process and shall be notified of all meetings pertaining to said grievance. The Union shall have the right to attend any and all meetings pertaining to the grievance filed. Any resolution or settlement shall be in accordance with the terms and conditions set forth within this Agreement.

STEP 2 – Shall be filed within ten (10) business days of the event leading to the grievance, or when the employee knew or should have known of the occurrence, giving rise to the grievance. The written grievance as outlined in Step 1 shall be submitted to the Fire Chief. The Fire Chief shall meet with the employee and the Union to discuss the grievance within ten (10) business days of the filing. An answer to the grievance shall be provided to the Union and the aggrieved employee in writing within ten (10) business days. If not resolved at Step 2 the grievance shall be advanced to Step 3.

STEP 3 – Shall be filed within ten (10) business days of the rendering of the decision from Step 2 to the City Manager. The City Manager shall meet with the employee and the Union to discuss the grievance within ten (10) business days of having received the grievance. An answer to the grievance shall be provided to the Union and the aggrieved employee in writing within ten (10) business days of the meeting between the City Manager, the employee, and the Union.

STEP 4 – If the grievance has not been resolved in Step 3 the Union shall notify the City of its intent to proceed to Arbitration within ten (10) business days. The Union and the City shall meet within ten (10) business days of the notification from the Union to the City to jointly apply to the Federal Mediation Conciliation Service (FMCS) by filing on the standard form for this purpose. A panel of five (5) arbitrators shall be requested. Once the list is received, the Union and the City shall meet within ten (10) business days of receipt of the list. The striking of the first arbitrator shall be by lot to determine who shall strike the first name. The striking of names shall continue in alternate fashion until only one (1) name remains. The final remaining name shall be the chosen arbitrator. The arbitrator selected shall render his decision within thirty (30) days. The arbitrator shall stay within the scope and terms of this Agreement. The arbitrator shall have no authority to change, amend, add to, subtract from or otherwise alter or supplement this Agreement or any amendment thereto, nor shall he have the authority to supersede any applicable laws in resolving the grievance. The decision shall be final and binding on both parties.

The cost of arbitration shall be borne equally by both parties to arbitration.

26.2 If the City fails to respond within the timeliness guidelines of a given Step the grievance shall be advanced to the next level. If an employee fails to file or advance the filing within the timeliness guidelines the grievance shall be deemed abandoned.

26.3 Where a grievance is general in nature in that it applies to a number of employees having the same issue to be decided or in issues where the grievance is directly between the Union and the City, the grievance shall be presented in writing at Step 2. The aggrieved employees or the Union on their behalf may sign grievances of this type. The timeliness parameters under Step 2 shall apply.

26.4 The Union reserves the right not to represent employees who are not members of the Union.

26.5 If an employee elects not to have Union representation or if the Union elects not to represent an employee, the City shall keep the Union informed of all proceedings initiated by the employee on their behalf and shall provide copies of all written documents and provide access to any meetings held on the matter.

26.6 In the event that either party claims that a dispute is non-arbitrable, the arbitrator shall rule on that issue and then rule on the merits of the grievance if it is determined to be arbitrable.

ARTICLE 27 – UNIFORMS AND EQUIPMENT

27.1 The City agrees to continue to provide the employees with uniforms, uniform shoes and other equipment. The complete uniform will consist of four (4) trousers, four (4) dress shirts, three (3) t-shirts, belt, dress shoes, work boots, name plate, badge, hat with City logo, and winter jacket. If funds are available, long sleeve sweatshirts may also be provided. For replacement, he or she will be required to show need by producing the damaged or worn piece of the uniform. If the employee wishes to upgrade boots costing more than the City allowance and the Fire Chief approves the selection, the employee shall pay the difference in the cost of the boots. The above items and quantities are the minimum, and the Fire Chief has sole discretion in issuing additional uniforms and amounts.

27.2 The City further agrees to continue the practice of providing for the cleaning of uniforms furnished at the rate of $5 per uniform to be paid quarterly at $150 per quarter. If an employee is absent for more than five (5) consecutive tours of duty for sick leave, worker's compensation or leave of absence, including vacation and/or school leave, $5 per tour of duty absent including vacations and/or school leave will be deducted from the foregoing quarterly uniform cleaning payment. The City will continue this practice through March 31, 2022, thereafter, the City will pay for Firefighters to have their uniforms dry cleaned at a pre-approved cleaner to be selected by the city. The Fire Chief retains the discretion to select the cleaner, and to determine the amount to be paid per uniform by the City, as well as the method and manner of payment for cleaning.

The employee agrees to maintain the condition and professional appearance of each uniform. Uniforms shall be maintained and worn in a professional manner that presents a positive public image. The Chief retains the discretion to inspect uniforms for compliance with this policy at any time, and to require an employee who is not in compliance with this policy to launder or dry clean their uniform at the employee's own expense.

27.3 Any uniform or related equipment damaged or destroyed while a firefighter is acting in the performance of his official duties shall be replaced by the City at no

cost to the firefighter provided the same is not the result of his own negligence. Related equipment shall also include watches provided that the damage is no fault of the firefighter. The City will have the watch repaired or replaced. But in no event will the cost to the City exceed one hundred dollars ($ 100.00).

27.4 Any non-uniform clothing damaged or destroyed, whether on or off duty, while an employee is acting in the performance of their official duties shall be repaired or replaced, whichever is the lesser cost of the two, by the City. Such claims for loss must be supported with reasonable proof of loss and shall be subject to provisions pertaining to the processing of such claims as set forth by the City.

27.5 Employees covered by this Agreement while engaged in the performance of their duty who shall have damaged or broken their prescription eyeglasses or false teeth or partial plates as a result of such activity, shall have the same repaired or replaced, whichever is the lesser cost of the two, by the City. However, such damage shall not be the result of normal wear and tear, negligence or misuse on the part of the employee or their failure to use proper eye protective equipment, where provided by the City. Payment for repaired or replaced prescription eyeglasses or false teeth or partial plates shall occur only when promptly reported to the City. The City shall duly certify the events that created the damages or broken prescription eyeglasses or false teeth or partial plates and such shall accompany any request for payment under the above section. The above provisions for payment will be waived if the payments to repair or replace the above damaged would be covered under Worker's Compensation.

ARTICLE 28 – INSURANCE COVERAGE

28.1 The City shall provide individual medical protection in an amount comparable to the present coverage, except that the employee shall contribute the difference in cost for insurance above the basic level. Employees hired prior to December 31, 2013, shall contribute forty-five percent (45%) of the cost of insurance for dependent coverage. Employees hired on or after January 1, 2014, shall contribute fifty percent (50%) of the cost of insurance for dependent coverage for the period of this agreement.

28.2 The life insurance plan that is now in effect will continue in full force and effect and be paid in full by the City, to be equal to the employee's annual regular earnings.

28.3 A Retiree Health Care Benefit of Two-hundred twenty-five dollars ($225) per month will be paid to pension-eligible members with twenty-five (25) years of City of Fernandina Beach fire service. Said benefit shall cease at age sixty-five (65) or when the retiree is eligible for Medicare, whichever occurs first. Members who retire on or after October 1, 2013 are eligible for this benefit provided the retiree is covered by the City's health insurance plan. Members hired after October 1, 2013, shall not be eligible for this benefit.

ARTICLE 29 – SHIFT CHANGE

29.1 Employees shall be notified two (2) shifts in advance of any shift changes. If possible, no less than 48 hours shall be given at any time without mutual consent. Consideration will be given to employee's personal obligations and prior commitments.

29.2 Employees shall be allowed to stand-by for a maximum of four (4) hours for each other providing the stand-by will not cause a downgrade in the daily operation and the Officer of the shift has been notified in advance, excluding probationary employees with less than three (3) months of continuous service. If stand-by person fails to show, employee will not be allowed off until proper relief has been obtained.

29.3 If an employee requests a change, the request must state the reason and be approved by the Chief of the Department. Stated reasons for the necessity of the change are not required if the change is mutually agreed to by the affected employee. Request for shift change by individuals may or may not be approved. The requested shift change will be subject to review of how change will affect the operation of the Fire-Rescue Department.

ARTICLE 30 – RESERVED

ARTICLE 31 – SAFETY AND HEALTH

31.1 It is the desire of the City and the Union to maintain the highest standards of safety and health in the Fire Department in order to eliminate as much as possible accidents, deaths, injuries, and illness in the Fire-Rescue Service. Protective devices, wearing apparel, and other equipment necessary to properly protect fire fighters shall be provided by the City at no cost to the employees and shall conform to current "state of the art" standards. The Union agrees to provide one member to serve on the City Safety Committee. The Union agrees that appropriate personal protective equipment (PPE) is to be worn at all times while on-duty, as established by appropriate industry standards. Employees who do not comply with the safety rules and regulations may be subject to progressive discipline.

31.2 All employees are required to use seat belts, or the occupant restraint system provided when driving or riding in City vehicles or in a personal vehicle on City business.

31.3 Each Shift Captain shall schedule, workload permitting, a maximum of ninety (90) minutes of physical exercise (including warm up and cool down) for each twenty-four (24) hour tour of duty. This exercise may take place at City Station #1 or #2, Atlantic Recreation Center, Peck Gym, YMCA, or Club 14.

31.4 Comprehensive Occupational Medical Program

The City and the Union agree to a comprehensive occupational medical program for fire departments in effort to reduce the risk and burden of fire service occupational morbidity and mortality while improving the health, and thus the safety and effectiveness, of firefighters operating to protect civilian life and property.

Each employee will be required to have an annual physical examination administered by the Fire Department's Physician at no cost to the employee, within twelve months of the last evaluation or up to three months prior to the last evaluation date. The physical examination will be based on the standards established by NFPA 1582, Standard on Comprehensive Occupational Medical Program for Fire Departments and NFPA 1583, Standard on Health-Related Fitness Programs for Firefighters. It is mutually agreed that the implementation of the NFPA 1582 and 1583 programs are intended to be methods for improving physical fitness and medical surveillance and not intended to be a punitive process.

31.5 The Fire Chief or his designee shall maintain the responsibility to administer a Wellness Program. The following areas shall be considered as components of the Wellness Program and shall include:

A. Fire Department Physician
B. Annual Occupational Medical Evaluation
C. Annual Occupational Fitness Evaluation
D. Infectious Control Program

31.6 Fire Department Physician

A. "Fire Department Physician" – A licensed Doctor of Medicine or osteopathy who has been designated by the fire department to provide professional expertise in the areas of occupational safety and health as they relate to emergency services.
B. The fire department physician is responsible for guiding, directing, and advising the employees with regard to their health, fitness, and suitability for duty based on the essential job tasks required for all fire department positions and ranks.

31.7 Annual Occupational Medical Evaluation

A. Medical evaluations based on NFPA 1582 shall be performed annually or at the intervals otherwise noted. The components of the medical evaluations shall conform to all applicable OSHA standards, including 29 CFR 1910.120, "Hazardous waste operations and emergency response"; 29 CFR 1910.134, "Respiratory protection"; 29 CFR 1910.95, "Occupational noise exposure"; and 29 CFR 1910.1030, "Bloodborne pathogens."
B. Each medical evaluation shall include a medical history, physical examination, blood tests, urinalysis, vision tests, audiograms, spirometry, chest x-ray (as indicated), electrocardiogram, cancer screening (as indicated), and immunizations and infectious disease screening (as indicated). Tests for illegal drugs shall not be performed as part of the annual medical evaluation.

C. Components of the Annual Occupational Medical Evaluation

1. Vital Signs
2. Hearing Exam
3. Skin cancer assessment
4. Cardiopulmonary Assessment
5. Echocardiogram (Heart Ultrasound)
6. Resting EKG
7. Treadmill Stress Test with EKG
8. Carotid Arteries Ultrasound
9. Aortic Aneurysm Ultrasound
10. Pulmonary Function Test
11. Cancer and Disease Assessment
12. Thyroid Ultrasound
13. Liver, Pancreas, Gall Bladder, Spleen, & Kidney Ultrasounds
14. Bladder Ultrasound
15. Pelvic Ultrasound for Women (external, Ovaries and Uterus)
16. Testicular Ultrasound for Men
17. Prostate Ultrasound for Men
18. Chest X-Ray with Radiologist review every (5) years
19. PPD

Blood and Laboratory Testing

20. Hemocult Test
21. Urinalysis
22. Lipid Panel
23. Diabetes Tests (Hemoglobin A1C and Glucose)
24. Complete Blood Count with differential
25. Comprehensive Metabolic Panel
26. Thyroid Panel Testosterone, Total (men)
27. PSA (men)
28. CA-125 (women)
29. Pap Smear (women)
30. Mammogram (women)
31. HIV test: employee shall sign a declination when they refuse the test

Misc. Testing/Vaccinations

32. OSHA Respirator Medical Clearance Interview
33. Hepatitis A vaccine (initial & thereafter as recommended by prevailing CDC recommendations)
34. Hepatitis B Vaccines (3 Vaccines Series at time of employment) if no previous record of vaccination
35. Hepatitis B Titers (as recommended by prevailing CDC recommendations)
36. Hepatitis A & C Screening Panel
37. Influenza Vaccine
38. OSHA Respirator Mask Fit Testing
39. Tetanus/Diphtheria (TB booster every 10years)
40. Personal Consultation with review of testing results

31.8 Annual Occupational Fitness Evaluation

A mandatory fitness evaluation that is not punitive or competitive shall be conducted annually as part of an individualized program. All component results shall be utilized to establish an individual's baseline or measured against the individual's previous assessment and not against any standard or norm.

1. Body composition
2. Aerobic capacity
3. Muscular strength/power
4. Muscle endurance
5. Flexibility

31.9 Employees shall be offered the opportunity to obtain the medical and fitness evaluations while on-duty. Employees that cannot attend their scheduled evaluation will be required to have the evaluation performed on their own time.

31.10 Any employee who cannot perform the essential job tasks of their position, in the opinion of the Fire Department Physician, shall not be permitted to engage in fire suppression activities until the requirements are met. Any employee who disagrees with the results or recommendations of a medical examination conducted by the Fire Department Physician shall be entitled to seek a second opinion from a qualified physician of their choice at the employee's expense. If there is a disagreement between the Fire Department Physician and the employee's physician, a third physician agreeable to by both the Fire Department Physician and the employee shall be consulted for a final determination. The cost of a third-party physician shall be split between the employee and the Fire Department.

31.11 If an employee is declared not fit for duty after a medical evaluation, the department physician or other attending health care professional shall design an individualized exercise and fitness training program in order to facilitate restoration of the employee's fitness to an optimal level. Employees will be initially retested after no more than ninety (90) days. The employee will be retested at sixty (60) day increments from this point forward until the employee can successfully complete the appropriate section(s). Personnel who score less than a "Fit" rating on a medical and fitness evaluation will be assigned to light duty on a 40-hour work week and will be subject to mandatory participation in a supervised exercise program.

31.12 Infectious Control Program

A. Presumption - It shall be presumed that any Fire Department Operations employee who contracts Hepatitis or Meningococcal Meningitis (Meningitis) or Tuberculosis (TB) shall have contracted the disease while on duty.

B. Effective October 1, 2013 the City shall ensure that the serologic testing for HB antibody takes place on new employees after receiving their 3rd HBV vaccine in the series. Employees receiving the vaccine shall be tested not earlier than 30 days and not later than 60 days post 3rd vaccination for the antibody as recommend by the Centers for Disease Control and Prevention (CDC) and related agencies. Employees found not to have sufficient antibody levels as stipulated by the CDC shall be vaccinated as per the prevailing CDC standards.

C. Employees hired after October 1, 2013 shall be required to provide documentation of previous HBV vaccination, agree to be vaccinated as per current CDC guidelines or sign a refusal for the vaccination. The implications of such a refusal shall be explained to the employee.

D. All employees exposed to potential communicable/infectious diseases shall receive all recommended testing and Post Exposure Prophylaxis (PEP) treatments as recommend by the prevailing standards provided by the Centers for Disease Control and Prevention (CDC). Testing of affected employees may include but not limited to appropriate testing for HB antibody, antigen, HCV antibody, as well as applicable recommended Post Exposure Prophylaxis treatments. (See NFPA 1582 Section A.7.7.9.2 (1-3) based on current CDC post exposure guidelines for healthcare provider testing and treatments and host patient recommended testing)

E. It is agreed that the Centers for Disease Control and Prevention does not currently have published standards for health provider HBV antibody routine testing other than those listed in section 31.12 above. However, if subsequent standards are approved during the life of this agreement the City agrees to adopt same.

F. In order to prevent the spread of communicable disease the City agrees to provide protection from hazardous materials routinely associated with the jobs of firefighting and emergency medical services and shall continue to provide for washing machines and dryers and a high-quality detergent for the purpose of laundering uniforms, bed linens, and the like. Both parties agree to jointly cooperate to maintain a safe and healthy work environment. The City shall continue to supply all stations with suitable furnishings and equipment for healthy living conditions and to provide for suitable areas and equipment for decontamination of items and clothing exposed to potential communicable diseases.

G. The City agrees to maintain a current Infectious Disease Control and Prevention manual and correlating program for employees outlining types, methods, causes and strategies for the prevention and exposure and treatments of Infectious/Communicable diseases based on the prevailing standards and “Best Practices” as published by the Centers for Disease Control and Prevention and related agencies. (OSHA, 29 CFR1910.1030, NFPA 1582). Where conflicts arise among standards it is agreed that published standards from the Centers for Disease Control and Prevention shall control unless otherwise mutually agreed by the City and the Union.

ARTICLE 32 – EDUCATIONAL OPPORTUNITIES

32.1 The City will reimburse all employees for costs incurred for books and/or tuition for courses taken that are job-related. Application for reimbursement must be made and approved by the Fire Chief prior to registration for the course. Reimbursement will be made only upon completion of the course with a grade of “C” or better. The City will not reimburse employees who have courses paid by other means.

32.2 In the case of reimbursement for paramedic certification, an employee will not be reimbursed for educational expenses until he/she has successfully passed the recognized State of Florida paramedic certification test and has obtained the State of Florida Paramedic license. Any employee who does not pass the certification test in the allotted number of attempts will not be reimbursed and will be responsible for funding additional classes to obtain such certification.

32.3 Each employee will be allowed three (3) twenty-four (24) hour shifts off each year to attend a job-related school or training class. Classes must be applied for at least one (1) month and not less than two (2) weeks prior to class dates, unless an exception is made by the Fire Chief. This shift may not be used for any other purposes and cannot be carried over into the next fiscal year. These school hours may be broken into eight (8) hour increments not to exceed seventy-two (72) hours. This leave will not be granted if the leave reduces the shift strength below the minimum staffing level of eight (8) and creates overtime position.

32.4 Employees shall drive City-owned vehicles, if available, to and from school or other related training opportunities. Schools and/or lodging shall require prior approval by the Fire Chief.

32.5 Employees approved for educational assistance must agree to remain with the City for a period of two (2) years from the date of successful completion of each educational reimbursement received. Failure to complete the service requirement obligates the employee to repay the City one hundred (100%) of tuition and books. If employee's last paycheck is insufficient to cover the above expenses, then he/she will arrange a payment plan to reimburse the City. Failure to complete the service requirement will be defined as: voluntary or involuntary separation from the City other than normal or disability retirement.

32.6 Employees may receive reimbursement for no more than two (2) courses in any one fiscal year. It will be at the Fire Chief's discretion to allow additional classes on a case-by-case basis when an employee is seeking additional education. To be reimbursed, the employee must attain a final grade of "C" or satisfactory completion, whichever applies. This does not apply to paramedic certification program or expenses (refer to 32.2). Travel and lodging expenses will not be reimbursed for those employees attending Paramedic classes.

ARTICLE 33 – AGREEMENT BINDING ON SUCCESSORS

33.1 This agreement shall be binding upon the successors and assigns of the parties hereto, and no provisions, terms or obligations herein contained shall be affected, modified, altered, or changed in any respect whatsoever by the consolidation, merger, annexation, transfer or assignment of either party hereto, or by any change geographically or otherwise in the location of place of business of either party hereto.

ARTICLE 34 – SAVINGS CLAUSE

34.1 If any provision of this Agreement, or the application of such provision, should be rendered or declared invalid, unlawful, or not enforceable, by any court action or by reason of any existing or subsequently enacted legislation; or if the appropriate governmental body, having amendatory power to change a law, rule or regulation which is in conflict with a provision of this Agreement, fails to enact or adopt an enabling amendment to make the provision effective, in accordance with F.S. 447.309(3) then such provision shall not be applicable, performed or enforced. In such event, the parties shall meet within thirty (30) days in attempt to modify the invalid provision by good faith negotiations. The remaining parts or portions of this Agreement shall remain in full force and effect for the term of this Agreement.

ARTICLE 35 – DURATION OF AGREEMENT

35.1 The Articles of this Agreement shall be in full force and effect as of the 1st day of October 2021 and shall remain in full force and effect until the last day of September 2022, and thereafter from year to year unless notice is given in writing by either party to the other at least ninety (90) days prior to the expiration date or any anniversary thereafter of intent to modify or change this Agreement.

"APPENDIX B"

FERNANDINA BEACH

FIREFIGHTER PERFORMANCE EVALUATION

Employee Name: _____ Employee Title: _____

Appraiser's Name: _____ Appraiser's Title: _____

Rating Period:_____to_____Date of Appraisal: _____

Type of Appraisal: ☐ Annual ☐ Probationary ☐ Other

Part I Competency Evaluation – How This Employee Achieved Results

Ratings for competencies evaluate the degree to which employees use their skills and knowledge to achieve results. Comments are **mandatory** for any competencies evaluated as Unsatisfactory.

Core Competencies

Assess employees on each of the competencies listed in this section by selecting the appropriate rating in the "Rating" column.

Exceeds: Consistently performs far above what is required or expected for their position.

Expected: Performs at the level of a competent employee. Meets the standards expected for their position.

Unsatisfactory: Performance is below the standard required for their position.

Competency	Comments	Rating
Communication Skills: Ability to communicate ideas and concepts in verbal and written forms and to interact with all employee levels and customers effectively, Comprehension of communications.		
Quality of Work: Thoroughness, accuracy, and productivity (quality vs. volume) of work. Ability to plan and organize work. Ensures that the work unit output meets the requirements of the City/Department.		

Competency	Comments	Rating
Customer Service Skills: Applies externally and/or internally; Responsiveness to others' needs; Timely handling of reasonable requests and inquiries. The extent to which employee uses the department's customer service latitude		-
Dependability: Ability and willingness to follow an assigned schedule; Carries out assignments without follow-up from supervisors; Completes assigned tasks and reports on time and with minimal mistakes. Adhere to attendance policies.		-
Attitude & Initiative: Willingness to gain & maintain respect of customers/fellow employees and work harmoniously with them; Reactions to criticism and suggestions; Acceptance of supervision and desire to perform the best job possible; Self-starting rather than accepting passively; taking action to achieve goals.		-
Teamwork: Works interdependently when necessary to coordinate activities to pursue a common goal.		-
Safety: The extent to which an employee complies with rules of safety on the job in accordance with policies and procedures. Able to see potential problems and be willing to take prompt action to correct unsafe work habits and dangerous situations. Maintenance and care of equipment and tools.		-

Decision Making: Maintains composure and an even temperament; acceptance of unavoidable tension and pressure; Ability to reach logical and practical solutions promptly; Utilizes experience, training, policies, and procedures to reach solid and reasonable decisions; Anticipates problems and prepares solutions in advance.		-

Part II GOALS AND OBJECTIVES

Describe specific goals and results achieved during the year and assign a rating in the spaces below. Assess the employee on each goal listed in this section by placing the appropriate rating in the "Rating" column.

Exceeds: Consistently performs far above what is required or expected for their position.
Expected: Performs at the level of a competent employee. Meets the standards expected for their position.
Unsatisfactory: Performance is below the standard required for their position.

Previous Goals	Rating	Comments
	-	
	-	
New Goals	**Time Period**	**Importance**

Appraiser's Comments

The appraiser should provide any additional comments below that he/she believes are important for describing the employee's performance and contributions, including any factors that may have positively or adversely impacted performance.

Overall Evaluation of Competencies

Exceeds: Consistently performs far above what is required or expected for their position.

Expected: Performs at the level of a competent employee. Meets the standards expected for their position.

Unsatisfactory: Performance is below the standard required for their position.

An unsatisfactory rating in four (4) or more performance factors and/or goals and objectives will result in an overall unsatisfactory evaluation.

Total Points	Step Raise
-	-

Part IV Signatures

The employee should sign below to acknowledge having received this appraisal and having the opportunity to discuss its contents with the appraiser. Signing does not indicate agreement with the contents of this appraisal, and the employee may comment as appropriate.

I the undersigned employee [ ] agree or [ ] disagree with this performance evaluation.

_____ _____

Employee's Signature (required) Date

_____ _____

Appraiser's Signature (required) Date

Signature of Reviewer (Department Head)*

**If Department Head is the Appraiser, City Manager will sign as Reviewer*

Your signature below certifies that you have reviewed this appraisal and the comments made by the individual being appraised.

_____ _____

Reviewer's Signature Date

-

_____

Title, Department

Comments by Individual being Appraised

In the space below, please write any comments you have about this appraisal of your performance. Attach additional pages as necessary.

APPENDIX C
PAY STEP PLAN

C-1

2024-25 YEAR 1																	
STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$16.7092	$ 48,657.12	$18.6251	$ 54,236.32	$22.5351	$ 65,622.21	$22.5351	$ 65,622.21	$24.7853	$ 72,174.65	$27.2693	$ 79,408.32	$27.2693	$ 79,408.32
2	3%	$17.2105	$ 50,116.83	$19.1839	$ 55,863.41	$23.2112	$ 67,590.88	$23.2112	$ 67,590.88	$25.5288	$ 74,339.89	$28.0874	$ 81,790.57	$28.0874	$ 81,790.57
3	4%	$17.8989	$ 52,121.50	$19.9512	$ 58,097.95	$24.1396	$ 70,294.51	$24.1396	$ 70,294.51	$26.5500	$ 77,313.48	$29.2109	$ 85,062.19	$29.2109	$ 85,062.19
4	5%	$18.7938	$ 54,727.58	$20.9488	$ 61,002.84	$25.3466	$ 73,809.24	$25.3466	$ 73,809.24	$27.8775	$ 81,179.16	$30.6715	$ 89,315.30	$30.6715	$ 89,315.30
5	5%	$19.7335	$ 57,463.96	$21.9962	$ 64,052.99	$26.6139	$ 77,499.70	$26.6139	$ 77,499.70	$29.2713	$ 85,238.11	$32.2050	$ 93,781.06	$32.2050	$ 93,781.06
6	1%	$19.9308	$ 58,038.60	$22.2162	$ 64,693.52	$26.8800	$ 78,274.70	$26.8800	$ 78,274.70	$29.5640	$ 86,090.50	$32.5271	$ 94,718.88	$32.5271	$ 94,718.88
7	5%	$20.9274	$ 60,940.53	$23.3270	$ 67,928.19	$28.2240	$ 82,188.43	$28.2240	$ 82,188.43	$31.0422	$ 90,395.02	$34.1534	$ 99,454.82	$34.1534	$ 99,454.82
8	1%	$21.1367	$ 61,549.93	$23.5603	$ 68,607.47	$28.5063	$ 83,010.32	$28.5063	$ 83,010.32	$31.3527	$ 91,298.97	$34.4950	$ 100,449.37	$34.4950	$ 100,449.37
9	5%	$22.1935	$ 64,627.43	$24.7383	$ 72,037.85	$29.9316	$ 87,160.83	$29.9316	$ 87,160.83	$32.9203	$ 95,863.92	$36.2197	$ 105,471.84	$36.2197	$ 105,471.84
10	0%	$22.1935	$ 64,627.43	$24.7383	$ 72,037.85	$29.9316	$ 87,160.83	$29.9316	$ 87,160.83	$32.9203	$ 95,863.92	$36.2197	$ 105,471.84	$36.2197	$ 105,471.84
11	2%	$22.6374	$ 65,919.98	$25.2330	$ 73,478.60	$30.5302	$ 88,904.05	$30.5302	$ 88,904.05	$33.5787	$ 97,781.20	$36.9441	$ 107,581.27	$36.9441	$ 107,581.27
12	0%	$22.6374	$ 65,919.98	$25.2330	$ 73,478.60	$30.5302	$ 88,904.05	$30.5302	$ 88,904.05	$33.5787	$ 97,781.20	$36.9441	$ 107,581.27	$36.9441	$ 107,581.27
13	2%	$23.0901	$ 67,238.38	$25.7377	$ 74,948.18	$31.1408	$ 90,682.13	$31.1408	$ 90,682.13	$34.2503	$ 99,736.82	$37.6830	$ 109,732.90	$37.6830	$ 109,732.90
14	0%	$23.0901	$ 67,238.38	$25.7377	$ 74,948.18	$31.1408	$ 90,682.13	$31.1408	$ 90,682.13	$34.2503	$ 99,736.82	$37.6830	$ 109,732.90	$37.6830	$ 109,732.90
15	2%	$23.5519	$ 68,583.15	$26.2525	$ 76,447.14	$31.7637	$ 92,495.77	$31.7637	$ 92,495.77	$34.9353	$ 101,731.56	$38.4367	$ 111,927.56	$38.4367	$ 111,927.56
16	0%	$23.5519	$ 68,583.15	$26.2525	$ 76,447.14	$31.7637	$ 92,495.77	$31.7637	$ 92,495.77	$34.9353	$ 101,731.56	$38.4367	$ 111,927.56	$38.4367	$ 111,927.56
17	1%	$23.7874	$ 69,268.98	$26.5150	$ 77,211.61	$32.0813	$ 93,420.73	$32.0813	$ 93,420.73	$35.2846	$ 102,748.87	$38.8210	$ 113,046.83	$38.8210	$ 113,046.83
18	1%	$24.0253	$ 69,961.67	$26.7801	$ 77,983.73	$32.4021	$ 94,354.94	$32.4021	$ 94,354.94	$35.6375	$ 103,776.36	$39.2092	$ 114,177.30	$39.2092	$ 114,177.30
19	1%	$24.2656	$ 70,661.28	$27.0479	$ 78,763.56	$32.7261	$ 95,298.49	$32.7261	$ 95,298.49	$35.9939	$ 104,814.13	$39.6013	$ 115,319.07	$39.6013	$ 115,319.07
20	1%	$24.5082	$ 71,367.90	$27.3184	$ 79,551.20	$33.0534	$ 96,251.47	$33.0534	$ 96,251.47	$36.3538	$ 105,862.27	$39.9973	$ 116,472.26	$39.9973	$ 116,472.26

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2025-26 YEAR 2																	
STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$17.5446	$ 51,089.97	$19.5564	$ 56,948.14	$23.6619	$ 68,903.32	$23.6619	$ 68,903.32	$26.0245	$ 75,783.38	$28.6328	$ 83,378.73	$28.6328	$ 83,378.73
2	3%	$18.0710	$ 52,622.67	$20.1431	$ 58,656.58	$24.3717	$ 70,970.42	$24.3717	$ 70,970.42	$26.8052	$ 78,056.88	$29.4918	$ 85,880.10	$29.4918	$ 85,880.10
3	4%	$18.7938	$ 54,727.58	$20.9488	$ 61,002.84	$25.3466	$ 73,809.24	$25.3466	$ 73,809.24	$27.8775	$ 81,179.16	$30.6715	$ 89,315.30	$30.6715	$ 89,315.30
4	5%	$19.7335	$ 57,463.96	$21.9962	$ 64,052.99	$26.6139	$ 77,499.70	$26.6139	$ 77,499.70	$29.2713	$ 85,238.11	$32.2050	$ 93,781.06	$32.2050	$ 93,781.06
5	5%	$20.7202	$ 60,337.16	$23.0960	$ 67,255.64	$27.9446	$ 81,374.69	$27.9446	$ 81,374.69	$30.7349	$ 89,500.02	$33.8153	$ 98,470.12	$33.8153	$ 98,470.12
6	2%	$21.1346	$ 61,543.90	$23.5579	$ 68,600.75	$28.5035	$ 83,002.18	$28.5035	$ 83,002.18	$31.3496	$ 91,290.02	$34.4916	$ 100,439.52	$34.4916	$ 100,439.52
7	5%	$22.1913	$ 64,621.09	$24.7358	$ 72,030.79	$29.9287	$ 87,152.29	$29.9287	$ 87,152.29	$32.9171	$ 95,854.52	$36.2162	$ 105,461.50	$36.2162	$ 105,461.50
8	2%	$22.6351	$ 65,913.52	$25.2306	$ 73,471.40	$30.5272	$ 88,895.33	$30.5272	$ 88,895.33	$33.5754	$ 97,771.61	$36.9405	$ 107,570.73	$36.9405	$ 107,570.73
9	5%	$23.7669	$ 69,209.19	$26.4921	$ 77,144.97	$32.0536	$ 93,340.10	$32.0536	$ 93,340.10	$35.2542	$ 102,660.19	$38.7875	$ 112,949.26	$38.7875	$ 112,949.26
10	1%	$24.0046	$ 69,901.28	$26.7570	$ 77,916.42	$32.3741	$ 94,273.50	$32.3741	$ 94,273.50	$35.6067	$ 103,686.80	$39.1754	$ 114,078.76	$39.1754	$ 114,078.76
11	2%	$24.4847	$ 71,299.31	$27.2922	$ 79,474.75	$33.0216	$ 96,158.97	$33.0216	$ 96,158.97	$36.3189	$ 105,760.53	$39.9589	$ 116,360.33	$39.9589	$ 116,360.33
12	0%	$24.4847	$ 71,299.31	$27.2922	$ 79,474.75	$33.0216	$ 96,158.97	$33.0216	$ 96,158.97	$36.3189	$ 105,760.53	$39.9589	$ 116,360.33	$39.9589	$ 116,360.33
13	2%	$24.9743	$ 72,725.30	$27.8380	$ 81,064.24	$33.6821	$ 98,082.15	$33.6821	$ 98,082.15	$37.0452	$ 107,875.74	$40.7581	$ 118,687.54	$40.7581	$ 118,687.54
14	0%	$24.9743	$ 72,725.30	$27.8380	$ 81,064.24	$33.6821	$ 98,082.15	$33.6821	$ 98,082.15	$37.0452	$ 107,875.74	$40.7581	$ 118,687.54	$40.7581	$ 118,687.54
15	2%	$24.9743	$ 72,725.30	$27.8380	$ 81,064.24	$33.6821	$ 98,082.15	$33.6821	$ 98,082.15	$37.0452	$ 107,875.74	$40.7581	$ 118,687.54	$40.7581	$ 118,687.54
16	0%	$24.9743	$ 72,725.30	$27.8380	$ 81,064.24	$33.6821	$ 98,082.15	$33.6821	$ 98,082.15	$37.0452	$ 107,875.74	$40.7581	$ 118,687.54	$40.7581	$ 118,687.54
17	1%	$25.2241	$ 73,452.55	$28.1164	$ 81,874.89	$34.0189	$ 99,062.97	$34.0189	$ 99,062.97	$37.4157	$ 108,954.50	$41.1657	$ 119,874.41	$41.1657	$ 119,874.41
18	1%	$25.4763	$ 74,187.07	$28.3975	$ 82,693.64	$34.3591	$ 100,053.60	$34.3591	$ 100,053.60	$37.7899	$ 110,044.04	$41.5773	$ 121,073.16	$41.5773	$ 121,073.16
19	1%	$25.7311	$ 74,928.95	$28.6815	$ 83,520.57	$34.7027	$ 101,054.14	$34.7027	$ 101,054.14	$38.1677	$ 111,144.48	$41.9931	$ 122,283.89	$41.9931	$ 122,283.89
20	1%	$25.9884	$ 75,678.23	$28.9683	$ 84,355.78	$35.0497	$ 102,064.68	$35.0497	$ 102,064.68	$38.5494	$ 112,255.93	$42.4130	$ 123,506.73	$42.4130	$ 123,506.73

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2026-27 YEAR 3																	
STEP	%	FF/EMT HOURLY	FF/EMT ANNUAL	FF/PMD HOURLY	FF/PMD ANNUAL	ENGINEER HOURLY	ENGINEER ANNUAL	RESCUE LT HOURLY	RESCUE LT ANNUAL	COMBAT LT HOURLY	COMBAT LT ANNUAL	CAPTAIN HOURLY	CAPTAIN ANNUAL	BATT CHIEF HOURLY	BATT CHIEF ANNUAL
1	0%	$18.5973	$ 54,155.37	$20.7297	$ 60,365.02	$25.0816	$ 73,037.52	$25.0816	$ 73,037.52	$27.5860	$ 80,330.38	$30.3508	$ 88,381.46	$30.3508	$ 88,381.46
2	3%	$19.1552	$ 55,780.03	$21.3516	$ 62,175.98	$25.8340	$ 75,228.65	$25.8340	$ 75,228.65	$28.4136	$ 82,740.29	$31.2613	$ 91,032.90	$31.2613	$ 91,032.90
3	4%	$19.9214	$ 58,011.23	$22.2057	$ 64,663.01	$26.8674	$ 78,237.79	$26.8674	$ 78,237.79	$29.5501	$ 86,049.91	$32.5118	$ 94,674.22	$32.5118	$ 94,674.22
4	5%	$20.9175	$ 60,911.80	$23.3160	$ 67,896.16	$28.2107	$ 82,149.68	$28.2107	$ 82,149.68	$31.0276	$ 90,352.40	$34.1373	$ 99,407.93	$34.1373	$ 99,407.93
5	5%	$21.9634	$ 63,957.39	$24.4818	$ 71,290.97	$29.6213	$ 86,257.17	$29.6213	$ 86,257.17	$32.5790	$ 94,870.02	$35.8442	$ 104,378.33	$35.8442	$ 104,378.33
6	2%	$22.4027	$ 65,236.53	$24.9714	$ 72,716.79	$30.2137	$ 87,982.31	$30.2137	$ 87,982.31	$33.2306	$ 96,767.42	$36.5611	$ 106,465.89	$36.5611	$ 106,465.89
7	5%	$23.5228	$ 68,498.36	$26.2200	$ 76,352.63	$31.7244	$ 92,381.43	$31.7244	$ 92,381.43	$34.8921	$ 101,605.79	$38.3891	$ 111,789.19	$38.3891	$ 111,789.19
8	2%	$23.9932	$ 69,868.33	$26.7444	$ 77,879.68	$32.3589	$ 94,229.05	$32.3589	$ 94,229.05	$35.5899	$ 103,637.91	$39.1569	$ 114,024.97	$39.1569	$ 114,024.97
9	5%	$25.1929	$ 73,361.74	$28.0816	$ 81,773.67	$33.9768	$ 98,940.51	$33.9768	$ 98,940.51	$37.3694	$ 108,819.80	$41.1148	$ 119,726.22	$41.1148	$ 119,726.22
10	1%	$25.4448	$ 74,095.36	$28.3624	$ 82,591.41	$34.3166	$ 99,929.91	$34.3166	$ 99,929.91	$37.7431	$ 109,908.00	$41.5259	$ 120,923.48	$41.5259	$ 120,923.48
11	2%	$25.9537	$ 75,577.27	$28.9297	$ 84,243.23	$35.0029	$ 101,928.51	$35.0029	$ 101,928.51	$38.4980	$ 112,106.16	$42.3564	$ 123,341.95	$42.3564	$ 123,341.95
12	0%	$25.9537	$ 75,577.27	$28.9297	$ 84,243.23	$35.0029	$ 101,928.51	$35.0029	$ 101,928.51	$38.4980	$ 112,106.16	$42.3564	$ 123,341.95	$42.3564	$ 123,341.95
13	2%	$26.4728	$ 77,088.81	$29.5083	$ 85,928.10	$35.7030	$ 103,967.08	$35.7030	$ 103,967.08	$39.2680	$ 114,348.29	$43.2036	$ 125,808.79	$43.2036	$ 125,808.79
14	0%	$26.4728	$ 77,088.81	$29.5083	$ 85,928.10	$35.7030	$ 103,967.08	$35.7030	$ 103,967.08	$39.2680	$ 114,348.29	$43.2036	$ 125,808.79	$43.2036	$ 125,808.79
15	2%	$27.0023	$ 78,630.59	$30.0984	$ 87,646.66	$36.4170	$ 106,046.42	$36.4170	$ 106,046.42	$40.0533	$ 116,635.25	$44.0676	$ 128,324.97	$44.0676	$ 128,324.97
16	0%	$27.0023	$ 78,630.59	$30.0984	$ 87,646.66	$36.4170	$ 106,046.42	$36.4170	$ 106,046.42	$40.0533	$ 116,635.25	$44.0676	$ 128,324.97	$44.0676	$ 128,324.97
17	1%	$27.2723	$ 79,416.90	$30.3994	$ 88,523.13	$36.7812	$ 107,106.89	$36.7812	$ 107,106.89	$40.4538	$ 117,801.60	$44.5083	$ 129,608.21	$44.5083	$ 129,608.21
18	1%	$27.5450	$ 80,211.07	$30.7034	$ 89,408.36	$37.1490	$ 108,177.95	$37.1490	$ 108,177.95	$40.8584	$ 118,979.62	$44.9534	$ 130,904.30	$44.9534	$ 130,904.30
19	1%	$27.8205	$ 81,013.18	$31.0105	$ 90,302.44	$37.5205	$ 109,259.73	$37.5205	$ 109,259.73	$41.2670	$ 120,169.42	$45.4029	$ 132,213.34	$45.4029	$ 132,213.34
20	1%	$28.0987	$ 81,823.31	$31.3206	$ 91,205.47	$37.8957	$ 110,352.33	$37.8957	$ 110,352.33	$41.6796	$ 121,371.11	$45.8570	$ 133,535.47	$45.8570	$ 133,535.47

WITNESS our hands and seals this 15th day of October, 2024, in Fernandina Beach, Florida.

CITY OF FERNANDINA BEACH

Bradley M. Bean

Mayor Bradley M. Bean

ATTEST:

Caroline Best

City Clerk Caroline Best

APPROVED AS TO FORM:

City Attorney Tammi Bach

INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO ORGANIZED FIRE FIGHTERS OF FERNANDINA BEACH, LOCAL 2836

President Rusty L. Burke

ATTEST:

Secretary-Treasurer Christopher A. Youngman

ARTICLE 11 – HOURS OF WORK, OVERTIME, AND OFF-DUTY DETAILS

11.1 The normal work cycle shall be twenty-eight (28) days. The normal workday shall consist of twenty-four (24) hours or one (1) shift. The normal schedule shall be twenty-four (24) hours on and forty-eight (48) hours off. The average work week is fifty-six (56) hours. Beginning October 1, 2025, the City and the Union agree to reopen Article 11, section 11.1 work cycle.

11.2 The normal work schedule for shift firefighter personnel is from 8:00 a.m. to 8:00 a.m. Time worked will be rounded to the nearest tenth of an hour.

No overtime will be worked without the approval of the Fire Chief or his designee. In the event overtime is needed on shift and during the attempt to fill the overtime slot the on-duty employee holding said slot will not be released from duty until relief is obtained. ~~New employees on probation will not be used to fill an overtime slot until successful completion of three (3) months of continuous service. If in the interest of public safety or operational need the Fire Chief shall have the authority to fill the position with a probationary employee.~~

11.3 In compliance with the Fair Labor Standards Act and amendments, overtime will be paid at time and one-half (1½) rate for hours worked above two hundred twelve (212) hours in the work cycle. Vacation and Sick Leave shall not count as hours worked for purposes of calculating overtime.

11.4 It is understood that no employee is relieved of his/her obligation to work overtime. In any given situation overtime may be required by management. If in a given situation, the overtime list is exhausted without filling a required assignment(s), the Fire Chief or his designee will fill that assignment(s) with an on-duty employee with the same job title or an on-duty "step-up" employee. An employee shall not "step up" more than one (1) position above their current rank. If in the interest of public safety or operational need the Fire Chief shall have the authority to fill the position. There shall be a minimum of one (1) badged company officer ~~and~~ , one (1) badged engineer, and one (1) badged Rescue Lieutenant on duty at all times.

11.5 An employee who is on sick leave, workers' compensation, leave of absence, is serving a disciplinary suspension or has worked more than forty-eight (48) consecutive hours shall not be called back for the overtime position. Any firefighter who has worked more than forty-eight (48) consecutive hours shall be relieved from his/her position unless in the opinion of the Fire Chief or his designee public safety or operational needs will be compromised.

11.6 Personnel called for overtime or re-called for emergencies shall report to their destination with all required uniforms, protective clothing, and personal items appropriate for their assignment.

11.7 Re-call - If an employee is called from off duty, then that employee will be paid at one and one-half (1½) time his normal rate of pay and a minimum of three (3) hours pay will be guaranteed.

In the event that the re-call time exceeds three (3) hours, the remaining hours will be subject to FLSA requirements for purposes of calculating overtime.

When an employee is re-called or reports to the fire station for an overtime assignment and the overtime has been canceled without notification to the employee, he/she shall be paid for three (3) hours at time and one-half (1 ½) their normal rate of pay for reporting to work as assigned. The employee will not be required to stay for the three (3) hour overtime.

11.8 Emergency standby is made by order of the Fire Chief or designee and is defined when an employee is officially notified by a supervisor or designee, they must be ready to be called to work in an urgent situation during their off-duty time. The employee will then be required to remain available via telephone and be available to report to duty within one (1) hour when notified. If an employee has not been contacted within six (6) hours after being placed on emergency standby, that employee will no longer be obligated to be prepared to report for duty.

For each hour an employee is in an emergency standby status they will be compensated at the rate of one half (½) of their normal rate of pay.

Once an employee on an emergency standby status is contacted and ordered to report for duty, that employee will be considered in a Call Back status and compensated at a rate of time and one half (1 ½) from that point forward and for each hour worked.

11.9 Off Duty Details – The Fire Chief, or his designee, shall have the sole authority in administering the City's Fire Department off-duty detail program. This authority shall include but not be limited to complying with the specific FLSA guidelines for off-duty details, determining rates of pay (to be paid by recipient of said services), deduction of administrative costs, and scheduling. The parties recognize that special details are a form of outside contractual employment with individuals operating under the licensure and protocols of the Department.

11.10 Comp Time - An employee may elect to take compensatory leave time in lieu of pay, if mutually agreed upon by the employee and the Fire Chief or his designee, up to a maximum accumulation of one hundred forty-four (144) hours. All hours in excess of the maximum shall be in the form of pay. An employee wishing to take compensatory leave time shall submit a written request at least twelve (12) hours in advance of the requested leave. Approval or denial of the request will be made by the Fire Chief or designee based on the operational or fiscal impact of the request. The twelve (12) hour notification requirement may be waived, circumstances permitting, at the discretion of the Fire Chief or designee. An employee separating from the Department on a voluntary or involuntary basis shall receive lump sum payment for accumulated compensatory time. An employee shall be allowed to sell back compensatory time at the employee's regular hourly rate of pay each

year, to be paid the first pay period in November. Compensatory time will not be calculated as hours worked for the purpose of overtime.

11.11 For purposes of this article, compensatory time shall be defined as the period of time which is earned by the employee for hours worked in excess of the employee's normally scheduled work period, it shall be accumulated at a rate of one and one-half (1 ½) in lieu of monetary overtime compensation.

11.12 ~~Employees covered by this agreement who are required to accept the responsibilities and carry out the duties of a position or rank above that which he/she normally holds for period of eight (8) consecutively scheduled hours shall move up to the grade of the position in which he/she is working and maintain their step level while performing the job. Rate of pay shall be at the rate of ten percent (10%) over current hourly rate for working in a higher class.~~For the purpose of clarification, the following table defines what is calculated as hours worked for purposes of overtime.

HOURS / LEAVE	OVERTIME USE
Regular Hours Worked	Included
Holiday Pay	Not Included
Holiday Hours Worked	Included
Bereavement	24 hours Included, > 24 hours not Included
Jury Duty	Time Worked
Personal Day	Included
Sick Leave	Not Included
Vacation	Not Included
Administrative Leave	Included
Compensatory Leave	Not Included
Firefighter Memorial Day	Included

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11.13 Employees covered by this agreement who are required to accept the responsibilities and carry out the duties of a position or rank above that which he/she normally holds for period of eight (8) consecutively scheduled hours shall move up to the grade of the position in which he/she is working and maintain their step level while performing the job. Rate of pay shall be at the rate of ten percent (10%) over current hourly rate for working in a higher class.

ARTICLE 13 – VACANCIES AND PROMOTIONS

13.1 Once the decision is made to fill the vacancies or new positions, the Employer shall post a notice of vacancies or new positions created within five (5) working days following the occurrence of the vacancy or new position created. Employees shall be given fourteen (14) calendar days in which to make application to fill the vacancy or to fill the new position created, and a sixty (60) calendar day notice of the testing date. The application period and test notification period will run concurrently.

13.2~~13.2~~ The minimum eligibility requirements for promotion are as follows:

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A. Rescue Lieutenant

1. Minimum of two (2) years continuous service with the department, with one (1) year as a Division Approved Paramedic.
2. Florida Certification as a Paramedic
3. Meets Expectations rating on most recent evaluation
4. American Heart Association BLS Provider Certification
5. American Heart Association ACLS Certification
6. American Heart Association PALS Certification
7. Tactical Casualty Combat Care (TCCC or Equivalent)
8. Company Officer
9. ICS 100, 200, 300, 400, 700 and 800
10. No written corrective action for one (1) year prior to application

~~A. Lead Paramedic~~

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~~1. Minimum of two (2) years continuous service with the department~~
~~2. Florida Certification as a Paramedic~~
~~3. Meets Expectations rating on most recent evaluation~~
~~4. American Heart Association BLS Provider Certification~~
~~5. American Heart Association ACLS Certification~~
~~6. American Heart Association PALS Certification~~
~~7. Tactical Casualty Combat Care (TCCC or Equivalent)~~
~~8. ICS 100, 200, 700 and 800~~
~~9. No written corrective action for one (1) year prior to application~~

~~B~~B. Driver/Engineer

1. Minimum of three (3) years continuous service with the department
2. Florida Certified Pump Operator
3. Florida Certified ~~EMT or~~ Paramedic if hired after October 1, 2021.
4. Aerial Ladder Operations Course Certification
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application

~~6.~~

C. Combat Lieutenant

1. Minimum of five (5) years continuous service with the department
2. Minimum of two (2) years as an Engineer with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 1
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application

D. Captain (This position shall remain vacant until the City and the Union agree to implementation, qualifications, and pay.)

1. Minimum of seven (7) years continuous service with the department
2. Minimum of two (2) years as a Lieutenant with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 2
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application
7. Any two of the following:

   a) Florida Certified Fire Safety Inspector
   b) Florida Certified Fire Service Instructor
   c) Florida Certified Fire Investigator
   d) Degree in Fire Science or Emergency Medical Services or related field

E. Battalion Chief

1. Minimum of seven (7) years continuous service with the department
2. Minimum of two (2) years as a Lieutenant with Fernandina Beach Fire-Rescue
3. Florida Certified Fire Officer 2
4. Florida Certified Paramedic
5. Satisfactory evaluation rating on most recent merit evaluation
6. No written corrective action for one (1) year prior to application
7. Any two of the following:

   a) Florida Certified Fire Safety Inspector
   b) Florida Certified Fire Service Instructor
   c) Florida Certified Fire Investigator
   d) Degree in Fire Science or Emergency Medical Services or related field

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ARTICLE 14 – HOLIDAYS

14.1 The following holidays will be observed:

A. New Year's Day
B. Martin Luther King, Jr.'s Birthday
C. Good Friday
D. Memorial Day
E. Independence Day
F. Juneteenth
G. Labor Day
H. Thanksgiving Day
I. Day after Thanksgiving Day
J. Christmas Eve
K. Christmas Day
L. Veterans Day

The City agrees to recognize October 8th of each year as National Fallen Firefighters Memorial Day. In lieu of monetary compensation, employees covered by this agreement will be credited a compensatory holiday for the number of hours they work as part of their regular shift schedule. This compensatory holiday must be utilized between October 8th and March 1st, with no provisions for carryover, and shall not count as hours worked for purposes of calculating overtime.. This compensatory holiday will not be extended to employees who are not scheduled to work on October 8th.

14.2 For the holidays set forth in Section 14.1, employees shall receive holiday pay as outlined in Paragraph 14.3 and 14.4.

14.3 All Fire Department employees covered by the terms of this agreement shall be paid at their regular rate for a period not to exceed twelve (12) hours. Vacation earned in lieu of holiday pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief. Said time does not count as hours worked for the purpose of calculating overtime.

14.4 All Fire Department employees covered by the terms of this Agreement who work on the day of an aforementioned holiday shall be paid at a rate of one-and-a-half times the regular pay rate for a period not to exceed twelve (12) hours. Compensatory time in lieu of holiday overtime pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief. EXCEPTION: all Fire Department employees covered by the terms of this Agreement who work on Christmas Day shall be paid at a rate of two times the regular pay rate for a period not to exceed twelve (12) hours. Compensatory time in lieu of holiday pay may be granted in the same amount, if mutually agreed upon by the employee and the Fire Chief.

ARTICLE 16 – SICK LEAVE

16.7 Any employee who has used no sick leave time from October 1 through December 31 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from January 1 through March 31 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from April 1 through June 30 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has used no sick leave time from July 1 through September 30 will be awarded one (1) shift (24 hours) of personal leave time. Any employee who has been employed the entire fiscal year and has used no sick leave time within the fiscal year (October 1 – September 30) will be awarded one additional shift (24 hours) of personal leave time. Personal leave time may be utilized in the same manner as a shift of vacation time, and is counted as hours worked towards overtime. Employees shall be allowed to carry over a maximum of three (3) PL days with no expiration time frame.

ARTICLE 24 – WAGES, CLASSIFICATION AND LONGEVITY

24.1 Effective October 1, 202~~1~~4, through September 30, 2024~~7~~, the pay plan set forth in Appendix C-1 shall be effective and contains the current Pay Step Plan established for all positions covered by this Agreement.

24.2 Employees shall be advanced in pay according to the Pay Step Plan outlined below during the contract period October 1, 202~~1~~4, through September 30, 2024~~7~~.

24.3 Except as provided herein, original appointment to the classification of Firefighter/EMT, Firefighter/Paramedic, Lead Paramedic, Engineer, Lieutenant~~, and~~ Captain, and Battalion Chief will be made at the entry rate and advancement from the entry rate to the maximum rate shall be by successive steps.

All newly hired Firefighter/Paramedics will be compensated at the Firefighter/EMT rate until successfully checked-off by the Medical Director. Following successful check-off, the newly hired Firefighter/Paramedic will be placed in the Paramedic Pay Step Plan according to his/her current step.

24.4 Effective October 1, 2024, the Step Plan shown in Exhibit 1A will be implemented. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan. ~~Effective October 1, 2021, employees will be slotted into the Pay Step Plan as indicated on Appendix D.~~

24.5 Effective October 1, 2025, the Step Plan shown in Exhibit 1B will be implemented. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan. ~~Effective October 1, 2022, the Pay Step Plan will be adjusted by the December 2021 Consumer Price Index for All Urban Consumers (CPI-U), South Region; with a minimum adjustment of 2% and a maximum adjustment of 3%. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan.~~

24.6 Effective October 1, 2026, the Step Plan shown in Exhibit 1C will be implemented. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan. ~~Effective October 1, 2023, the Pay Step Plan will be adjusted by the December 2022 Consumer Price Index for All Urban Consumers (CPI-U), South Region; with a minimum adjustment of 2% and a maximum adjustment of 3%. Employees that have a rating of "Meets Expectations" or "Exceeds Expectations" in their most recent performance review will advance one step in the Pay Step Plan.~~

24.7 The pay of an employee promoted to a higher classification will be advanced to the new classification at the same Step level (i.e. Engineer Step 5 promoted to Lieutenant Step 5, etc.), equating to a 10% increase however, an employee promoting from

Firefighter/EMT/Paramedic to the classification of Engineer or Rescue Lieutenant will be advanced to the new classification at the Step level equating to at least a 10% increase.

24.8 Each bargaining unit member who is designated by the Fire Chief as a Specialty Teams Member shall receive Specialty Pay Incentive in the amount of $600 annually, paid on a bi-weekly basis ($23.08), as long as the member is so designated. The number and types of Specialty Teams recognized will be in the sole discretion of the Fire Chief. The following are recognized Specialty Teams by the Fire Chief: Special Operation Team, Marine Rescue Team, and Honor Guard.

The Fire Chief will designate one member of the Specialty Team to serve as the Team Leader. Said member shall receive Specialty Pay Incentive in the amount of $900 annually, paid on a bi-weekly basis ($34.62), as long as the member is so designated. The Team Leader Incentive is in lieu of the Team Member incentive.

Specialty Team members and Team Leaders must attend seventy-five percent (75%) of available training sessions, provided notice of such sessions are given at least fourteen (14) days in advance. Training rosters will be provided to the Fire Chief or his designee no later than ten (10) days after the training date and notification of any employee not meeting the required attendance quarterly, beginning January 1, 2022.

24.9 Employees assigned to an EMS transport unit for a period of twenty-four (24) hours will receive EMS Incentive pay in the amount of one ($1.50) dollar per hour, to be paid on a bi-weekly basis for the hours worked on an EMS transport unit. Rescue Lieutenants will receive one ($1.60) dollar per hour EMS Incentive pay added to the base rate.

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CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2025-82
Agreement Amendment - Florida Department of Transportation (FDOT)

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-82.

SYNOPSIS: The City entered into a Traffic Signal Maintenance and Compensation Agreement with the Florida Department of Transportation in 2015 via Resolution 2015-85, which allows the City to be reimbursed for maintaining traffic signals throughout the City.

The Florida Department of Transportation has provided an Amendment to the Agreement, attached as Exhibit 1, where compensation will be a lump sum payment for Fiscal Year 2025/2026 as detailed in Exhibit A, in the amount of $33,667. Staff recommends approval of the Agreement Amendment and all future amendments.

FISCAL IMPACT: Reimbursement funds will be deposited into the State of Florida – FDOT revenue account, 001 36998.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend the City Commission adopt proposed Resolution 2025-82.

Catherine Sabattini, Public Works/Operations Director	5/1/2025
Kim Briley, Deputy City Clerk	5/2/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Susan Carless, Comptroller	5/8/2025
Sarah Campbell, City Manager	5/13/2025
Harrison Poole, City Attorney Pro Tem	5/13/2025
Katie Newton, Paralegal	5/13/2025

Hannah Lee

Submitted By: Hannah Lee, Staff Assistant

Date: April 28, 2025

COMMISSION ACTION: Adopt

RESOLUTION 2025-82

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT AMENDMENT; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to obtain reimbursement on an annual basis for maintenance of traffic signals and devices on the State highway system located throughout the City of Fernandina Beach, as offered by the Florida Department of Transportation ("FDOT"); and

WHEREAS, the City entered into an agreement with FDOT via Resolution 2015-85 to obtain such reimbursement that shall remain in force during the life of the original installed equipment and/or the life of any replacement installed equipment with mutual consent of the parties; and

WHEREAS, annual reimbursement funds will be deposited into the State of Florida – FDOT Revenue account, 001 36998; and

WHEREAS, staff recommends approval of the FDOT Agreement Amendment as shown in Exhibit 1, and all future FDOT Agreement Amendments related to annual traffic signal and maintenance compensation.

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

SECTION 1. The City Commission hereby approves the FDOT Traffic Signal Maintenance and Compensation Agreement Amendment, attached hereto as Exhibit 1, and all future FDOT Agreement Amendments related to annual traffic signal and maintenance compensation.

SECTION 2. The City Clerk and City Manager are hereby authorized to execute the FDOT Traffic Signal Maintenance and Compensation Agreement Amendment, attached hereto as Exhibit 1, upon review and approval of the City Attorney Pro Tem.

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

ADOPTED this 20th day of May, 2025.

CITY OF FERNANDINA BEACH

_____
JAMES ANTUN
Mayor – Commissioner

ATTEST:

APPROVED AS TO FORM & LEGALITY:

CAROLINE BEST
City Clerk

HARRISON W. POOLE, ESQ.
City Attorney Pro Tem

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT TO THE TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

CONTRACT NO. ARV53
FINANCIAL PROJECT NO. 41353218809
F.E.I.D. NO. F596000317020
AMENDMENT NO. _____

THIS AMENDMENT TO THE TRAFFIC SIGNAL AND MAINTENANCE AGREEMENT ("Amendment") is made and entered into on this 20th day of May 2025, by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ("Department"), an agency of the State of Florida, and City of Fernandina Beach, ("Maintaining Agency").

RECITALS

WHEREAS, the Department and the Maintaining Agency on June 23, 2015 entered into a Traffic Signal Maintenance and Compensation Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. Exhibit A is amended, superseded and replaced in its entirety with the new Exhibit A that is attached to this Amendment.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the day, month and year set forth above.

City of Fernandina Beach, Florida
(Maintaining Agency)

By: _____
(Authorized Signature)

Print/Type Name: Sarah J. Campbell

Title: City Manager

APPROVED AS TO FORM AND LEGALITY:
CITY ATTORNEY pro tem

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
(Authorized Signature)

Print/Type Name: James Hannigan

Title: District Traffic Operations Engineer

Legal Review: _____

EXHIBIT A
Reimbursement for Maintenance and Operation FY 2026

CITY OF FERNANDINA BEACH

Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD)	Illuminated Street Name Signs (ISNS)	Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Probe Data Detection System (PDDS)	Uninterruptible Power Supplies (UPS)	Connected Automated Vehicle Devices (CAVD)	Pedestrian Hybrid Beacon (PHB)	Arterial Dynamic Message Sign (ADMS)	Passive Pedestrian Detection (PPD)	Traffic Monitoring Camera (TrMC)	In-Roadway Warning Lights (IRWL)	Compensation Amount (using Unit Rates from Exhibit B)
SR105/A1A at JASMINE ST.			$1,005															$1,005
SR200, (A1A) at GUM ST.		$5,892																$5,892
SR200, (A1A) at BEECH ST.		$5,892																$5,892
SR200, (A1A)/S. 8TH ST.) at LIME STREET		$5,892																$5,892
SR200, (A1A, ATLANTIC AVE.) at SR105/A1A N. FLETCHER AVE.	$4,145																	$4,145
SR200, (A1A, ATLANTIC AVE.) at S. 14TH ST.	$4,145																	$4,145
SR200, (A1A/N. 8TH ST.) at SR200/A1A ATLANTIC AVE.		$5,892																$5,892
SR200/A1A at CITRONA DR.				$804														$804
									Total Lump Sum Amount*									**$33,667.00**

* Amount paid shall be the Total Lump Sum ***(minus any retainage or forfeiture)***.

EXHIBIT A

Reimbursement for Maintenance and Operation FY 2026

I certify that the above Traffic Signals and Devices will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this Agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of $33,667.00

Maintaining Agency Date

District Traffic Operations Engineer Date

RESOLUTION 2015- 85

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT); AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to obtain reimbursement on an annual basis for maintenance of traffic signals and highway lighting on the state highway system located throughout the City of Fernandina Beach, Florida as offered by FDOT; and

WHEREAS, the City of Fernandina Beach and FDOT wish to enter into a Traffic Signal Maintenance and Compensation Agreement which allows the City to be reimbursed by FDOT in the amounts shown in Exhibit "A" and "B" of said agreement.

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

SECTION 1. The City Commission hereby approves the Traffic Signal Maintenance and Compensation Agreement, attached hereto as Exhibit "A", between the City of Fernandina Beach and the Florida Department of Transportation.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute the agreement upon review and approval of the City Attorney.

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

ADOPTED this 2nd day of June, 2015.

CITY OF FERNANDINA BEACH

Edward E. Boner
Mayor – Commissioner

ATTEST:

Caroline Best
City Clerk

APPROVED AS TO FORM & LEGALITY:

Tammi E. Bach
City Attorney

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

CONTRACT NO. ARV53
FINANCIAL PROJECT NO. 41353218809
F.E.I.D. NO. F596000317017

THIS TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT ("Agreement"), is entered into this 23rd day of June, 2015 between the Florida Department of Transportation, an agency of the State of Florida, herein called the "Department", and CITY OF FERNANDINA BEACH, Florida, CITY OF FERNANDINA BEACH ("Maintaining Agency").

WITNESSETH:

A. The Department is authorized under Section 335.055, Florida Statutes, to enter into this Agreement.

B. The Maintaining Agency is authorized under Resolution 2015-85 to enter into this Agreement and has authorized its undersigned representative to enter into and execute this Agreement on behalf of the Maintaining Agency.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, the sufficiency of which is acknowledged, the parties mutually agree and covenant as follows:

1. The Maintaining Agency shall be responsible for the maintenance and continuous operation of the traffic signals, interconnected and monitored traffic signals (IMTS) (defined as signals that are interconnected with telecommunications and are monitored at a central location), traffic signal systems (defined as central computer, cameras, message signs, communications devices, interconnect / network, vehicle, bicycle & pedestrian detection devices, traffic signal hardware and software, preemption devices, and uninterruptible power supplies ("UPS")), control devices (defined as intersection control beacons, traffic warning beacons, illuminated street name signs, pedestrian flashing beacons (i.e., school zone flashing beacons, pedestrian crossing beacons, and Rectangular Rapid Flashing Beacons)), and emergency/fire department signals and speed activated warning displays. The Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with operation of such traffic signals and signal systems and devices upon completion of installation of each signal or device. All traffic signals and control devices mentioned in this paragraph are referred to in this Agreement as "Traffic Signals and Devices".

2. The Department agrees to pay the Maintaining Agency an annual compensation amount based on the Department's fiscal year. The compensation amount consists of the cost of the maintenance and continuous operation of the Traffic Signals and Devices as identified in Exhibit A. Payments by the Department will be made in accordance with Exhibit B. In the case of construction contracts, the Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with the operation of the Traffic Signals and Devices, and shall undertake the maintenance and continuous operation of these Traffic Signals and Devices upon final acceptance of the installation by the Department. Prior to any final acceptance of the installation by the Department, the Maintaining Agency will have the opportunity to inspect and request modifications or corrections to the installation(s) and the Department agrees to undertake those modifications or corrections prior to final acceptance so long as the modifications or corrections comply with the Agreement, signal plans, and specifications previously approved by both the Department and Maintaining Agency. Repair or replacement and other responsibilities of the installation contractor and the Department, during construction, are contained in the Department's Standard Specifications for Road and Bridge Construction.

3. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD), as amended.

4. The Maintaining Agency's maintenance responsibilities include, but are not limited to, locates, preventive maintenance (periodic inspection, service and routine repairs), restoration of services, and emergency maintenance (trouble shooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log.

5. The Department intends to conduct a structural inspection of the mast arm structures and strain poles every 60 months, which inspection shall comply with the checklist included in Exhibit C, attached to and incorporated in this Agreement. The inspection report will serve as a 90-day notification to the Maintaining Agency that deficiencies exist which require preventative maintenance and periodic maintenance. Preventative maintenance includes but is not limited to: spot painting, cleaning, all wiring issues, graffiti removal, all signal related issues (lighting, signs and connections), and response to traffic impact including repair and replacement of all components damaged by the traffic impact. For any new painted mast arms installed after the date of this agreement, preventative maintenance includes all items described above and also includes repainting, tightening of nuts, replacing missing or deficient bolts, replacement of missing cap covers or equivalent, replacement of missing or deficient access hole cover plates, and repairing improper grounding. Damaged mast arm structures and strain poles must be properly repaired or replaced by the Maintaining Agency. If the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will reimburse the Maintaining Agency for costs

incurred due to traffic impacts to mast arms, which reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency. The Department will pursue reimbursements from individuals and/or the third parties who cause damages to mast arms and are liable for replacement/repair costs. Failure to perform preventative maintenance after notification of an inspection deficiency will result in the Maintaining Agency being responsible for the corrective actions. If spot painting or any other described preventative maintenance is not carried out, there shall be a 25% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance is performed. For each month subsequent to the expiration of the 90-day notice given to the Maintaining Agency that preventative maintenance deficiencies exist, 1/12th of the annual compensation amount for the affected signal locations will be forfeited up to 25% of the annual compensation amount. In the case of a total paint failure on a mast arm installed prior to the date of this Agreement, the Department will fund the cost of repainting. This does not include any mast arm that was installed with a separate mast arm painted finish agreement. The terms of that agreement will control.

6. Periodic maintenance includes but is not limited to: repair of cracks in the mast arm structure; removal and/or repair of grout pads; resetting of anchor bolts; and repair or replacement of deteriorated anchor bolts and nuts. For any new mast arm installations after the date of this Agreement, if a Maintaining Agency requests a painted mast arm, the Maintaining Agency agrees to perform all required periodic and preventative maintenance. Any periodic maintenance performed on the mast arm structure by the Maintaining Agency needs Department approval prior to commencement of work and shall be performed within 90 days unless under an emergency situation. Any and all work performed by the Maintaining Agency must conform to the current Department Standard Specifications for Road and Bridge Construction as applicable. Mast arms that the Department determines to be at the end of its useful life will be replaced by the Department so long as documented preventative maintenance and any applicable periodic maintenance was satisfactorily performed by the Maintaining Agency.

The Table below summarizes the roles of the Maintaining Agency and the Department with regard to preventative and periodic maintenance of mast arms:

Maintaining Agency	**Florida DOT**
Preventative maintenance of all mast arm structures	Periodic maintenance of all mast arm structures (except for any new painted and existing painted structures with signed separate Agreement)
Periodic maintenance of structures (for any new painted and existing painted structures with signed separate Agreement)	
Damage repair or replacement of structures	Compensate Maintaining Agency for damage repair or replacement of structures
	Replacement at end of life cycle of the structure

7. The Department will reimburse the Maintaining Agency for costs incurred due to traffic impacts to traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain pole repair or replacement, and all devices shown in Exhibit A, if the Maintaining Agency is not successful in recovering damage costs from responsible parties. The Maintaining Agency will be responsible for pursuing reimbursements from individuals and/or the third parties that cause damages. However, if the Maintaining Agency is not successful in recovering damage costs from responsible party(ies) within 180 days from the occurrence of damage, the Department will pursue reimbursements from individuals and/or the third parties who cause damages and are liable for replacement/repair costs to the traffic signal controller cabinet assemblies, traffic signal battery backup, UPS cabinet assemblies, pedestrian flashing beacons, strain poles, and all devices shown in Exhibit A. Applicable reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency.

8. The Maintaining Agency may remove any component of the installed equipment for repair or testing; however, it shall only make permanent modifications or equipment replacements and only if the equipment provided is capable of performing at minimum the same functions as the equipment being replaced. The Department shall not make any modifications or equipment replacements without prior written notice to and consultation with the Maintaining Agency.

   a. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, Department re-timing projects, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets, sequence) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing or phasing, implementation of such modifications will be coordinated with, or made by, the Maintaining Agency. All signal timing and phasing records shall be retained by the Maintaining Agency for at least three (3) years, and will be made available to the Department upon request.

9. The Maintaining Agency shall note in the maintenance log any changes in timings and phasings, and keep a copy of the timings and phasings, and any approval documentation in a file. A copy of the log shall be provided to the Department upon request. Maintaining Agencies may provide this information electronically.

10. The Maintaining Agency and the Department shall update Exhibit A on an annual basis which Exhibit A is attached to and incorporated in this Agreement. Exhibit A will contain all Traffic Signals and Devices on the State Highway System which are within the jurisdiction of the Maintaining Agency, those that are maintained by the Maintaining Agency and those that are maintained but not included for compensation. No changes or modifications may be made to Exhibit A during the Department's fiscal year for compensation. New Traffic Signals and Devices added by the Department during its fiscal year must be maintained and operated by the Maintaining Agency upon the Department's final acceptance as stated in paragraph 2. The Maintaining Agency and the Department shall update Exhibit A preceding each Department's fiscal year, which will include all new Department Traffic Signals and Devices added during the Department's previous fiscal year and delete those removed. Exhibit A will need to be incorporated into this Agreement by an amendment to this Agreement each time Exhibit A is updated. The Maintaining Agency will begin receiving compensation for new Traffic Signals and Devices in the Department's fiscal year after the Traffic Signals and Devices are installed and final acceptance is given by the Department. In the event that no change has been made to the previous year's Exhibit A, a certification from the Maintaining Agency shall be provided to the Department certifying that no change has been made to Exhibit A in the Department's previous fiscal year. The annual compensation will be a lump sum payment (minus any retainage or forfeiture) as set forth in Exhibit B. Future payments will be based on the information provided in Exhibit A, in accordance with the provisions as set forth in Exhibit B, attached to and incorporated in this Agreement.

11. Payment will be made in accordance with Section 215.422, Florida Statutes.

12. There shall be no reimbursement for travel expenses under this Agreement.

13. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

14. The Maintaining Agency should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than twenty (20) working days. The Department has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved.

15. If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Maintaining Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Maintaining Agency requests payment. Invoices returned to a Maintaining Agency because of Maintaining Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

16. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors or vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516 or by calling the Division of Consumer Services at 1-877-693-5236.

17. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for three (3) years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Maintaining Agency's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

18. In the event this contract is for services in excess of $25,000.00 and a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that such funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000.00 and which have a term for a period of more than 1 year."

19. The Department's obligation to pay is contingent upon an annual appropriation by the Florida Legislature.

20. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

21. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

22. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

23. The Maintaining Agency may be subject to inspections of Traffic Signals and Devices by the Department. Such findings will be shared with the Maintaining Agency and will be the basis of all decisions regarding payment reduction, reworking, Agreement termination, or renewal. If at any time the Maintaining Agency has not performed the maintenance responsibility on the locations specified in the Exhibit A, the Department has the option of (a) notifying the Maintaining Agency of the deficiency with a requirement that it be corrected within a specified time, otherwise the Department shall deduct payment for any deficient Traffic Signal(s) and Device(s) maintenance not corrected at the end of such time, or (b) take whatever action is deemed appropriate by the Department. Any suspension or termination of funds does not relieve any obligation of the Maintaining Agency under the terms and conditions of this Agreement.

24. The Department shall monitor the performance of the Maintaining Agency in the fulfillment of the agreement. The Maintaining Agency shall submit an annual Report prior to June 30 of each year detailing the following

    a. Critical Detection device malfunctions: Critical detection is defined as the detection on side-streets and in left turn lanes on the main streets, and all pedestrian/bicycle detection. Repairs to the side-street and main street left turn detections shall be made within sixty (60) days of discovery and repairs to the pedestrian detection shall be made within 72 hours after notification. All these events shall be logged into the annual report. If repairs cannot be performed within 60 days, the agency shall document the reasons why. Discovery of such events shall be logged into the annual report. The Maintaining Agency shall ensure that 90% of all critical detectors systemwide are operating properly at all time. Any time the level drops below 90%, the Agency would have ninety (90) days to correct the situation. A 5% retainage of the total annual compensation amount (as shown in Exhibit A) will be withheld whenever the 90% critical detection requirement is not met within the 90-day period.

    b. Traffic signal preventative maintenance inspections: All traffic signals shall receive at least one (1) minor preventative maintenance inspection, preferably two inspections, within a twelve (12) month period. Preventative maintenance inspection shall include verification that all detection is working, the signal is cycling properly, the ventilation system is functioning and filters are clean. Basic traffic cabinet maintenance shall also verify power feed voltages, verify that the vehicle and pedestrian indications are functioning properly, test the effective functioning of pedestrian push buttons, and check hinges and door locks. At least one (1) conflict monitor test shall be performed during a twelve (12) month period. Each test is to be documented and included in the annual report to the Department. The inspection report should note the location, date of inspection and any items noted. If the traffic signals do not receive at least one (1) minor preventative maintenance inspection during a twelve (12) month period, there shall be a 20% retainage of the annual compensation amount for the affected signal locations until the preventative maintenance inspection is made. If not performed within the state's fiscal year, the 20% retainage of the annual compensation amount for the affected signal locations will be forfeited.

    c. For any traffic signals that are interconnected with telecommunications and their real-time operation is electronically monitored via software by personnel at a central location and are therefore receiving the higher compensation amount as described in Exhibit B, the name(s), titles of those monitoring those intersections, and the location of the central monitoring facility(s) are to be documented and contained in the annual report submitted to the Department.

    d. In addition to the above requirements, if at least 50% of the traffic signals are not inspected and if at least half of the critical detection requirements as stated in 24a are not met, the Department will retain an additional 25% of the remaining compensation amount.

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

25. The Maintaining Agency may enter into agreements with other parties pertaining to Traffic Signals and Devices including, but not limited to, agreements relating to costs and expenses incurred in connection with the operation of traffic signals and devices on the State Highway System, provided that such Agreements are consistent with the mutual covenants contained in this Agreement. The Maintaining Agency shall furnish a copy of such agreements to the Department.

26. This Agreement may not be assigned or transferred by the Maintaining Agency in whole or in part without consent of the Department.

27. The Maintaining Agency shall allow public access to all documents, papers, letters, or other material subject to provisions of Chapter 119, Florida Statutes, and made or received by the Maintaining Agency in conjunction with this Agreement. Failure by the Maintaining Agency to grant such public access will be grounds for immediate unilateral cancellation of this Agreement by the Department.

28. This Agreement is governed by and construed in accordance with the laws of the State of Florida. The invalidity or unenforceability of any portion of this Agreement does not affect the remaining provisions and portions hereof. Any failure to enforce or election on the part of the Department to not enforce any provision of this Agreement does not constitute a waiver of any rights of the Department to enforce its remedies hereunder or at law or in equity.

29. This term of this Agreement is twenty (20) years; provided that either party may cancel this Agreement prior to the expiration of the term of this Agreement. A minimum notice period of two (2) years plus the remaining months of the Department's fiscal year shall be provided to the other party in writing. Should the Maintaining Agency provide its written notice of cancellation to the Department, the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates.

30. Upon execution, this Agreement cancels and supersedes any and all prior Traffic Signal Maintenance Agreement(s) between the parties, except specific separate Agreements covering painted mast arm maintenance or any other aspect related to the painting of mast arms.

31. The Department reserves the right to remove select critical corridors or critical intersections from the Maintaining Agency's obligation under this Agreement. The remaining intersections and corridors would continue to be covered under this Agreement. The Department will provide a minimum of one year notice prior to take-over of maintenance of critical corridors or critical intersections.

32. The Department agrees that the Maintaining Agency must comply with State law regarding appropriations and budgets. This Agreement shall not be interpreted to conflict with State law applicable to the Maintaining Agency.

33. The Maintaining Agency shall:
    a. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Maintaining Agency during the term of the contract; and
    b. expressly require any contractors and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

34. Exhibits A, B, and C are attached and incorporated by reference.

35. This Agreement contains all the terms and conditions agreed upon by the parties.

IN WITNESS WHEREOF, the parties have caused these presents to be executed, the day and year first above written.

CITY OF FERNANDINA BEACH, Florida
(Maintaining Agency)

By _____
(Authorized Signature)

Print/Type Name: Joe Gerrity

Title: City Manager

Attest: Caroline Best, City Clerk

Attorney: _____ Date: _____

APPROVED AS TO FORM AND LEGALITY:
CITY ATTORNEY

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By _____ 6/23/15
(Authorized Signature)

Print/Type Name: Jerry Ausher, P.E.

Title: District Traffic Operations Engineer

Legal Review: Melissa A. Blackwell
7-8-15

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

Exhibit A

Compensation for Maintaining Traffic Signals and all other Devices for FY 2016

Effective Date: from 07/01/2015 to 06/30/2016

CITY OF FERNANDINA BEACH

Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)	Compensation Amount (using Unit Rates from Exhibit B)
SR200, (A1A)/S. 8TH ST.) at LIME STREET	$3,040	Yes						No	No	$3,040.00
SR200, (A1A) at GUM ST.	$3,040	Yes						No	No	$3,040.00
SR200, (A1A) at BEECH ST.	$3,040	Yes						No	No	$3,040.00
SR200, (A1A/N. 8TH ST.) at SR200/A1A ATLANTIC AVE.	$3,040	Yes						No	No	$3,040.00
SR200, (A1A, ATLANTIC AVE.) at S. 14TH ST.	$3,040	No						No	No	$3,040.00
SR200, (A1A, ATLANTIC AVE.) at SR105/A1A N. FLETCHER AVE.	$3,040	No						No	No	$3,040.00
SR105/A1A at JASMINE ST.		No	$760					No	No	$760.00

TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

Exhibit A

Compensation for Maintaining Traffic Signals and all other Devices for FY 2016

Effective Date: from 07/01/2015 to 06/30/2016

CITY OF FERNANDINA BEACH

Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)	Compensation Amount (using Unit Rates from Exhibit B)
									Total Lump Sum Amount*	$19,000.00

* Amount paid shall be the Total Lump Sum minus any retainage or forfeiture.

I certify that the above traffic signals will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of $19,000.00.

Maintaining Agency — Date: 5/5/15

District Traffic Operations Engineer — Date: 6/23/15

EXHIBIT B
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the Maintaining Agency for the services described in this Agreement and in Exhibit A and method by which payments will be made.

2.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement and Exhibit A of this Agreement, the Department will pay the Maintaining Agency the Total Lump Sum (minus any retainage or forfeiture) in Exhibit A. The Maintaining Agency will receive one lump sum payment (minus any retainage or forfeiture) at the end of each fiscal year for satisfactory completion of service.

Beginning in the fiscal year 2016-17, for traffic signals which are not interconnected with telecommunications and are not monitored at a central location, the compensation amount shall be $3,131. The compensation amount for traffic signals that are interconnected with telecommunications and are monitored at a central location shall be $4,500 per signal location. These differential compensation amounts shall be in effect beginning July 1, 2016. The Table below shows the compensation amount for the various devices for fiscal years 2015-16 and 2016-17, and beyond.

Total Lump Sum (minus any retainage or forfeiture) Amount for each fiscal year is calculated by adding all of the individual intersection amounts.
Pedestrian Flashing Beacon: includes school zone beacons, pedestrian crossing beacons, and rectangular rapid flashing beacons (RRFB). School zones, crosswalks and warning sign locations shall be paid at a unit rate regardless of the number of individual beacons or poles.

Unit Compensation Rates per Intersection on the State Highway System

FY	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD) or Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Travel Time Detector	Uninterruptible Power Supplies (UPS)
2014-15*	$ 2,951		$738	$295	$738	$148	$148		
2015-16	3,040		760	608	1,064	304	304		
2016-17	3,131	4,500	783	626	1,096	313	313	100	100
2017-18	Based on the Consumer Price Index (CPI), the 2016-17 compensation amounts will be revised upwards.								
2018-19	Based on the CPI, the 2017-18 compensation amounts will be revised upwards.								
2019-20	Based on the CPI, the 2018-19 compensation amounts will be revised upwards.								

*Compensation pro-rata based on intersection approaches or legs on State Highway System.

Based on the Consumer Price Index (CPI), the Unit Rate for the following fiscal year will be adjusted accordingly, unless otherwise specified in an amendment to this Agreement. However, if CPI is negative, there shall be no reduction from the previous year's compensation.

3.0 PAYMENT PROCESSING

The Maintaining Agency shall invoice the Department in a format acceptable to the Department, on an annual basis for the reimbursement costs incurred by the Maintaining Agency for the previous year prior to June 30th of each year . For example, the Maintaining Agency shall submit its invoice for the previous year beginning July 1, 2015 through June 30, 2016 no later than June 30, 2016.

EXHIBIT C

TRAFFIC SIGNAL MAST ARM CHECKLIST

Traffic Signal Mast Arm Checklist

- Foundation, including condition of grout pad if present
- Anchor bolts and nuts
- Base plate
- Base plate connection to vertical member
- Hand hole and hand hole covers and inside of vertical member by removing hand hole covers
- Connections between vertical and horizontal members
- Any member splices
- Attachments
- Member caps

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2025-83
Authorization to Defend - CMR Island Properties, LLC

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-83.

SYNOPSIS: In 2024, the City passed Ordinances 2024-09 and 2024-10, which reduced the maximum density in certain zoning districts. CMR Island Properties, LLC, has provided a notice of claim pursuant to the Bert J. Harris, Jr. Private Property Rights Protection Act. The act requires certain steps be taken in pursuit of a settlement prior to filing a court action.

FISCAL IMPACT: Any recording/filing costs will be paid out of the Legal Collections/Litigation Costs account, 0011400 54930. At this time, the claim has not been sent to insurance for coverage evaluation.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-83.

Kim Briley, Deputy City Clerk	5/2/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Susan Carless, Comptroller	5/8/2025
Sarah Campbell, City Manager	5/13/2025
Harrison Poole, City Attorney Pro Tem	5/13/2025
Katie Newton, Paralegal	5/13/2025

Katie A Newton

Submitted By: Katie Newton, Paralegal

Date: April 30, 2025

COMMISSION ACTION: Adopt

RESOLUTION 2025-83

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AUTHORIZING THE CITY ATTORNEY PRO TEM TO DEFEND THE CITY IN THE MATTER OF CMR ISLAND PROPERTIES, LLC; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Charter Section 31 requires that the prosecution and defense of litigation involving the City, by the City Attorney, to be first authorized by the City Commission; and

WHEREAS, in 2024, the City passed Ordinances 2024-09 and 2024-10, which reduced the maximum density in certain zoning districts; and

WHEREAS, CMR Island Properties, LLC, has provided a notice of claim pursuant to the Bert J. Harris, Jr. Private Property Rights Protection Act; and

WHEREAS, it is in the best interest of the City to authorize the City Attorney Pro Tem to provide defense for the City.

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

SECTION 1. The City Commission hereby authorizes the City Attorney Pro Tem to work with City staff and proceed with necessary filings to defend the City against CMR Island Properties, LLC's claim under the Bert J. Harris, Jr. Private Property Rights Protection Act.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 20th day of May, 2025.

CITY OF FERNANDINA BEACH

_____

JAMES ANTUN
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY

_____

CAROLINE BEST
City Clerk

_____

HARRISON W. POOLE ESQ
City Attorney Pro Tem

HOLTZMAN VOGEL

Washington, D.C.
Virginia
Florida
Arizona
New York
holtzmanvogel.com

April 15, 2025

VIA FEDERAL EXPRESS & ELECTRONIC MAIL
City of Fernandina Beach
Attn: James Antun, Mayor
204 Ash Street
Fernandina Beach, Florida 32034
jantun@fbfl.org
Phone: (516) 547-5309

RE: NOTICE OF CLAIM UNDER THE BERT J. HARRIS, JR., PRIVATE PROPERTY RIGHTS PROTECTION ACT.

Mayor Antun:

Our law firm represents CMR Island Properties, LLC, a Georgia limited liability company ("CMR"). CMR is the owner of approximately 0.905 acres of real property located in the City of Fernandina Beach, Florida, identified as Parcel ID No. 00-00-31-1800-0045-0030 (the "CMR Property").

CMR received a letter from Mr. Jeremiah Glisson, Interim City Manager for the City of Fernandina Beach (the "City"), *re: Statutory Notice of the City Ordinances Reducing Residential Density in Central Business District (CBD)/C-3 Zoning District*, dated July 18, 2024 (the "City Notice"), a copy of which is attached to this letter as Exhibit A. As stated in the City Notice, the reduction of allowable residential density in the Central Business District (CBD) and C-3 zoning district pursuant to City Ordinance 2024-09 and City Ordinance 2024-10 unequivocally impacts the CMR Property. Such action by the City has inordinately burdened a vested right to a specific use of the CMR Property and CMR is therefore entitled to relief pursuant to the Bert J. Harris, Jr., Private Property Rights Protection Act (the "Act").

The purpose of this letter is to provide written notice to the City, pursuant to Florida Statutes § 70.001(4), of CMR's claim under the Act. In support of this claim, CMR has obtained a written appraisal report from Cantrell Ray Real Estate, LLC (the "Appraisal"), which Appraisal quantifies the loss in fair market value to the CMR Property resulting from the above-described action taken by the City. A copy of the Appraisal is attached hereto as Exhibit B. CMR hereby demands that the City compensate CMR in the amount of two million six hundred thousand dollars ($2,600,000), which amount represents the loss in market value to the CMR Property as described in the Appraisal.

We await your response to this claim and welcome the opportunity to discuss this matter with the City. If an acceptable resolution is not secured within the statutory waiting period under the Act, CMR reserves the right to seek all remedies available under applicable law, including filing suit under the Act to pursue this claim through formal litigation.

We look forward to working through the above issues with the Town. Please direct all responses and correspondence regarding this claim to the undersigned.

Sincerely,

Robert C. Volpe
Counsel for CMR Island Properties, LLC

Enclosures

Cc: Darron Ayscue, Vice Mayor (dayscue@fbfl.org)
Sarah Campbell, City Manager (scampbell@fbfl.org)
Jeremiah Glisson, Deputy City Manager (jglisson@fbfl.org)
Harrison Poole, City Attorney Pro Tem (hpoole@fbfl.city)
Caroline Best, City Clerk (cbest@fbfl.org)

EXHIBIT A

(City Notice)

City of Fernandina Beach

Interim City Manager

Jeremiah Glisson

jglisson@fbfl.org

July 18, 2024

VIA FIRST CLASS MAIL

TO: CENTRAL BUSINESS DISTRICT (CBD / C-3) PROPERTY OWNER(S)

RE: STATUTORY NOTICE OF CITY ORDINANCES REDUCING RESIDENTIAL DENSITY IN CENTRAL BUSINESS DISTRICT (CBD) / C-3 ZONING DISTRICT

Pursuant to Florida law, specifically, Section 70.001(11)(a)(1)(a) of Florida Statutes, I am writing to inform you that the City of Fernandina Beach City Commission has enacted two (2) new ordinances amending Comprehensive Plan Policy 1.07.10 and Land Development Code Section 4.01.01 which have the effect of **REDUCING THE RESIDENTIAL DENSITY FROM 34 DWELLING UNITS PER ACRE TO 18 DWELLING UNITS PER ACRE** in the **CENTRAL BUSINESS DISTRICT (CBD) AND C-3 ZONING DISTRICT**. These newly enacted ordinances reducing residential density may impact your existing property rights. As such, you may have only one (1) year from receipt of this notice to pursue any rights you may have under the Bert J. Harris, Jr., Private Property Rights Protection Act.

> **Ordinance 2024-09** amends Comprehensive Plan Policy 1.07.10 by reducing the allowable residential density from 34 dwelling units per acre to 18 dwelling units per acre within the Future Land Use Map category of Central Business District. Ordinance 2024-09 became effective on July 16, 2024.
>
> **Ordinance 2024-10** amends Section 4.01.01 of the Land Development Code by reducing the allowable residential density from 34 dwelling units per acre to 18 dwelling units per acre within the C-3 zoning district. Ordinance 2024-10 became effective on July 16, 2024.

By reducing allowable residential density in the Central Business District (CBD) and C-3 zoning district, the new City ordinances clearly and unequivocally impact your property.

Ordinances 2024-09 and 2024-10 are available in the City Clerk's Office and on the City's website at www.fbfl.us under the agenda item for the July 16, 2024, City Commission meeting. If you would like to speak with City Staff regarding the effect of these ordinances on your property, please contact the Planning and Conservation Department at 904-310-3480 to schedule a meeting.

Sincerely,

Jeremiah Glisson
Interim City Manager

EXHIBIT B

(Appraisal)

[SEE ATTACHED]

AN APPRAISAL REPORT OF

The Real Property of CMR Island Properties, LLC

Containing 0.905± Acres
Improved with a 16,110± Square Foot Multi-Tenant Commercial Building
Known as Grand Oaks Plaza
Located at 22 South 8th Street
Fernandina Beach, Nassau County, Florida 32034

AT THE REQUEST OF

Mr. Robert C. Volpe
Holtzman Vogel Baren Torchinsky & Josefiak, PLLC
119 South Monroe Street, Suite 500
Tallahassee, Leon County, Florida 32301

RETROSPECTIVELY, AS OF

July 15, 2024

AND

July 16, 2024

PREPARED BY

CANTRELL RAY REAL ESTATE, LLC
228 Canal Boulevard
Suite 3
Ponte Vedra Beach, St. Johns County, Florida
(904) 356-2054

CRRE APPRAISAL NO. 6432

PREPARED ON

April 9, 2025

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CERTIFICATE OF APPRAISAL

The undersigned do hereby certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. We 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.
4. We have not performed services, as appraisers, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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.
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
10. Matthew P. Ray, MAI, has made a personal inspection of the property that is the subject of this report.
11. No one, other than Sarah F. Pinkepank, MAI, has provided significant real property assistance to the persons signing this certification.
12. As of the date of this report, Matthew P. Ray, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
13. As of the date of this report, Sarah F. Pinkepank, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. The appraiser is competent to complete this report in accordance with the competency provision in the USPAP.

Matthew P. Ray, MAI
State-certified general real estate appraiser
RZ 2663

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY OWNERS	CMR Island Properties, LLC
SUBJECT LOCATION	22 South 8th Street, Fernandina Beach, Nassau County, Florida 32034
DATES OF VALUE ESTIMATE	Retrospectively, as of July 15, 2024 and July 16, 2024
LAND AREA	0.905± Acres or 39,406± Square Feet
IMPROVEMENTS	16,110± Square Foot Multi-Tenant Commercial Building, Signage, Paved and Striped Parking Lot, Outdoor Lighting, Landscaping, etc.
FUTURE LAND USE	Central Business District (CBD)
ZONING	Central Business District (C-3)
HIGHEST AND BEST USE	
Prior to 2024 Ordinance	Redevelopment with 44 Multi-family Dwelling Units
After Enactment of 2024 Ordinances	Redevelopment with 23 Multi-family Dwelling Units
APPRAISAL OBJECTIVE SUMMARY	Estimate the market value of the subject property as it is legally permissible to develop the property, prior to the enactment of Ordinances 2024-09 and 2024-10, retrospectively as of July 15, 2024, estimate the market value of the subject property after the enactment Ordinances 2024-09 and 2024-10, retrospectively, as of July 16, 2024, and to compute any difference in the market value estimates.

MARKET VALUE CONCLUSIONS

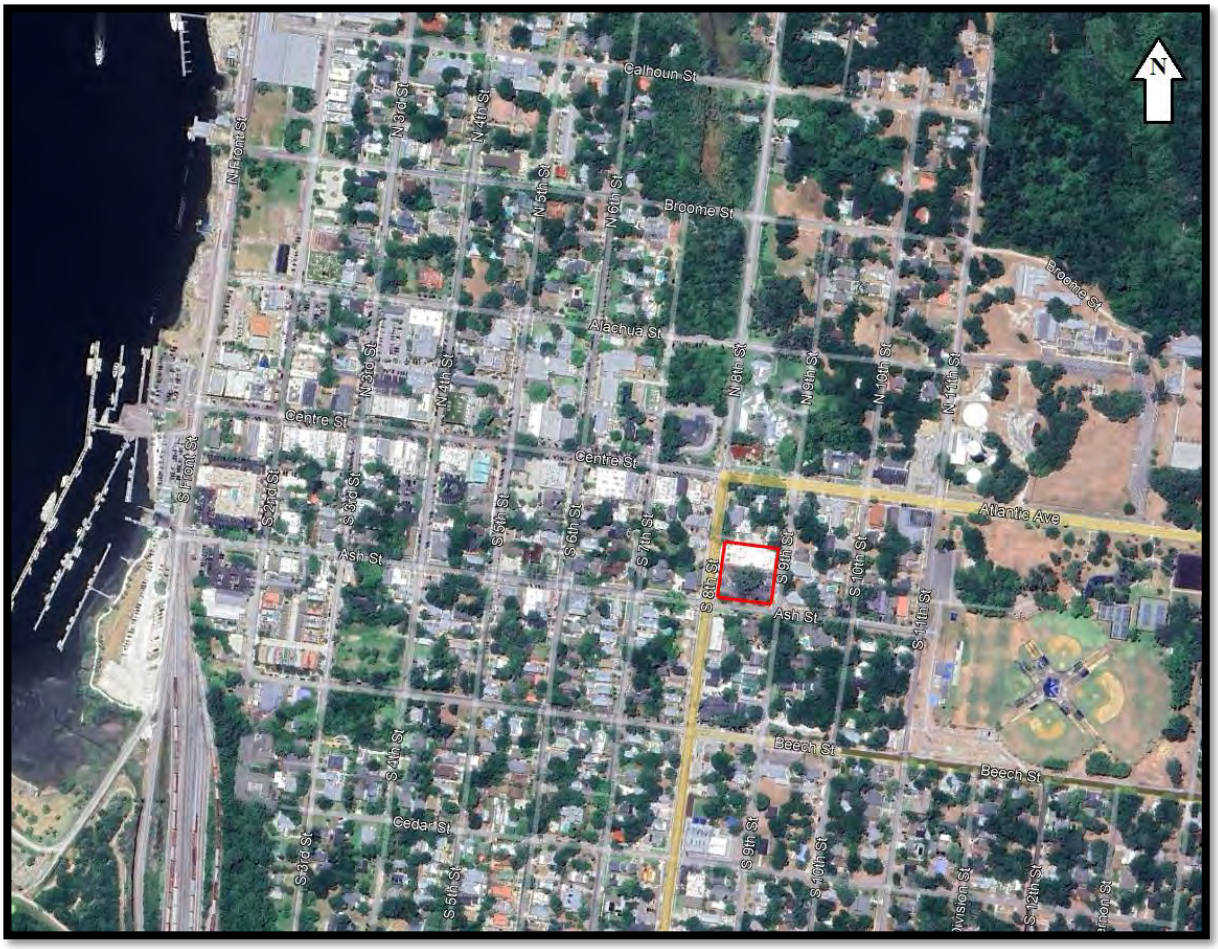
BEFORE THE ENACTMENT OF ORDINANCES 2024-09 AND 2024-10	**$ 3,520,000**
AFTER THE ENACTMENT OF ORDINANCES 2024-09 and 2024-10	**$ 920,000**
LOSS IN MARKET VALUE	**$ 2,600,000**

SCOPE OF THE APPRAISAL

Identification of the Appraisal Problem

The Subject Property

The subject property consists of 0.905± gross acres, improved with a 16,110± leasable square foot multi-tenant commercial building, originally constructed circa 1954, with signage, paved and striped parking lot, outdoor lighting, landscaping, etc. The property, known as Grand Oaks Plaza, is currently configured with five tenant spaces. As of the retrospective dates appraised herein, the improvements were 56% occupied by two tenants. The property is located at the northeast corner of South 8th Street and Ash Street at 22 South 8th Street, Fernandina Beach, Nassau County, Florida. The subject property is generally outlined in red in the aerial image below.



Property History

As of the retrospective date of value appraised herein, the subject property was improved with a multi-tenant commercial building which was only 56% occupied. The property was being redeveloped for multi-family use. While a final development plan had not yet been decided, the property owners were contemplating potential uses, layouts, and densities. During the redevelopment process, however, the City of Fernandina Beach adopted revisions to the Land Development Code and Comprehensive Plan which directly impacted the property rights and development potential of the subject property.

According to the City of Fernandina Beach, the subject property has a future land use designation of Central Business District (CBD) and is zoned Central Business District (C-3). As of July 15, 2024, the land use and zoning designations permitted residential density of up to 34 dwelling units per acre, with additional considerations for adjacent rights-of-way.

On July 16, 2024, the City of Fernandina Beach City Commission (City Commission) enacted Ordinance 2024-09 which amended Comprehensive Plan Policy 1.07.10. In addition, the City Commission enacted Ordinance 2024-10 which amended Land Development Code Section 4.01.01. The enactment of these two ordinances resulted in the reduction of the residential density from 34 units per acre to 18 dwelling units per acre for properties located in the Central Business District (CBD) land use designation and the C-3 zoning district. The property owner was notified of the enactment of these ordinances on July 18, 2024.

The purpose of this appraisal, and appraisal problem, is to estimate the market value of the fee simple interest of the subject property on July 15, 2024, prior to the City of Fernandina Beach enacting Ordinances 2024-09 and 2024-10, to estimate the market value of the fee simple interest of the subject property on July 16, 2024, after the enactment of Ordinance 2024-09 and 2024-10, and to calculate the loss in market value of the subject property as a result of enactment of the two new ordinances, if any.

The value estimates are based upon the premises set forth, and are subject to the Assumptions and Limiting Conditions defined herein. It is our understanding that the appraisal will be used by our client, Mr. Robert C. Volpe, Holtzman Vogel Baren Torchinsky & Josefiak, PLLC., as counsel to the property owner, to help estimate value, which will serve as a basis for decisions regarding the subject property as it relates to a lawsuit filed under Fla. Stat. § 70.001(4)(a) of the Bert J. Harris, Jr., Private Property Rights Protection Act (Harris Act). The use of the report, however, does not influence or impact the analyses and conclusions of the appraisal. The value estimates were based upon the premises set forth and subject to the Assumptions and Limiting Conditions contained herein.

The Harris Act allows for compensation for the actual loss to the fair market value of the real property caused by the action of a government entity which has "inordinately burdened" an "existing use" of real property or a vested right to a specific use of real property. "Existing use" of the property, as defined in the Harris Act, includes an actual, present use or activity on the real property, or activity or such reasonably foreseeable, nonspeculative land uses which are suitable for the subject real property and are compatible with adjacent land uses, and which have created an existing fair market value in the property greater than the fair market value of the actual, present use. As such, development of the subject property to a density of 34 units per acre is reasonably foreseeable and nonspeculative and is compatible with the adjacent land uses. The adjacent land uses include improved residential properties.

Scope of Work Necessary

The scope of work necessary includes identification of the specific characteristics of the subject property, research of the characteristics of the market area, existing land use and zoning regulations, identification of the highest and best use of the subject property as-if vacant and as improved, and use of valuation techniques appropriate for the subject property.

The subject property is currently improved with a 16,110± leasable square foot multi-tenant commercial building with signage, paved and striped parking lot, outdoor lighting, landscaping, etc. The property, known as Grand Oaks Plaza, is currently configured with five tenant spaces ranging in size between 1,470± and 4,953± square feet. As of the retrospective dates appraised herein, the improvements were 56% occupied by two tenants. To solve the appraisal problem, the appraiser must consider the highest and best use of the subject property under two scenarios.

Scenario 1 – Without "Inordinate Burden"

Before Enactment of Ordinance 2024-09 and Ordinance 2024-10:

The appraiser will identify the highest and best use of the subject property as-if vacant and as improved, considering the property's legally permissible uses which includes the ability to be developed at a density of 34 dwelling units per net buildable acre, which, along with the consideration of the land area contained in one-half of the width of the adjoining right-of-way, allows for a total of 44 units, retrospectively, as of July 15, 2024.

Scenario 2 – With "Inordinate Burden"

After Enactment of Ordinance 2024-09 and Ordinance 2024-10:

The appraiser will identify the highest and best use of the subject property as-if vacant and as improved, considering the enactment of Ordinances 2024-09 and 2024-10, and the legally permissible uses which limits the development of the property to a density of only 18 dwelling units per net buildable acre, which, along with the consideration of the land area contained in one-half of the width of the adjoining right-of-way, allows for a total of 23 units, retrospectively, as of July 16, 2024.

As identified herein, Under Scenario 1, the highest and best use of the subject property is for demolition of the existing improvements for the redevelopment of the property with a multi-family residential use at a density of 34 units per net buildable acre, which, with additional considerations for adjacent rights-of-way, equates to a total of 44 residential units.

The highest and best of the subject property Under Scenario 2 has been identified as the demolition of the existing improvements for the redevelopment with a multi-family residential use at a density of 18 units per net buildable acre, which, with additional considerations for adjacent rights-of-way, equates to a total of 23 residential units.

While the subject property is currently improved with a 16,110± square foot commercial building, originally constructed circa 1954, the highest and best use of the subject property under both valuation scenarios is for the demolition of the improvements for redevelopment with multi-family residential use. Therefore, in estimating the market value of the subject property, only the underlying land is considered. As such, the Cost Approach is omitted. Properties similar to the subject property are not typically leased on a long-term basis and therefore, the Income Approach is omitted. To appraise the subject property, it is necessary to use the Sales Comparison Approach. Limiting the scope of work to the Sales Comparison Approach will produce a credible value conclusion.

In the Sales Comparison Approach, the appraiser develops an opinion of value by analyzing the sale of similar properties and compares the properties with the subject property. A major premise of the Sales Comparison Approach is that the market value of a property is indicated by the prices of comparable, competitive properties.

To apply the Sales Comparison Approach, it is necessary for the appraiser to:

1. Research the competitive market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, physical condition, location, and land use constraints;
2. Select relevant units of comparison, (price per unit, price per square foot, etc.), and develop a comparative analysis for each unit;
3. Look for differences between the comparable sale properties and the subject property using the elements of comparison, adjusting the price of each sale to reflect how it differs from the subject property if necessary; and
4. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

Scope of Work Performed

In applying the Sales Comparison Approach, the appraiser:

- Inspected the subject property;
- Researched the market area and market conditions;
- Identified the highest and best use of the subject property as-if vacant, and as improved prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, without the "inordinate burden" retrospectively, as of July 15, 2024;
- Researched the market for information on sales transactions, involving properties in the same or similar market area as the subject property;
- Selected as the unit of comparison the price paid per allowable dwelling unit and considered the price paid per square foot of land as a check of reasonableness;
- Developed a comparative analysis identifying differences between the comparable sales and the subject property, adjusting the sales where necessary;
- Estimated the market value of the subject property as it is legally permissible to develop the property, prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, without the "inordinate burden" retrospectively, as of July 15, 2024;
- Identified the highest and best use of the subject property as-if vacant, and as improved after to the enactment of Ordinance 2024-09 and Ordinance 2024-10, with the "inordinate burden" retrospectively, as of July 16, 2024
- Estimated the market value of the subject property after enactment of Ordinance 2024-09 and Ordinance 2024-10, with the "inordinate burden" retrospectively, as of July 16, 2024; and
- Calculated the difference in the market value of the subject property without the "inordinate burden" as was able to be developed to its highest and best use prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, retrospectively, as of July 15, 2024, and to the market value of the subject property with the "inordinate burden" after enactment of Ordinance 2024-09 and Ordinance 2024-10, retrospectively, as of July 16, 2024 to estimate the amount due to the owner as a result of the enaction of the ordinances by the City of Fernandina Beach.

MARKET VALUE

Market value, in this report, is defined by the Code of Federal Regulations, Section 323.2 (h) as:

> 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 sales concessions granted by anyone associated with the sale.

This definition of market value is referenced by the Appraisal Institute in The Appraisal of Real Estate, (*15th edition*) (pp. 48-49) and The Dictionary of Real Estate, (*7th edition*) (pp. 118-119).

EXISTING USE

Existing use in this report is defined in Florida State §70.001 (3)(b) as:

> 1. An actual, present use or activity on the real property, including periods of inactivity which are normally associated with, or are incidental to, the nature or type of use; or
> 2. Activity or such reasonably foreseeable, non-speculative land uses which are suitable for the subject real property and compatible with adjacent land uses and which have created an existing fair market value in the property greater than the fair market value of the actual present use or activity on the real property.

PROPERTY RIGHTS APPRAISED

The subject property is valued as if owned in fee simple. Ownership of a title in fee establishes the interest in real property known as the fee simple estate, defined by the Appraisal Institute in The Dictionary of Real Estate Appraisal, (*7th edition*) as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (p. 73)

DATES OF VALUE ESTIMATE

The date of value under Scenario 1 is the day prior to the enactment of Ordinance 2024-09 and 2024-10, or July 15, 2024. The date of value under Scenario 2 is the effective date of Ordinance 2024-09 and 2024-10, or July 16, 2024.

RETROSPECTIVE VALUE

Retrospective value is an opinion of value as of a specific historic date. A retrospective value opinion is most frequently sought in connection with appraisals for estate tax, condemnation, inheritance tax, or similar purposes.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following Assumptions and Limiting Conditions:

1. This Appraisal Report is intended to comply with reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property and may not be relied upon for any other purpose.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless noncompliance is stated, defined and considered in the appraisal report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. It is assumed that the use of the land and improvements lies within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise noted in the report.
12. The distribution, if any, of the total value between land and improvements applies only to the use stated in this report. The separate allocations for land and buildings must not be used in conjunction with any other use or appraisal and are invalid if so used.
13. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed

without the written consent of the appraiser and, in that event, only with properly written qualifications and only in its entirety.

14. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.
15. Neither all, nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or another media without the prior written consent and approval of the appraiser.
16. Survey exception: Any statement of facts an accurate survey might show.
17. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage or agricultural chemicals, which may or may not be present on the property, other environmental conditions, was not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
18. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interest has been set forth in the report.
19. The forecasts, projections, or operating estimates contained herein are based upon current market conditions and anticipated short-term supply and demand factors and is, therefore, subject to changes in future conditions.
20. The value estimate applies only to the date specified in the report. Value is affected by related and unrelated economic conditions, both local and national. Unforeseen changes in economic conditions can impact the future value of subject property.
21. The appraiser is not qualified to identify areas that may be legally defined as jurisdictional wetlands. The appraiser assumes no liability for identification of any possible jurisdictional wetland areas on the site.

EXTRAORDINARY ASSUMPTIONS

According to the Appraisal Institute in The Dictionary of Real Estate Appraisal, (*7th edition*), an extraordinary assumption is:

> 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 opinion or conclusions.
>
> Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. (p. 68)

- The appraiser relied upon the public records of Nassau County, along with a physical inspection of the property and information provided by the property owner, to estimate and describe the subject site and characteristics of the property. This information is assumed to be correct. This assumption may have affected assignment results.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property consists of 0.905± gross acres, improved with a 16,110± leasable square foot multi-tenant commercial building, originally constructed circa 1954, with signage, paved and striped parking lot, outdoor lighting, landscaping, etc. The property, known as Grand Oaks Plaza, is currently configured with five tenant spaces. As of the retrospective dates appraised herein, the improvements were 56% occupied by two tenants. The property is located at the northeast corner of South 8th Street and Ash Street at 22 South 8th Street, Fernandina Beach, Nassau County, Florida. The property is identified by the Nassau County Property Appraiser as real estate parcel number 00-00-31-1800-0045-0030.

SALES HISTORY OF SUBJECT PROPERTY

A title abstract has not been provided to the appraisers and a title search is not within the scope of this assignment. Our research indicates that no transfer of ownership has occurred within the past three years. The subject property was marketed for sale, and, after the enaction of the ordinances by the City of Fernandina Beach and the uncertainty of the property owner relating to any impacts to the property resulting from the downzoning of the property, the marketed price was reported to be $3,500,000. It has been reported to the appraiser that during the time that the property was marketed for sale, no offers were made to purchase the property. The marketing of the property was related to the uncertainty of the anticipated litigation and the Bert J. Harris, Jr. Act. As of the date of this appraisal, the property was no longer marketed for sale. Considering the foregoing, the appraiser has placed no weight on the asking price of the property during its previous marketing period.

LEGAL DESCRIPTION

The following legal description of the subject property is found in the Official Records of Nassau County, Book 2073, Page 1430.

EXHIBIT A

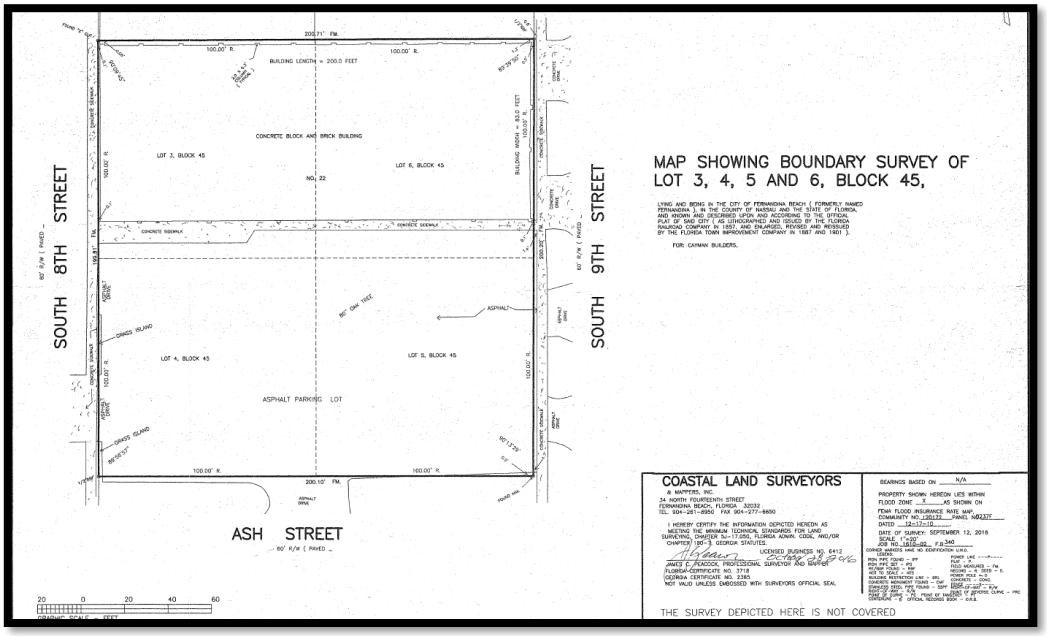
All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 3, 4, 5 and 6 in Block 45.

Parcel Identification Number: 00-00-31-1800-0045-0030

SURVEY

The following survey was prepared by James C. Peacock, Coastal Land Surveyors & Mappers, Inc., dated September 12, 2016.



SITE DESCRIPTION

The site description is a detailed listing of the factual data, which affects the site and is organized in three major groups: physical characteristics, legal/governmental factors and locational attributes. An analysis of the factual data and its relationship to the neighborhood characteristics that create, enhance or detract from the utility or marketability of the site is provided in the Highest and Best Use section of this report. Portions of the following site description are based upon several sources which include the physical inspection of the subject property and information provided by the client and information contained within the public records of Nassau County.

PHYSICAL CHARACTERISTICS

Land Area and Shape

The subject site is square and consists of 0.905± gross acres. The site is located along the east side of South 8th Street, north side of Ash Street, and west side of South 9th Street. The site boundaries are each 200± feet in length, indicating a total of 600± feet of frontage on the adjacent roadways. The site boundaries are outlined in red on the aerial below.

Ingress and Egress

Vehicular ingress to and egress from the subject site are provided by multiple driveways on the adjacent roadways. The site has two driveways on the east side of South 8th Street, two driveways on the west side of South 9th Street, and one driveway on the north side of Ash Street. The subject's access is considered to be excellent.

Topography and Drainage

We were not provided with a topography map specific to the subject property. Drainage appeared to be reasonably adequate and functioning at the time of our inspection. Storm water is managed off-site. As indicated in the Assumptions and Limiting Conditions section of this report, there are no known wetlands on the subject property.

Soil and Subsoil Conditions

A soil engineering report was not provided to the appraiser. As explained in the Assumptions and Limiting Conditions, no responsibility is assumed for hidden or unapparent conditions that would make the property more or less valuable. Generally, the soils appear to have adequate bearing capacities as indicated by the structural integrity of the buildings located on and around the subject property.

Utilities and Public Services

All public utilities are available to the subject site. These utilities include water, sewer, electricity and telephone services.

LEGAL AND GOVERNMENTAL FACTORS

Easements, Restrictions, and Covenants

A review of the public records of Nassau County did not reveal any easements, restrictions, or covenants that would negatively affect the normal development of the subject site.

Flood Hazard

An examination of the Federal Emergency Management Agency's Flood Insurance Rate Maps indicates that the subject site can be found on Community Panel No. 12089C0237G, effective August 2, 2017. The subject property is located in Zone X, areas of minimal flood hazard.

Environmental Concerns

During the course of this assignment, we did not become aware of any toxic substances (or similar environmental problems) that would affect the value of the subject. As stated in the Assumptions and Limiting conditions section of this report, the appraisers are not qualified to test for environmental hazards. During our inspection, we observed no unusual conditions such as hazardous waste containers or other potential sources of ground pollution at the subject site.

Future Land Use

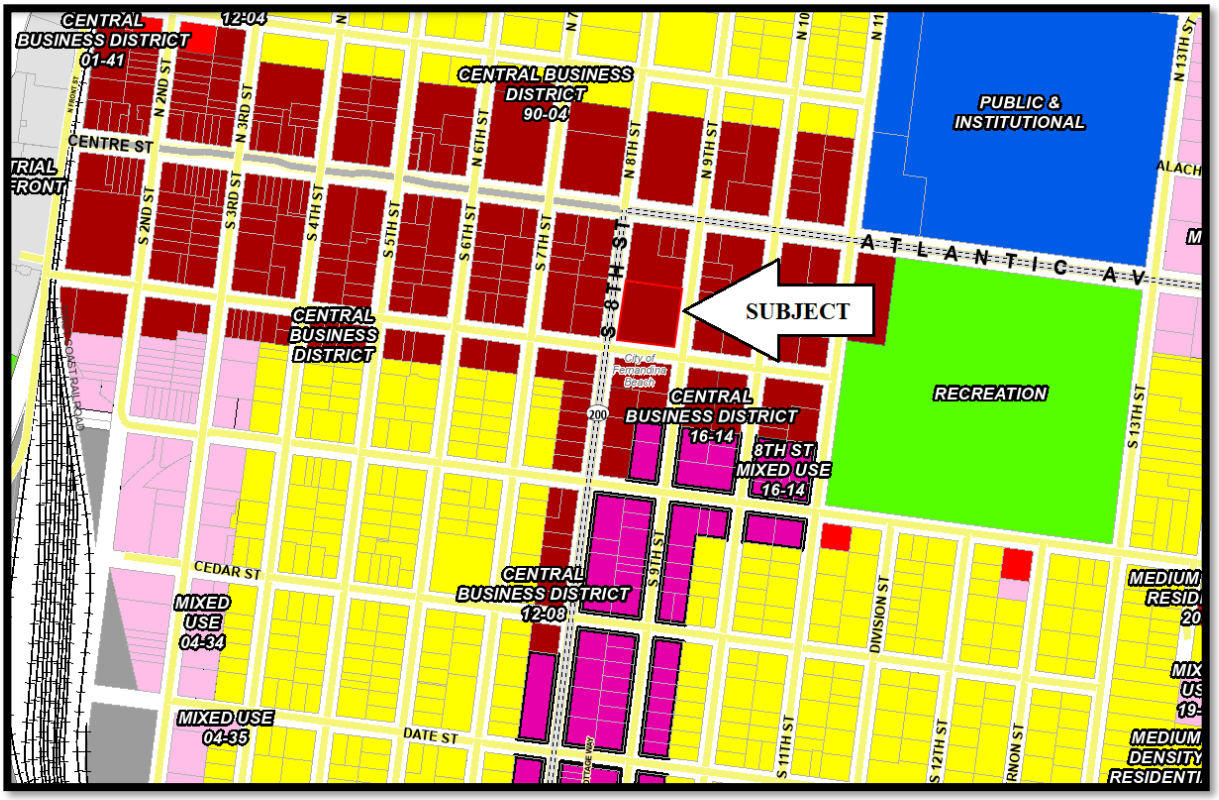
The subject property has a future land use designation of Central Business District (CBD) as identified on the City of Fernandina Beach Future Land Use Map. The following description can be found in the City of Fernandina Beach 2030 Comprehensive Plan, Policy 1.07.10.

a. The FLUM designation of CBD is applied to the City's downtown, as the center for residential, financial, commercial, governmental, professional, cultural, and related activities.
b. The CBD category is designed to accommodate single-family or duplex residential uses, either "stand alone" 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.
c. Additional uses may be permissible subject to additional standards: indoor recreation facilities, multi-family dwellings, marinas, day-care centers, and educational facilities.
d. Scenario 1 - Without "Inordinate Burden"

   Before the City of Fernandina Beach City Commission enacted Ordinance 2024-09, the density of residential development in the Central Business District land use category allowed a maximum of 34 units per acre.
d. Scenario 2 - With "Inordinate Burden"

   After the City of Fernandina Beach City Commission enacted Ordinance 2024-09, the density of residential development in the Central Business District land use category allowed a maximum of 18 units per acre.
e. The intensity of non-residential development shall not exceed a FAR of 2.0.
f. A proposed amendment to the FLUM to increase the land area within the Central Business District; land use category shall demonstrate the suitability of the proposed site based on:
    a. The need for additional land area within the Central Business District; land use category;
    b. Consistency of the land area with the characteristics of the Central Business District; and
    c. Consistency of the land area with the characteristics of the downtown.

Future Land Use Map



Zoning

The subject property is zoned Central Business District (C-3) by the City of Fernandina Beach. The following description of the C-3 district is provided in the Fernandina Beach Land Development Code, Policy 2.01.13.

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 as permissible uses single-family or duplex dwelling units and uses permissible subject to supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed-use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

Permitted Uses in the C-3 district include assisted living facility, health care facilities, nursing or convalescent home; book and stationery stores; business colleges, commercial trade, vocational, and arts schools; clubs, public or private, community and recreation centers; day care center; essential public services, such as transmission lines and lift stations; 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; duplex residential; restaurant with or without drive-through window; retail stores; seasonal sales; small equipment or appliance repair shops; specialty food stores, such as bakeries or ethnic grocers; specialty and gift shops such as art, antique, or jewelry shops, books, or stationers; stormwater treatment park/facility; theaters, movie or performing arts; utility facilities, such as electric substations, water and wastewater treatment plants.

Permissible Uses Subject to Supplemental Standards include bed and breakfast; 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); mobile food dispensing "food truck" park; 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, and skating rinks; triplex residential; multi-family residential; group residential; and scooter and moped rentals.

Accessory Uses permitted in the C-3 district include home occupation; accessory dwelling unit – detached building; dumpsters; fences; satellite dish antenna; storage buildings, sheds, utility buildings, and greenhouses; and swimming pool.

Supplemental Standards and Special Situations: Policy 6.02.33 - Triplex and Multifamily Uses:

A. Triplex and Multi-Family Dwellings are allowable in the C-3 and MU-8 zoning districts subject to the standards of the C-3 and MU-8 zoning districts and additional standards defined herein.

B. Triplex and Multi-Family Dwellings located within the Historic District or the CRA shall comply with the standards of those District Overlays.

C. Off-street parking shall be provided as follows and located to the side, or rear, center, or under of the principal structure(s): 1. Two (2) spaces per dwelling unit over 1,250 sq. ft. 2. One and one half (1.5) spaces for dwelling units 1001 -1250 sq. ft. 3. One (1) space per dwelling unit 1,000 sq. ft. or under.

D. Off-Street Parking Required: Off-street parking requirements are subject to the following additional standards:

1. For adaptive reuse and new construction of Triplex or Multi-family dwellings off street parking may be met in off-site parking areas.
2. The off-site parking area must be located within 600 feet walking distance of the structures' nearest dwelling entrance. A pedestrian connection providing a safe, well-lit walking environment shall be required.
3. No more than two (2) off-site non-illuminated signs shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
4. Off-site parking must be located on property under the same ownership as the principal property [or the association of common owners], or if not under the same ownership, the off-site property for parking must be encumbered by an agreement to which the City must be a party, supplying the off-site parking for so long as it is satisfying the parking requirement of the principal use. The agreement must require the signature of the City Manager, and it may not be terminated or amended except in writing, meeting these same requirements, to which the City must be a party and the City Manager must be a signatory. Any agreement must be in a form acceptable to the City Attorney and recorded with the Nassau County Clerk of Courts. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
5. Fee In Lieu: Triplex or multi-family dwellings in the Central Business District, exclusive of the Amelia River Waterfront Community Redevelopment Area, may satisfy the requirements of off-street parking in the manner established in subsection (D) 1-4. Alternatively, it may satisfy the requirement in whole or in part by paying a fee in lieu of providing the required parking.
    a) The fee shall be set annually by the City commission and shall be based on the average cost of acquiring land for and constructing a parking space in a parking structure in the City plus the present value of the cost of maintaining the space for so long as it is satisfying the parking requirement of the principal use. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the Central Business District, not in the Amelia River Waterfront CRA.
6. Where possible, parking lots shall be designed to utilize existing curb cuts.

E. Exterior lighting: All exterior lighting on the development site shall be directed and shielded to avoid direct illumination of a lot zoned or used for residential purposes.

F. Streetlights: Street and common area lighting meeting City standards and provided at the developer's or property owner's expense. Decorative lighting is preferred. Lighting required for safety shall be located to avoid obstruction between the light fixtures and the area to be illuminated. All streetlights installed shall be in accordance with the Illuminating Engineer Society of North America recommended values based on the pavement classification.

G. Dumpsters or other Sanitary Facilities: All triplex and multi-family residential development must provide sanitary facilities that are either fully incorporated inside the multi-family structure or, if located outside, screened from the public rights-of-way and adjacent residentially used or zoned properties as consistent with LDC Section 5.01.07 requirements.

H. Buffers: Triplex and multi-family development shall comply with buffer requirements set forth in LDC Section 4.05.12.

I. Accessory Uses: Accessory uses are permissible in compliance with LDC Section 2.03.03 and subject to development standards in LDC Section 5.01.00.

J. Signage: All permanent signage must comply with standards set forth in LDC Section 5.03.00 for the C-3 and MU-8 zoning districts and may be further regulated by design requirements set by the historic district overlay LDC Section 8.01.03.

K. Architectural Articulation for New Construction in the C-3 and MU-8 zoning districts: A building's exterior walls shall be articulated using material, architectural elements, arrangement of openings, design of horizontal and vertical planes, and changes in height to provide substantial massing variations. Long, monotonous roof planes and uninterrupted expanses of blank wall are not allowed along street frontages. Articulated roof forms and wall opening shall be used to add visual interest and contribute to a pedestrian scale.

    1. Where solid walls are required by building code, the wall shall be articulated and divided into distinct modules, through the use of projections and recesses (i.e. setbacks, reveals, belt courses, awnings, arcades, porches, etc.) within the building envelope or projecting from upper floors.

    2. Commercial buildings and buildings with ground floor commercial uses shall have a ceiling height minimum of twelve (12) feet for the ground floor.

    3. Entryways. Doorways, windows, storefronts, and other openings in the facades of buildings shall be placed and proportioned to reflect pedestrian scale and movement and to encourage visual interest at the street level. The use of functional and decorative elements, including weather protection features (i.e. colonnades, arcades, canopies, etc.), signage, and architectural detailing, shall be used to create human scale on a building's principal façade. Elements shall be integral to the architecture of the building, designed so as not to appear to be "tacked on" to the building façade

Site Design Requirements:

Design Standards for Lots:

- Minimum Lot Width – 25 Feet
- Maximum Impervious Surface Ratio – 75%
  Note – The maximum impervious surface ratio within the CBD land use category, as depicted on the Future Land Use Map, may be 100% where the application is for redevelopment of a lot that is developed with 100% impervious surface.
- Maximum Floor Area Ratio – 200%

Standards for Building Heights and Setbacks:

- Maximum Building Height – 45 Feet
- Minimum Setbacks – None

Density and Housing Standards

Permitted housing types in the C-3 zoning district include single-family detached, duplex structures, triplex structures, townhouses, and multi-family or mixed-use structures.

Scenario 1 - Without "Inordinate Burden"

Before the City of Fernandina Beach City Commission enacted Ordinance 2024-10, residential development in the C-3 zoning district allowed a maximum gross density of 34 units per acre.

Scenario 2 - With "Inordinate Burden"

After the City of Fernandina Beach City Commission enacted Ordinance 2024-10, residential development in the C-3 zoning district allowed a maximum gross density of 18 units per acre.

Net Density - as defined in the City of Fernandina Beach Comprehensive Plan and Land Development Code, is determined by multiplying the "maximum allowable units per acre" by the "net buildable land area" expressed in acreage. "Net buildable land area" means those contiguous land areas under common ownership proposed for residential development, minus undevelopable environmentally sensitive areas, including wetlands, transitional wetlands, floodplains and waters of the state. Lots adjoining an existing right-of-way may calculate half of the width of that right-of-way as part of the "net buildable land area" definition. Properties with cross jurisdictional wetlands may calculate wetland and wetland transitional areas as part of the net buildable land area.

The subject property has 200 feet of frontage on South 8th Street, Ash Street, and South 9th Street, for a total of 600 lineal feet of frontage. Each of the adjacent rights-of-way are 60± feet in width. Therefore, it is presumed that an additional land area of 18,000 square feet, or 0.413± acres can be added to the subject site size of 0.905± acres to compute the total residential density based off of a size of 1.318± acres.

Lineal Feet of Frontage		Half of Adjacent ROW Width		Additional Land Area (SF)
600	x	30	=	18,000

	Square Feet	Acres
Private Land Area	39,406	0.905
Plus: 1/2 Width of Adjacent ROW	18,000	0.413
Total Land Area Used in Density Calculation	**57,406**	**1.318**

Therefore, under Scenario 1, the maximum allowable dwelling units equates to 44.

Scenario 1 - Without Inordinate Burden		
1.318 Acres x 34 Units per Acre =	44.8	
Rounded Down	**44**	**Allowable Units**

Under Scenario 2, the maximum allowable dwelling units equates to 23.

Scenario 2 - With Inordinate Burden		
1.318 Acres x 18 Units per Acre =	23.7	
Rounded Down	**23**	**Allowable Units**

City of Fernandina Beach Downtown Historic District

The subject property is identified within the City of Fernandina Beach Downtown Historic District. A Certificate of Approval is required before a permit is issued for work, including modification, demolition, or new construction, on any property in a historic district. The following description of development standards within the Historic District Overlays is provided in the City of Fernandina Beach Land Development Code, Policy 8.01.01.

A. The review of proposed development within the Historic District Overlays must be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.

B. The review of proposed development within the Historic District Overlay must also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town must be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.

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

D. The following features must be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above: 1. Scale, including height and width; 2. Setbacks; 3. Orientation and site coverage; 4. Alignment, rhythm, and spacing of buildings; 5. Form and detail, considering the link between old and new buildings; 6. Maintaining materials within the district or on the landmark site; 7. Maintaining quality within the district or on the landmark site; 8. Facade proportions and window patterns; 9. Entrances and porch projections; 10. Roof forms; 11. Horizontal, vertical, or non-directional emphasis; and 12. Electrical or mechanical systems, garbage collection facilities, and exterior mounted modern devices as provided herein.

E. Fences proposed within designated historic districts must be compatible with the historic style and character of the district, must not be vinyl, and must require a certificate of appropriateness.

F. Automatic Teller Machines, or ATMs, are generally incompatible with the character of the Historic District and their placement should be carefully considered prior to undergoing any rehabilitation project. The installation of ATMs can disrupt the streetscape by replacing historic character defining open storefronts with solid panels or by causing irreversible damage to historic materials. For these reasons, every effort should be made to install an ATM on the interior of a building. If an ATM cannot be located on the interior, they should be installed in a manner that is reversible and does not damage or obscure a character-defining feature of the building. ATMs should be installed on the sides and rears of buildings whenever possible. Freestanding ATM enclosures are not permitted.

G. For properties within the boundaries of the Historic District, CRA, and Old Town: All rooftop mechanical equipment must be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.

H. Exterior mounted modern devices such as televisions, monitors, or projection screens must be designed and installed to be directed and visibly shielded away from all public rights-of-way and any residentially zoned or used adjoining properties.

Zoning Map

LOCATIONAL ATTRIBUTES

Geographic Orientation

The subject property is located in historic downtown Fernandina Beach, Nassau County, Florida. Fernandina Beach is situated on Amelia Island; a 13.5-mile-long and 3-mile-wide island at the very northeast boundary of the State of Florida. Amelia Island is home to many attractions including its beaches, marina, municipal airport, Amelia Island State Park, Fort Clinch State Park, multiple golf courses, resorts, and historic Fernandina Beach. The Amelia River is located 0.40± miles west of the subject and the Atlantic Ocean is located 1.65± miles east of the subject. The St. Mary's River and Florida/Georgia state line is located 2.65± miles north of the site. The town of Yulee is located 8.9± miles west of the subject and Jacksonville is located 26± miles southwest of the subject.

Adjacent Land Uses

The uses within the immediate subject neighborhood include a mix of freestanding and multi-tenant retail and services, historical homes, religious institutions, bed and breakfast lodging, single-family residential, and multi-family developments. Adjacent north of the subject is a bed and breakfast. East of the subject, across 9th Street is a multi-building church facility. South of the subject, across Ash Street, is an upscale, sit-down restaurant as well as a historic house which has been converted into a bed and breakfast. West of the subject, across 8th Street, is a church and historic home. Commercial uses, including retail, restaurant, offices, and recently-constructed multi-family developments are located throughout the immediate area. While some of the developments are of recent or new construction, other developments have converted the existing historic homes or buildings into their redevelopment concepts. Larger commercial establishments are concentrated along the Centre Street corridor, also known as downtown Fernandina Beach's main street, located approximately 230 feet north of the subject. The immediate market area is pedestrian friendly and onsite parking for commercial users is limited.

SUMMARY

The subject property is located in historic downtown Fernandina Beach, Nassau County, Florida. Users in the immediate area benefit from the proximity to the Centre Street corridor and location within historic downtown Fernandina Beach. The future land use and zoning designations allow for intense commercial and residential uses while maintaining the historic nature of the area. Given the subject's size, shape, land use and zoning, along with other physical characteristics, the property is well suited for commercial and/or residential use.

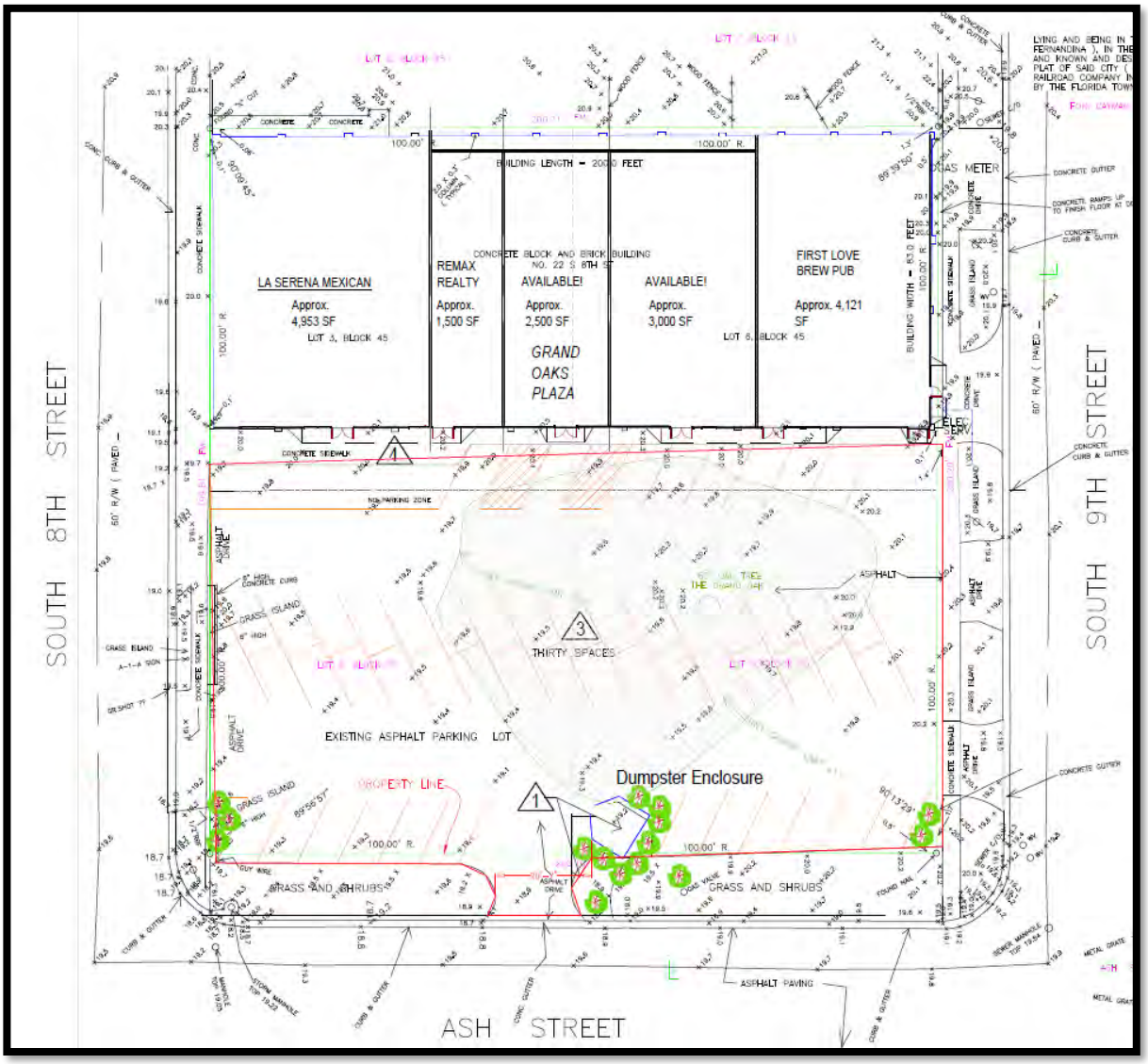
DESCRIPTION OF THE IMPROVEMENTS

The subject property is currently improved with a 16,110± leasable square foot multi-tenant commercial building and related site improvements. The improvements were originally constructed in 1954. The building is of concrete block construction with painted concrete block and brick façade exterior with a flat roof covered in built-up materials. The HVAC equipment is located on the roof and screened from street-view. The building was renovated in 2016. The building improvements are currently configured for five tenant spaces which range between 1,470± and 4,953± square feet. The larger end units, containing 4,953± and 4,121± square feet, are currently built-out and occupied by a Latin restaurant/grocer and a brew pub. The three interior units, containing 1,500, 2,500, and 3,000 square feet, are currently vacant.

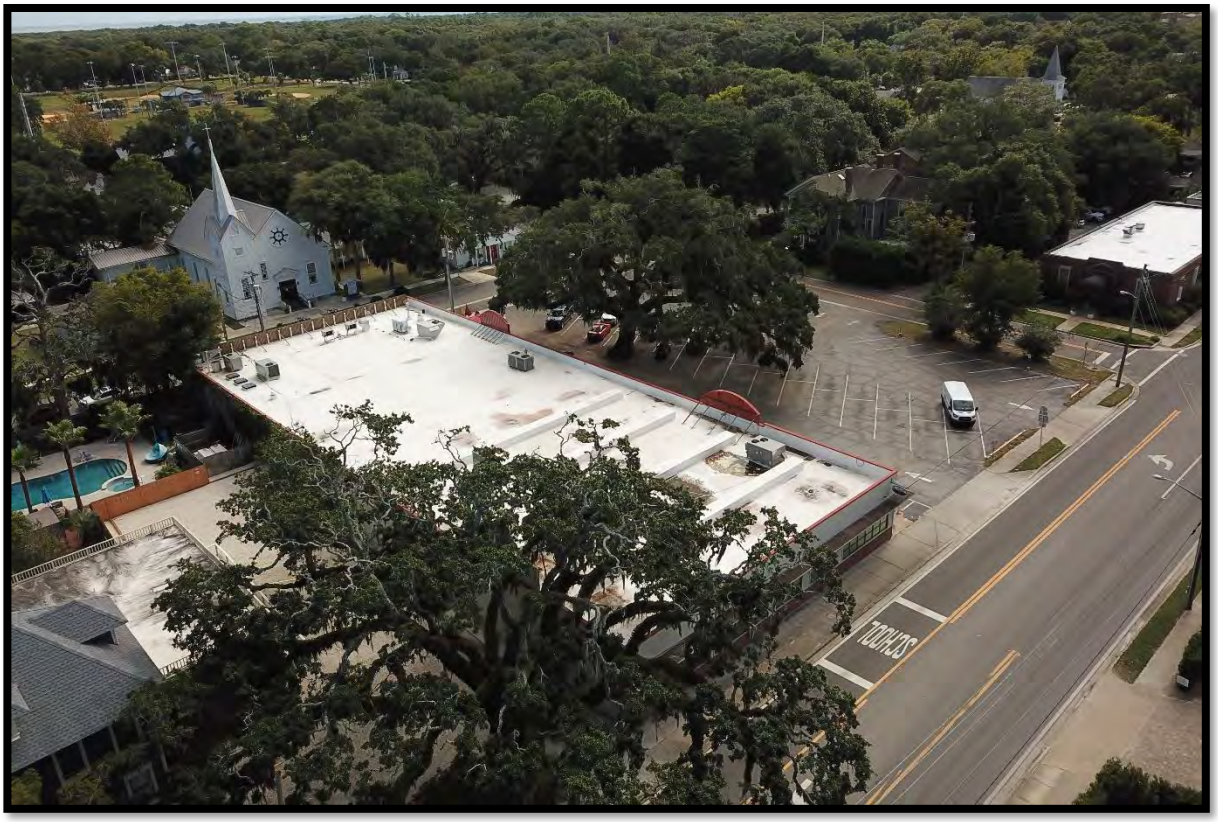
Site improvements include a 48-space paved and striped parking lot, lighting, landscaping, etc.

The improvements have signs of deferred maintenance and minimally contribute to the overall property.

SITE SURVEY


SOUTH 8TH STREET
SOUTH 9TH STREET
ASH STREET
LA SERENA MEXICAN
Approx.
4,953 SF
LOT 3, BLOCK 45
REMAX
REALTY
Approx.
1,500 SF
AVAILABLE!
Approx.
2,500 SF
AVAILABLE!
Approx.
3,000 SF
FIRST LOVE
BREW PUB
Approx. 4,121
SF
LOT 6, BLOCK 45
GRAND
OAKS
PLAZA
BUILDING LENGTH = 200.0 FEET
CONCRETE BLOCK AND BRICK BUILDING
NO. 22 S 8TH S
BUILDING WIDTH = 83.0 FEET
NON PARKING ZONE
THIRTY SPACES
EXISTING ASPHALT PARKING LOT
Dumpster Enclosure
PROPERTY LINE
GRASS AND SHRUBS
ASPHALT PAVING
CONCRETE SIDEWALK
CONCRETE CURB & GUTTER
GAS METER
ELEC. SERV.

SUBJECT PHOTOGRAPHS


SCHOOL

HIGHEST AND BEST USE ANALYSIS – WITHOUT "INORDINATE BURDEN"

Highest and Best Use, as used in this report, is defined in The Appraisal of Real Estate, (*14th edition*), as follows:

> The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. (p. 332)

Market forces create market value, so an analysis of market forces that have a bearing on Highest and Best Use is critical to the valuation process. When the purpose of an appraisal is to develop an opinion of market value, Highest and Best Use analysis identifies the most profitable use to which the property can be put. The Highest and Best Use of a specific parcel of land is not determined through subjective analysis by the appraiser; rather, the competitive forces with the market where the property is located shape Highest and Best Use.

Highest and Best Use must be reasonable, probable, and proximate (i.e., likely to occur soon, if not immediately). It is not speculative or conjectural. It may or may not be the present use of the site. Highest and Best Use can change over time as external market forces change. These changes include competition, effective demand, public tastes, and standard land use requirements (e.g., zoning). In addition, the character of a property may change, thereby changing its Highest and Best Use.

HIGHEST AND BEST USE AS-IF VACANT, WITHOUT "INORDINATE BURDEN"

Legally Permissible Uses

The first test of highest and best use for the subject property is dictated by the legal and governmental restrictions imposed on the land. The subject property has a future land use designation of Central Business District (CBD) and is zoned Central Business District (C-3) by the City of Fernandina Beach. These designations allow for a variety of uses including residential, financial, commercial, governmental, professional, and cultural activities, as well as a mix of such activities. Permitted housing types include single-family detached, duplex structures, triplex structures, townhouses and multi-family or mixed-use structures. Before the City of Fernandina Beach City Commission enacted Ordinance 2024-09 and Ordinance 2024-10, the Central Business District allowed for residential development at a density of up to 34 dwelling units per acre. As described herein, the net density as defined in the Fernandina Beach Comprehensive Plan and Land Development Code considers the land area of a site to include half of the adjacent road rights-of-way. Considering the total 600± lineal feet of frontage on the adjacent roadways, an additional 18,000± square feet are considered as part of the calculation of developable units. Therefore, under Scenario 1, it is legally permissible to develop the subject site with a total of 44 multi-family residential dwelling units, as well as any other permitted uses within the Central Business District future land use and zoning standards.

Physically Possible Uses

The second test of highest and best use is dictated by its physical attributes. The scope of the property is limited by the ground coverage within its boundaries and the shape of the tract of land. The subject site is square and consists of 0.905± gross acres. The site has 200± feet of frontage and access on South 8th Street, Ash Street, and South 9th Street for a combined total of 600± feet of frontage on the adjacent roadways. Stormwater is managed offsite, the property is not located in a flood zone, and there are no known wetlands onsite. The size and shape of the site creates a functional site. Based on the size of other buildings in the market area, the subject site meets the size requirements for commercial and/or residential development. There are no known physical site characteristics that would significantly restrict the development of any land uses that comfortably fit on the site. Under Scenario 1, multi-family development of up to 44 residential dwelling units, as well as any other permitted uses within the Central Business District future land use and zoning standards, is considered legally permissible and physically possible.

Financially Feasible Uses

The third test of highest and best use for the subject property is financial feasibility. In order for the legally permissible and physically possible uses to be considered financially feasible, they must produce net revenue sufficient to satisfy the required rate of return on invested capital.

After considering uses for the subject site, which are legally permissible and physically possible, we must consider the influence of the surrounding neighborhood land uses and the recent growth and current demand within the subject's neighborhood. The primary determinant for financial feasibility is whether a specific use is likely to produce an income, or a return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

We have surveyed the neighborhood to determine what types of land uses and improvements are present in the area. The subject property is located in historic downtown Fernandina Beach, on Amelia Island in Nassau County, Florida. Amelia Island is home to many attractions including its beaches, marina, municipal airport, Amelia Island State Park, Fort Clinch State Park, multiple golf courses, resorts, and historic Fernandina Beach. Downtown Fernandina Beach is a major attraction for locals and visitors as a pedestrian friendly retail and dining corridor. The subject site is strategically situated within the downtown historic district and just 230 feet south of Centre Street. Uses within the immediate subject neighborhood include a mix of freestanding and multi-tenant retail and services, historical homes, religious institutions, bed and breakfast lodging, single-family residential, and multi-family developments. Given the location of the subject property, in downtown Fernandina Beach, along with its size, shape and zoning, it is financially feasible for the subject property to be developed with commercial, multi-family residential, or a mix of these uses which would benefit from the proximity to a retail and dining corridor.

The appraiser has further considered the local real estate market for improved multi-family residential units. Five sales of new construction residential condominium units in the downtown Fernandina Beach market area between January 2023 and June 2024 indicate a range of sales prices from $865,000 to $1,575,000. The units sold range in size from 1,184 square feet to 2,316 square feet, with a price per square foot of improved area ranging between $586 and $1,001 per square foot. Further, the appraiser has considered active listings for residential condominium units in the immediate market area. The majority of the listings are located within the Park Place

on Atlantic residential development. This 33-unit residential condominium complex is currently under construction with expected completion in 2025. Pre-construction pricing for the units ranges between $789,900 and $1,888,900 per unit. The residential units range between 1,065 and 2,380 square feet (penthouse). The listing prices for the Park Place on Atlantic indicate a range between $645 and $794 per square foot of unit area. It has been reported to the appraiser that as of January 2025, deposits have been placed on 12 of the units. Based upon the limited supply, recently closed transactions, pending sales, and demand within the downtown Fernandina Beach market area, it is considered financially feasible to develop the subject site with the maximum allowable residential units. As such, it is legally permissible, physically possible, and financially feasible to develop the property with multi-family residential at the maximum permissible density, or 44 dwelling units under Scenario 1.

Maximally Productive Use

The fourth test of highest and best use for the subject property is its maximally productive use. The maximally productive use of the subject site as-if vacant is the use which creates the highest return to the land in the long run and therefore creates the greatest overall land value. The primary concerns of a prospective developer of the subject site as-if vacant are size, shape, zoning and/or probability of rezoning, possible synergy with surrounding land uses, and expected economic return. Given the location of the subject property, in historic downtown Fernandina Beach with an active market for residential condominium units, along with its size, shape and zoning, the maximally productive use for the subject site as-if vacant is identified as development with the maximum allowable residential units, or 44 multi-family dwelling units.

HIGHEST AND BEST USE AS IMPROVED, WITHOUT "INORDINATE BURDEN"

The subject property is improved with a 16,110± leasable square foot multi-tenant commercial building, originally constructed circa 1954, with signage, paved and striped parking lot, outdoor lighting, landscaping, etc. The property, known as Grand Oaks Plaza, is currently configured with five tenant spaces. As of the retrospective dates appraised herein, the improvements were 56% occupied by two tenants. The improvements have signs of deferred maintenance and minimally contribute to the overall property.

Given the active market and demand for residential dwelling units in the downtown Fernandina Beach market area, as well as the condition, type and occupancy of the existing improvements, the highest and best use of the subject as improved is for demolition of the improvements and redevelopment with a multi-family use at the maximum allowable density or 44 multi-family dwelling units under Scenario 1.

APPRAISAL METHODOLOGY

The appraisal methodology under Scenario 1 is to value the property retrospectively, as of July 15, 2024, prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10 and without the "inordinate burden" and as it is legally permissible to be developed at a density of up to 34 dwelling units per acre, and considering adjacent rights-of-ways, resulting in a total of 44 allowable residential units.

After the valuation of the property under Scenario 1, it is necessary to identify the highest and best use of the property after the enactment of the ordinances. The appraisal methodology under Scenario 2 is to value the property retrospectively, as of July 16, 2024, which considers the identification of the highest and best use after the enactment of Ordinance 2024-09 and Ordinance 2024-10 and with the "inordinate burden." As will be discussed in the Highest and Best Use – With "Inordinate Burden" section of this report, the legally permissible development density is reduced to up to 18 units per acre, and considering adjacent rights-of ways, results in a total of 23 allowable residential units.

To value the property under each Scenario, it is necessary to use the Sales Comparison Approach.

SALES COMPARISON APPROACH

The Sales Comparison Approach involves the process of gathering information from properties which have recently sold and, with an analysis of that data, an indication of the subject's fair market value is estimated through direct comparisons.

In the application of the Sales Comparison Approach, the Principle of Substitution implies that a prudent person would not pay more to buy a property than it would cost him to buy a comparable substitute property. This analysis can produce a good indication of value when there is an active market and where the physical and economic aspects of the comparable properties are highly similar to the subject property.

The value of improved properties by the Sales Comparison Approach requires a systematic five-step procedure:

Research - the market for information on comparable properties;
Verify - that the data is accurate and representative of arm's-length transactions;
Determine - relative price units of comparison;
Compare - the subject with the comparables and either adjust the comparable prices for those differences that influence value or bracket the subject property based upon the subject's relative comparability when compared to the comparables;
Reconcile - the multiple value indications into a single value or range of values.

A search for recent sales of comparable properties was made. Some of the sources for information included public records, local real estate agents, site inspections, buyers, sellers, etc. Only those sales that were found were considered a reasonable substitute to the subject property were used in the valuation analysis.

As described herein, the subject market area is unique in that there is a paucity of sales of vacant land available for development and the geographical boundaries of Fernandina Beach and Amelia Island are restricted by the Atlantic Ocean and surrounding waterways. As a result, market participants often purchase improved properties and either demolish the existing improvements, incorporate some portion of the existing improvements into the redevelopment, or significantly modify the existing improvements for a new use. As such, while the legal permissibility of the development potential of each parcel may exceed the units developed, the end use of the redeveloped properties may include a lower density but with larger units and/or higher end products.

Regardless of the ultimate redevelopment of the comparable properties, when negotiating a purchase price, a knowledgeable seller would require a price which considered the maximum density and/or use of the property. Therefore, for our analysis, we have placed our emphasis upon the sales price paid per allowable unit. As a check of reasonableness to this analysis, we have also considered the total price paid per square foot of land area. Information collected about each Comparable Sale will be found on the following pages, along with a map which illustrates their locations in relation to the subject property.

COMPARABLE LAND SALES – SCENARIO 1 – WITHOUT "INORDINATE BURDEN"

Land Sale No. 1

Property Identification	
Address	1015 Atlantic Avenue, Fernandina Beach, Nassau County, Florida
Location	Northwest corner of Atlantic Avenue and N 11th Street
Tax ID	00-00-31-1800-0052-0062 & 00-00-31-1800-0052-0061
Sale Data	
Grantor	Park Place on Atlantic Ave LLC
Grantee	Park Place On Atlantic, LLC
Sale Date	October 26, 2023
Deed Book/Page	2676/1131
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Seller Financing
Sale Price	$2,000,000
Land Data	
Private Land Size	0.670 Acres or 29,293 SF
Plus Half of Adjacent ROW	0.313 Acres or 13,620 SF
Total Land Size for Density	0.985 Acres or 42,913 SF
Zoning	C-3
Maximum DUA	34 Dwelling Units / 1.0 Acre
Max Allowable Units	33
Utilities	Available
Shape	Rectangular
Flood Info	Zone X

Land Sale No. 1 (Cont.)

Indicators

Sale Price/Private Land SF	$68.28
Sale Price/Allowable Unit	**$60,606**

Remarks

This transaction represents the purchase of a former convenience store and gas station property for the redevelopment of a multi-family condominium with units (32 for-sale units and 1 guest unit). Subsequent to the transaction, the buyer was responsible for the demolition of the existing convenience store and fuel island. The 4-story development, known as Park Place on Atlantic, includes ground level parking with residential units on the upper levels. As of the date of this appraisal, the pre-construction pricing ranged between $789,900 and $1,888,900 per unit. The condominium units range in size between 1,065 and 2,380 square feet (penthouse). The asking prices for the units result in the price per square foot which ranges between $645 and $794 per square foot with a median of $737 per unit square foot. It has been reported to the appraiser that as of January 2025, deposits have been placed on 12 of the units.

Proposed Design

Land Sale No. 2

Property Identification

Address	22-26 N 2nd Street, Fernandina Beach, Nassau County, Florida
Location	West side of N 2nd Street, between Centre Street and Alachua Street
Tax ID	Portion of 00-00-31-1800-0001-0080

Sale Data

Grantor	Downtown Crab, LLC
Grantee	Artisan Homes LLC
Sale Date	September 10, 2021
Deed Book/Page	2495/1679
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$950,000

Land Data

Private Land Size	0.287 Acres or 12,500 SF
Plus Half of Adjacent ROW	0.086 Acres or 3,750 SF
Total Land Size for Density	0.373 Acres or 16,250 SF
Zoning	C-3
Maximum DUA	34 Dwelling Units / 1.0 Acre
Max Allowable Units	12
Utilities	Available
Shape	Rectangular
Flood Info	Zone AE - BFE 9

Land Sale No. 2 (Cont.)

Indicators

Sale Price/Gross SF	$76.00
Sale Price/Allowable Unit	**$79,167**

Remarks

This property, known as McJunkin Station, was purchased for development of 5 luxury townhomes. Subsequent to the sale, the buyer demolished the former McJunkin Bus Station, with the exception of the existing warehouse façade which was repurposed as an entry portal/courtyard wall. The townhomes are three stories with garage parking on the first floor and living areas on the second and third levels. Two of the townhomes sold in June 2024; 17 N 2nd Street sold for $1,397,800 and 19 N 2nd Street sold for $1,356,500. The sales prices equate to unit prices ranging between $586 and $604 per unit. Two units are currently listed for sale, each being 2,289 square feet, with the asking price of $1,449,000.

Partially Completed McJunkin Station Townhomes

Land Sale No. 3

Property Identification	
Address	101 Alachua Street, Fernandina Beach, Nassau County, Florida
Location	Located on the south side of Alachua Street, west of Second Street
Tax ID	00-000-31-1800-0001-0080
Sale Data	
Grantor	Amelia Historical District Hotel, LLC
Grantee	Downtown Crab, LLC
Sale Date	July 31, 2020
Deed Book/Page	2381/149
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$2,000,000
Land Data	
Private Land Size	0.904 Acres or 39,375 SF
Plus Half of Adjacent ROW	0.310 Acres or 13,500 SF
Total Land Size for Density	1.214 Acres or 52,875 SF
Zoning	C-3
Maximum DUA	34 Dwelling Units / 1.0 Acre
Max Allowable Units	41
Utilities	Available
Shape	Irregular
Flood Info	Zone AE - Base Flood Elevation 9-10 Feet

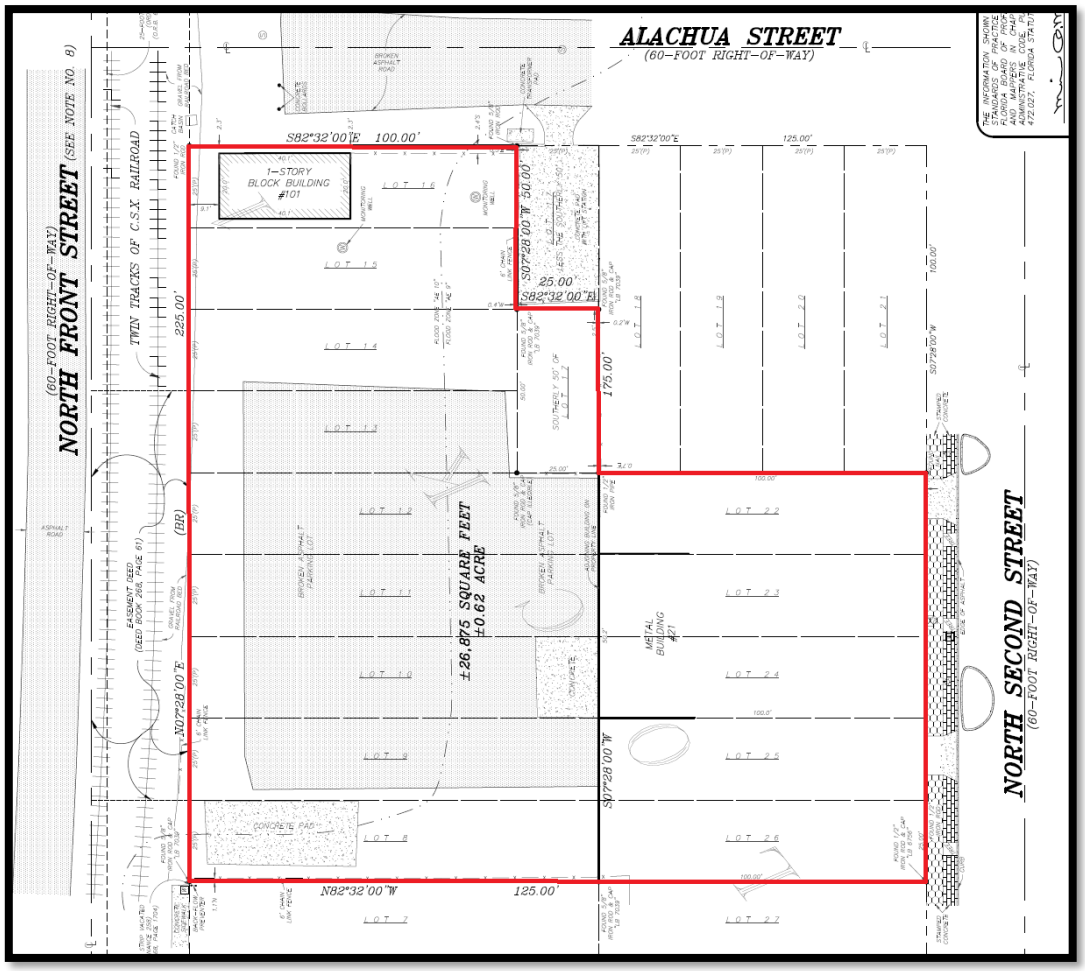
Land Sale No. 3 (Cont.)

Indicators

Sale Price/Gross SF	$50.79
Sale Price/Allowable Unit	**$48,780**

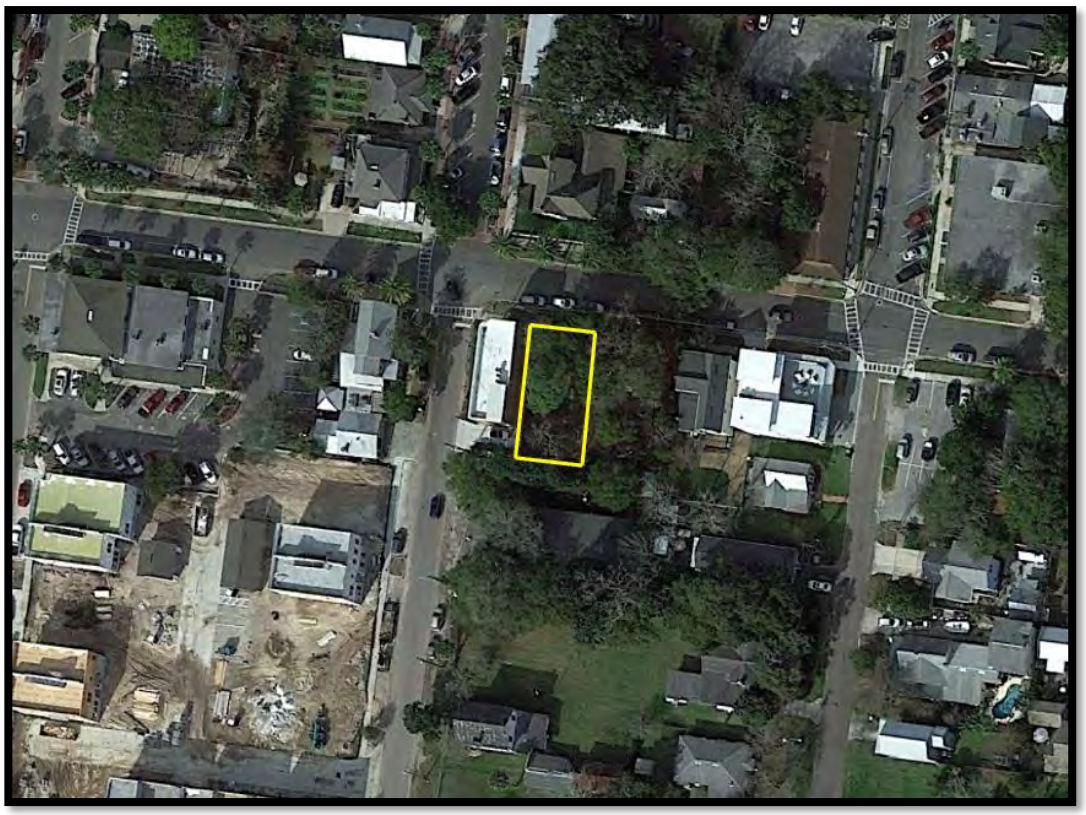
Remarks

This 0.904-acre site sold in July 2020 for $2,000,000. Subsequently, 0.29 acres of the site were sold to Artesian Homes in September 2021 for $950,000 for development of five townhomes. The remaining 0.62 acres of the site are currently listed for sale at $3,900,000, or $144.41 per square foot of land area or $139,286 per allowable residential unit.



Site Survey

Land Sale No. 4



Property Identification	
Address	306 Ash Street, Fernandina Beach, Nassau County, Florida
Location	South side of Ash Street, east of S 3rd Street
Tax ID	00-00-31-1800-0012-0330 & 00-00-31-1800-0012-0340
Sale Data	
Grantor	Jeffery S. Bragg
Grantee	Christopher C. Champeau
Sale Date	May 20, 2020
Deed Book/Page	2362/1048
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$325,000
Land Data	
Private Land Size	0.115 Acres or 5,000 SF
Plus Half of Adjacent ROW	0.034 Acres or 1,500 SF
Total Land Size for Density	0.149 Acres or 6,500 SF
Zoning	C-3
Maximum DUA	34 Dwelling Units / 1.0 Acre
Max Allowable Units	5
Utilities	Available
Shape	Rectangular
Flood Info	Zone X, 0.2 % Annual Chance Flood Hazard

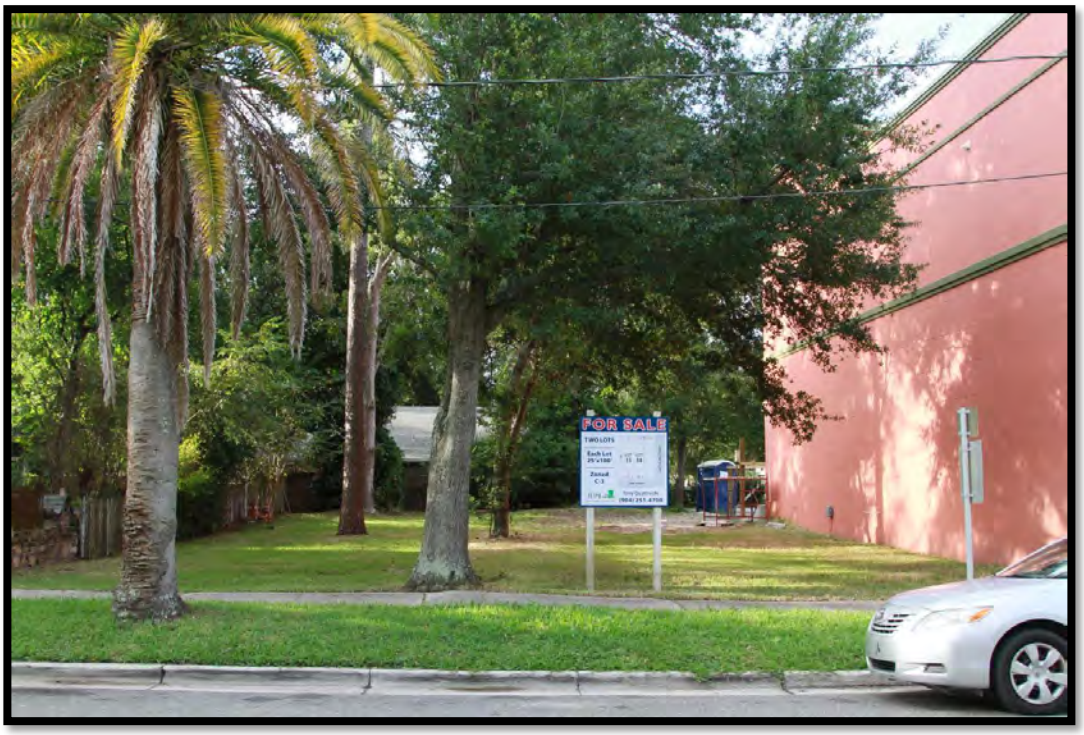
Land Sale No. 4 (Cont.)

Indicators

Sale Price/Private Land SF	$65.00
Sale Price/Allowable Unit	**$65,000**

Remarks

This is the sale of two vacant lots zoned C-3.



View from Ash Street

LAND SALE MAP – SCENARIO 1

ANALYSIS OF COMPARABLE LAND SALES – SCENARIO 1

No.	Location	Sale Date	Sale Price	Private Land Size (AC)	Max Units	Zoning	Price per Private Land SF	Price per Allowable Unit
1	1015 Atlantic Ave	Oct-23	$2,000,000	0.67	33	C-3	$68.28	$60,606
2	22-26 N 2nd Street	Sep-21	$ 950,000	0.29	12	C-3	$76.00	$79,167
3	101 Alachua Street	Jul-20	$2,000,000	0.90	41	C-3	$50.79	$48,780
4	306 Ash Street	May-20	$ 325,000	0.11	5	C-3	$65.00	$65,000
S	*8th Street South*	*Jul-24*		*0.90*	*44*	*C-3*		

Four sales of properties located in a similar location as the subject property were selected for analysis. These sales represent property purchased for the same or similar possible uses as the highest and best use of the subject property under Scenario 1. All of the sales were results of arm's-length negotiations between buyer and seller and were consummated on cash terms or its equivalent. We have therefore not thought it necessary to adjust any of the transactions for conditions of sale or financing. We have analyzed the characteristics of the comparable sales and compared them to the subject property. Because of the recent sale dates of the comparable properties, no adjustments for market conditions are warranted.

Property Characteristics

General Location

The subject property is located in historic downtown Fernandina Beach on Amelia Island, Nassau County, Florida. The site's location at the corner of South 8th Street and Ash Street is just one block south of Centre Street, the main commercial corridor in Fernandina Beach. Each of the Comparable Sales are similarly located in Downtown Fernandina Beach proximate to Centre Street. No adjustments are warranted for the general location of any of the Comparable Sales.

View/Adjacent Use

Uses adjacent to the subject include multiple large historic homes which are operated as bed and breakfast inns, churches, single-family residential, and a fine dining restaurant. These adjacent uses would complement residential use of the subject site. Comparable Sale 1 is located adjacent west of the City of Fernandina Beach municipal water plant which is improved with a water tower and multiple treatment tanks. In addition, the eastern boundary of the site is adjacent to overhead electrical transmission lines. Given the proximity to these undesirable land uses, Comparable Sale 1 is considered to have inferior views/adjacent uses compared to the subject property. Therefore, an upward adjustment is warranted. Comparable Sale 2 is located adjacent to vacant land, restaurants, bars, and retailers. The views and adjacent uses of Comparable Sale 2 are considered similar to the subject property and no adjustment is warranted. Comparable Sale 3 has views of the Amelia River but is adjacent to multiple railroad tracks. The proximity to the railroad tracks is considered to outweigh the benefit of the potential of water views. As such, an upward adjustment is warranted for Comparable Sale 3. Comparable Sale 4 is located adjacent to a multi-use retail/residential building and a single-family home. The view and adjacent uses of Comparable Sale 4 are considered similar to the subject and warrant no adjustment.

Size/Frontage/Density

The subject contains 0.905± acres which, along with the frontage on adjacent rights-of-way, could support 44 residential units. The sizes of Comparable Sales 1 and 3 are 0.67 and 0.90 acres, respectively, and, along with the frontage on adjacent rights-of-ways, could support 33 and 41 residential units. The sizes, frontage, and densities of Comparable Sales 1 and 3 are considered to be similar to the subject. Therefore, no adjustments are warranted.

Comparable Sales 2 and 4 contain 0.29 acres and 0.11 acres, respectively, and, along with the frontage on adjacent rights-of-ways, could support 12 and 5 residential units. When considering the price per allowable unit as the unit of comparison, which is directly related to the size of the property, amount of frontage on adjacent rights-of-way, and its density, higher prices are typically paid for properties which can support a greater number of dwelling units when compared to prices paid for properties which can support fewer dwelling units. In part, this is a result of the ability to allocate development and construction costs over a greater number of units. As such, upward adjustments are warranted for the smaller size, less frontage, and lesser density of Comparable Sales 2 and 4.

Shape/Site Utility

The subject property is rectangular, and its shape provides good site utility. Each of the Comparable Sales are considered to have good shapes which also results in good and site utility. As such, the shape and utility of the Comparable Sales are considered to be similar to the subject, and no adjustments are warranted.

Flood Zone

The subject property is located in FEMA Flood Zone X, an area with low flood risk. Residential properties located in designated flood zones may require flood insurance and specialty construction such as units with no ground-level living areas. Comparable Sales 1 and 4 are also located in Flood Zone X. Therefore, no adjustments are warranted. Comparable Sales 2 and 3 are located in Flood Zone AE, indicating flood hazard areas with base flood elevations of 9 to10 feet. The location in Flood Zone AE is considered to be inferior to the subject property, and upward adjustments are warranted.

Access

The subject property has 200 feet of frontage on 8th Street, Ash Street, and 9th Street, for a combined total of 600 lineal feet of frontage. While the roadway frontage has been considered in the density of potential development, roadway frontage also provides the potential for development flexibility and/or multiple points of ingress and egress. Comparable Sales 1 and 3 have frontage and access on multiple roadways and are considered similar to the subject, warranting no adjustments. Comparable Sales 2 and 4 have frontage and access on only one roadway and are considered to be inferior to the subject. Therefore, upward adjustments are warranted.

Zoning

The subject property is zoned Central Business District (C-3) by the City of Fernandina Beach. Under Scenario 1, the C-3 zoning designation permits residential development at a density of 34 units per acre. Each of the Comparable Sales are zoned C-3 by the City of Fernandina Beach and no adjustments are warranted.

A chart summarizing these adjustments is located on the following page.

SCENARIO 1 - COMPARABLE SALES ADJUSTMENT GRID					
	SUBJECT	**SALE 1**	**SALE 2**	**SALE 3**	**SALE 4**
Date of Sale	Jul-24	Oct-23	Sep-21	Jul-20	May-20
Location	8th Street South	1015 Atlantic Ave	22-26 N 2nd Street	101 Alachua Street	306 Ash Street
SALE PRICE		$2,000,000	$950,000	$2,000,000	$325,000
PRIVATE SF	0.90	0.67	0.29	0.90	0.11
ALLOWABLE UNITS	44	33	12	41	5
PRICE PER SF		**$68.28**	**$76.00**	**$50.79**	**$65.00**
PRICE PER ALLOWABLE UNIT		**$60,606**	**$79,167**	**$48,780**	**$65,000**
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar	Similar
Conditions of Sale	Arm's-Length	Similar	Similar	Similar	Similar
Market Conditions		Similar	Inferior	Inferior	Inferior
Adjustments @ 3% per Annum		0.00%	8.50%	11.75%	12.25%
ADJUSTED PSF LAND VALUES		$68.28	$82.46	$56.76	$72.96
ADJUSTED ALLOWABLE UNIT VALUES		$60,606	$85,896	$54,512	$72,963
General Location	Downtown	Similar	Similar	Similar	Similar
Adjustment	Fernandina Beach	0%	0%	0%	0%
View/Adjacent Uses	Bed and Breakfast,	Inferior	Similar	Inferior	Similar
Adjustment	Church, Restaurant	20%	0%	10%	0%
Size/Frontage/Density	0.90 Acres	Similar	Inferior	Similar	Inferior
Adjustment	44 Allowable Units	0%	5%	0%	20%
Shape/Site Utility	Good	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Flood Zone	Zone X	Similar	Inferior	Inferior	Similar
Adjustment		0%	5%	5%	0%
Access	8th Street, 9th	Similar	Inferior	Similar	Inferior
Adjustment	Street, Ash Street	0%	5%	0%	5%
Zoning	C-3 (34 DUA)	Similar	Similar	Similar	Similar
Adjustment		0%	0%	0%	0%
Total % Adjustment		20%	15%	15%	25%
Total $ Adjustment - PSF Land		$13.66	$12.37	$8.51	$18.24
Total $ Adjustment - Per Allowable Unit		$12,121	$12,884	$8,177	$18,241
ADJUSTED UNIT VALUES - PSF LAND		**$82**	**$95**	**$65**	**$91**
ADJUSTED UNIT VALUES - PER ALLOWABLE UNIT		**$72,727**	**$98,780**	**$62,689**	**$91,203**

CONCLUSION OF VALUE – SCENARIO 1

The subject property was studied and analyzed with all of the available data believed to influence its market value. We have utilized price per allowable residential unit as our unit of comparison and considered price per square foot of land area as a check of reasonableness. The four land sales have been analyzed and compared to the subject property. Consideration was given to the sales for general location, view/adjacent uses, size/frontage/density, shape/site utility, flood zone, access, and zoning. The adjusted unit values range from $62,689 to $98,780 per allowable residential unit with a mean of $81,350 and median of $81,965 per allowable unit.

With consideration of the Comparable Sales analyzed herein, along with the unique characteristics and desirable location of the subject property, we conclude a unit value for the subject property, under Scenario 1, retrospectively, as of July 15, 2024, prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, without the "inordinate burden" to be $80,000 per allowable unit.

44 Allowable Units x $80,000 /Unit = $ 3,520,000

As a check of reasonableness, the appraiser has also considered the price per square foot of land area. The adjusted price per square foot indications of the Comparable Sales range between $65 and $95 per square foot of land area with a mean of $83 and median of $87 per square foot of land area. With an estimated market value of $3,520,000, the price per square foot of land for the subject equates to $89, which lies within the adjusted range of the Comparable Sales and is therefore considered reasonable.

The estimated market value of the fee simple interest of the subject property under Scenario 1, prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, without the "inordinate burden" retrospectively, as of July 15, 2024 is **$3,520,000**.

HIGHEST AND BEST USE ANALYSIS – WITH "INORDINATE BURDEN"

To solve the appraisal problem, the appraiser must also consider the highest and best use of the subject property as-if vacant and as improved after the enactment of Ordinance 2024-09 and Ordinance 2024-10.

HIGHEST AND BEST USE AS-IF VACANT, WITH "INORDINATE BURDEN"

Legally Permissible

After the enactment of Ordinance 2024-09 and Ordinance 2024-10, the subject future land use and zoning designations allow the same uses, however, the maximum allowable residential density has been reduced from 34 dwelling units per acre to 18 dwelling units per acre. Therefore, under Scenario 2, it is legally permissible to develop the subject site with a total of 23 multi-family residential dwelling units, as well as any other permitted uses within the Central Business District future land use and zoning standards.

Physically Possible

The subject site is still physically capable of supporting commercial and/or residential development and multi-family development of up to 23 residential dwelling units, as well as any other permitted uses within the Central Business District future land use and zoning standards, is considered legally permissible and physically possible.

Financially Feasible

Given the location of the subject property, in downtown Fernandina Beach, along with its size, shape and zoning, it is financially feasible for the subject property to be developed with commercial, multi-family residential, or a mix of these uses which would benefit from the proximity to a retail and dining corridor. Considering the demand for multi-family residential units in the market area, it is considered legally permissible, physically possible, and financially feasible to develop the subject with multi-family residential at the maximum permissible density, or 23 dwelling units under Scenario 2.

Maximally Productive

Given the location of the subject property, in historic downtown Fernandina Beach with an active market for residential condominium units, along with its size, shape and zoning, the maximally productive use for the subject site as-if vacant is identified as development with the maximum allowable residential units, or 23 multi-family dwelling units under Scenario 2.

HIGHEST AND BEST USE AS IMPROVED, WITH "INORDINATE BURDEN"

Given the active market and demand for residential dwelling units in the downtown Fernandina Beach market area, as well as the condition, type and occupancy of the existing improvements, the highest and best use of the subject as improved is for demolition of the improvements and redevelopment with a multi-family use at the maximum allowable density or 23 multi-family dwelling units under Scenario 2.

COMPARABLE LAND SALES – SCENARIO 2 – WITH "INORDINATE BURDEN"

Under Scenario 2, the highest and best use of the subject property is for demolition of the existing improvements for redevelopment of the site with the maximum allowable units at a density of 18 units per acre, or a total of 23 residential dwelling units. The appraiser has identified three land sales which are most comparable to the subject property under Scenario 2, summarized as follows.

Land Sale No. 5

Property Identification	
Address	1110 South 13th Street, Fernandina Beach, Nassau County, FL
Location	East side of South 13th Streett, north of Lime Street
Tax ID	00-00-31-1800-0238-0040
Sale Data	
Grantor	Ability Holdings, LLC
Grantee	Michael Lee Gibbs
Sale Date	December 08, 2022
Deed Book/Page	2608/1916
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$500,000
Land Data	
Private Land Size	1.288 Acres or 56,120 SF
Plus Half of Adjacent ROW	0.168 Acres or 7,320 SF
Total Land Size for Density	1.456 Acres or 63,440 SF
Zoning	R-3
Maximum DUA	10
Max Allowable Units	14
Utilities	Available
Shape	Rectangular/Wooded
Flood Info	Zone X, 0.2 % Annual Chance Flood Hazard

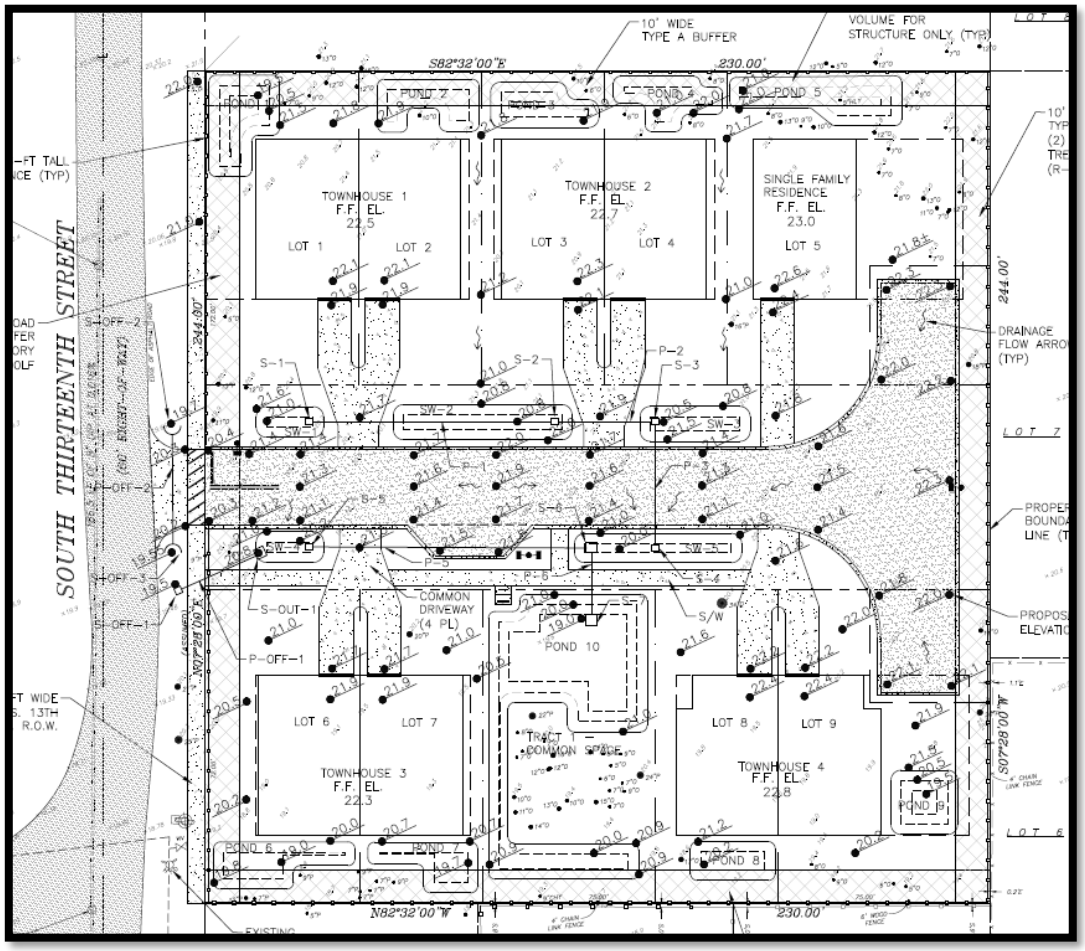
Land Sale No. 5 (Cont.)

Indicators

Sale Price/Gross SF	$8.91
Sale Price/Allowable Unit	**$35,714**

Remarks

This site is planned for development of 8 townhome units and one single-family residence known as Sea La Vie. According to the approved preliminary plat, the site will preserve 47% of the trees on the site.



Proposed Plat

Land Sale No. 6

Property Identification

Address	615 South 8th Street, Fernandina Beach, Nassau County, Florida
Location	Southwest corner of South 8th Street and Fir Street
Tax ID	00-00-31-1800-0148-0071 & 0072

Sale Data

Grantor	629 South 8th Street, LLC
Grantee	Calf Room Group, LLC
Sale Date	July 09, 2021
Deed Book/Page	2478/621
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$505,000

Land Data

Private Land Size	0.459 Acres or 20,000 SF
Plus Half of Adjacent ROW	0.207 Acres or 9,000 SF
Total Land Size for Density	0.666 Acres or 29,000 SF
Zoning	MU-8
Maximum DUA	18
Max Allowable Units	11
Utilities	Available
Shape	Rectangular
Flood Info	Zone X, 0.2 % Annual Chance Flood Hazard

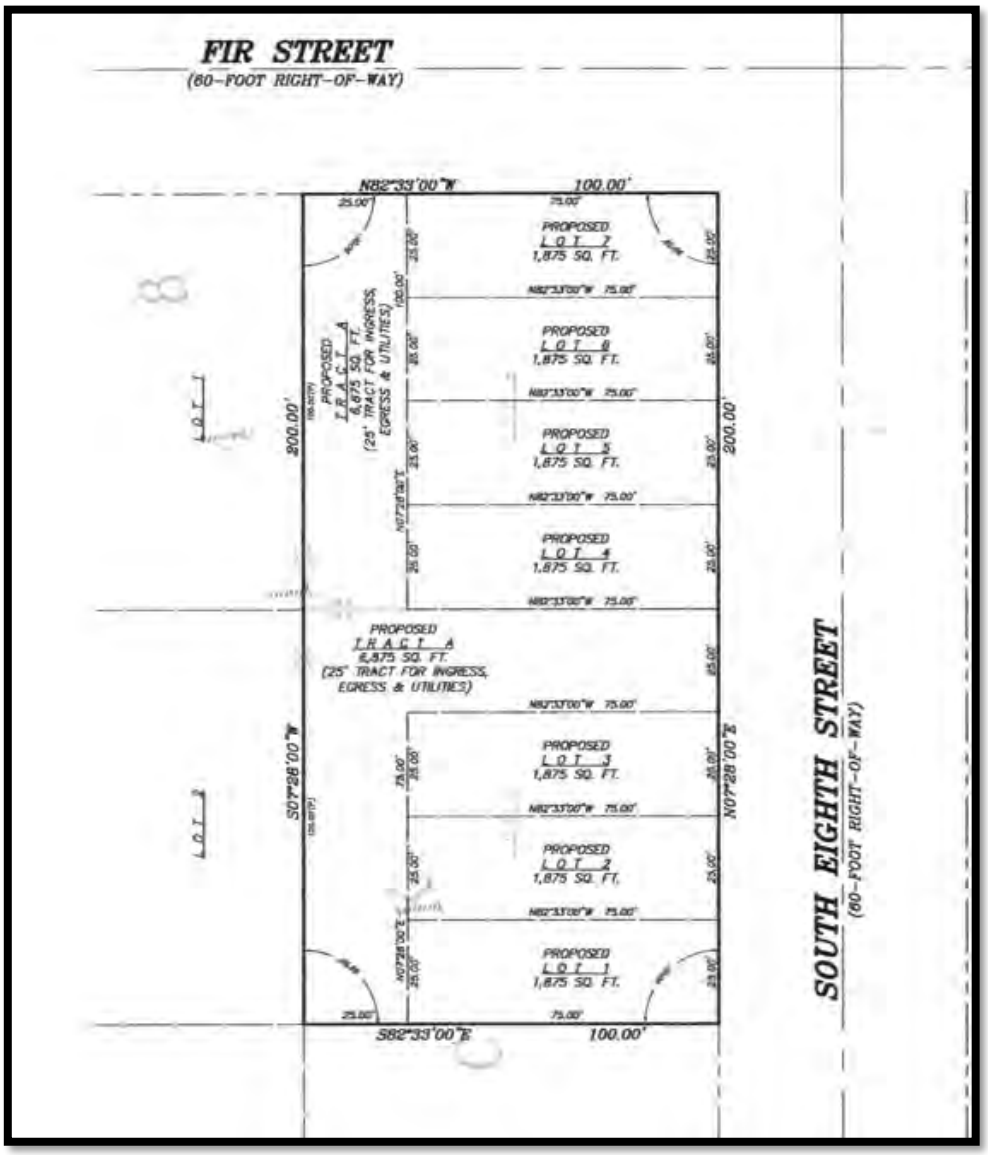
Land Sale No. 6 (Cont.)

Indicators

Sale Price/Gross SF	$25.25
Sale Price/Allowable Unit	**$45,909**

Remarks

Subsequent to this sale, the site was listed for $874,000. Marketing materials included potential site plans for a 7-lot townhome development.



Proposed Subdivision

Land Sale No. 7

Property Identification

Address	400 South 8th Street, Fernandina Beach, Nassau County, Florida
Location	Southeast corner of South 8th Street and Date Street
Tax ID	00-00-31-1800-0134-0010 & 00-00-31-1800-0134-0061
Sale Data	
Grantor	Mark R. O'Brien
Grantee	Simmons 9, LLC
Sale Date	May 12, 2020
Deed Book/Page	2360/1670
Property Rights	Fee Simple
Conditions of Sale	Arm's-Length Transaction
Financing	Cash to Seller
Sale Price	$520,000
Land Data	
Private Land Size	1.030 Acres or 44,867 SF
Plus Half of Adjacent ROW	0.379 Acres or 16,500 SF
Total Land Size for Density	1.409 Acres or 61,367 SF
Zoning	MU-8
Maximum DUA	18
Max Allowable Units	25
Utilities	Available
Shape	Irregular
Flood Info	Zone X, 0.2 % Annual Chance Flood Hazard

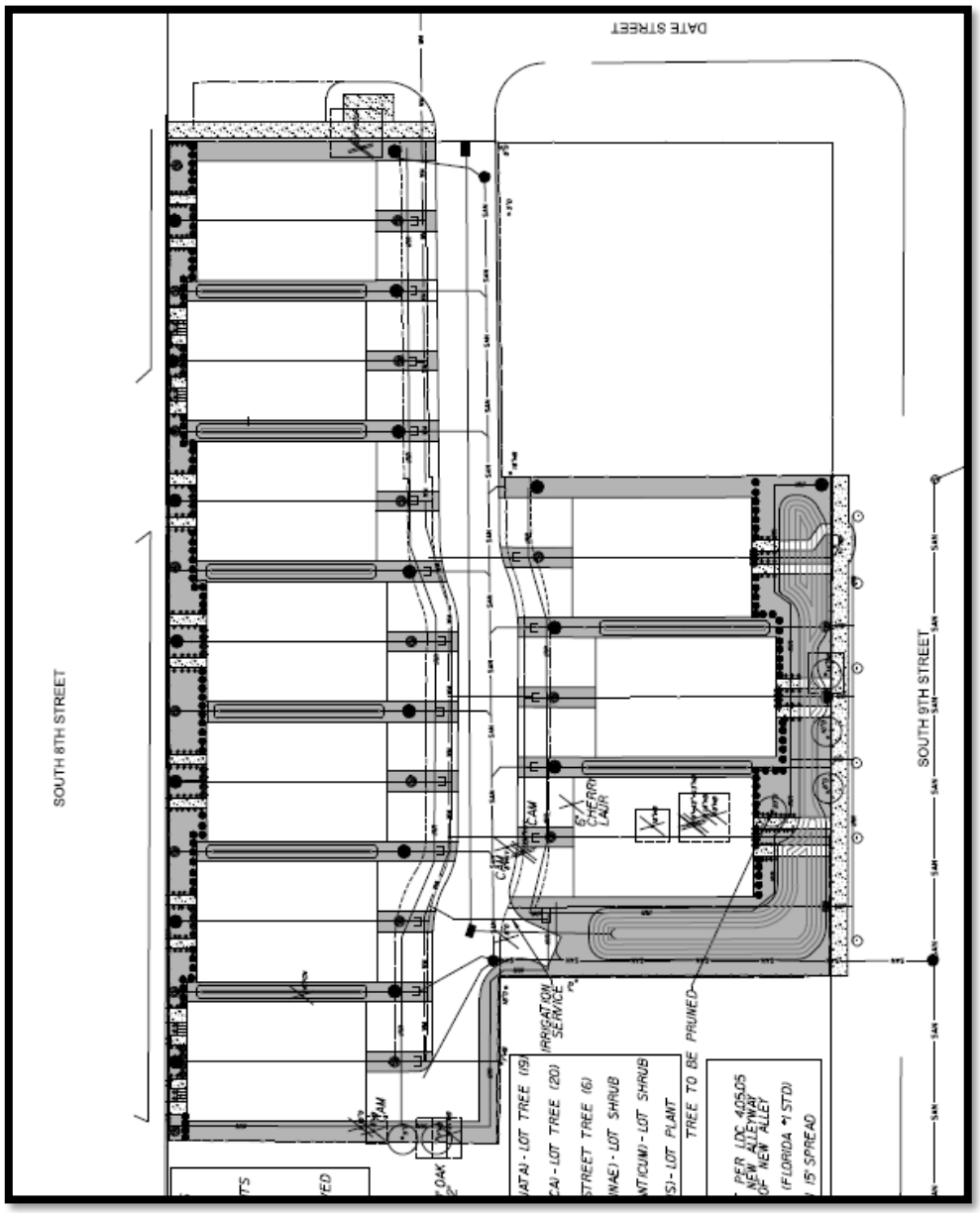
Land Sale No. 7 (Cont.)

Indicators

Sale Price/Gross SF	$11.59
Sale Price/Allowable Unit	**$20,800**

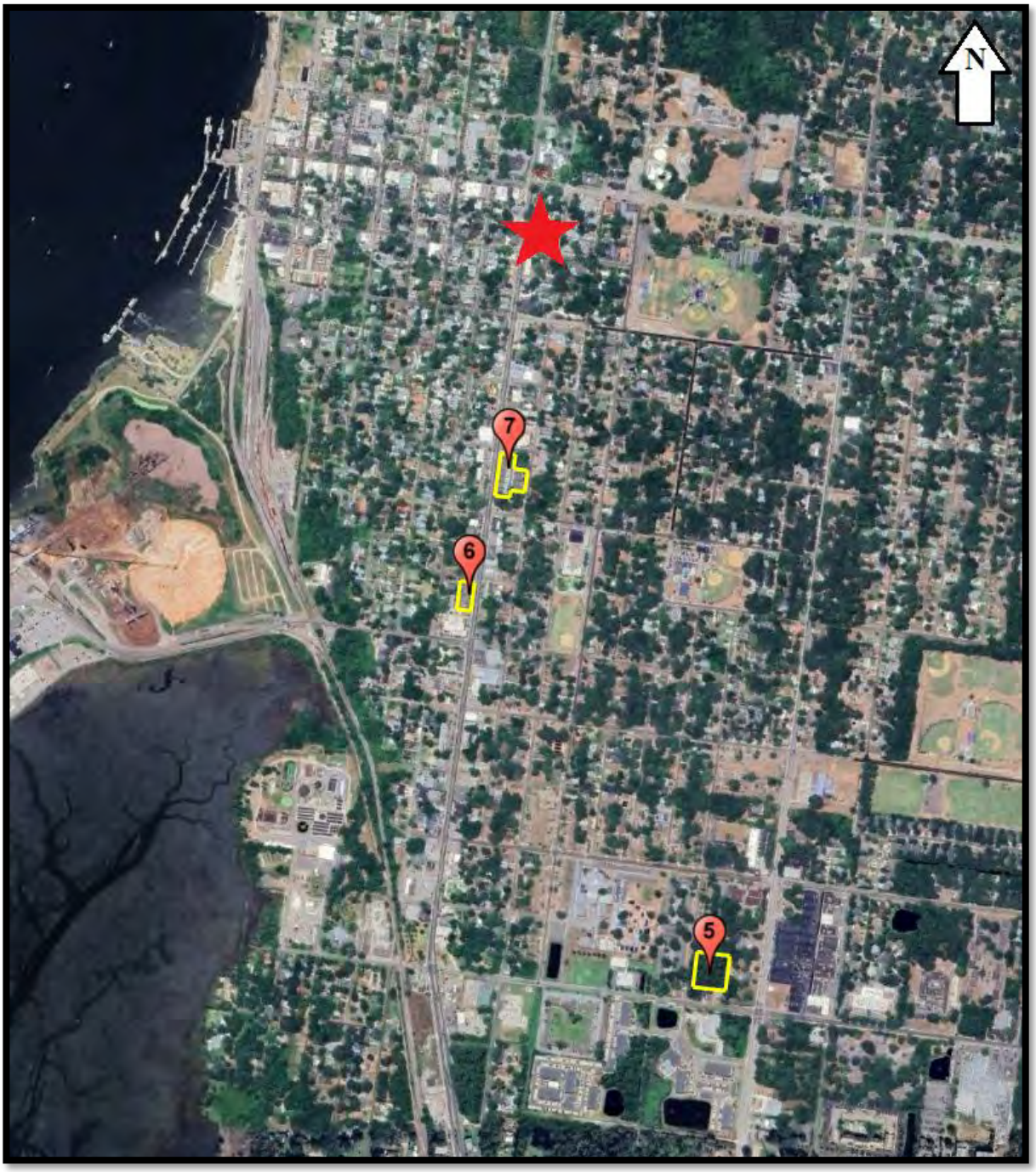
Remarks

Subsequent to this sale, the buyer demolished the existing commercial buildings for redevelopment of the site with 20 townhomes known as the Cottages at Amelia.



Site Development Plan

LAND SALE MAP – SCENARIO 2



ANALYSIS OF COMPARABLE LAND SALES – SCENARIO 2

No.	Location	Sale Date	Sale Price	Private Land Size (AC)	Max Units	Zoning	Price per Private Land	Price per Allowable Unit
5	1110 S 13th Street	Dec-22	$ 500,000	1.29	14	R-3	$8.91	$35,714
6	615 S 8th Street	Jul-21	$ 505,000	0.46	11	MU-8	$25.25	$45,909
7	400 S 8th Street	May-20	$ 520,000	1.03	25	MU-8	$11.59	$20,800
S	*8th Street South*	*Jul-24*		*0.90*	*23*	*CG-3*		

Three sales of properties located in a similar location as the subject property were selected for analysis. These sales represent property purchased for the same or similar possible uses as the highest and best use of the subject property under Scenario 2. All of the sales were results of arm's-length negotiations between buyer and seller and were consummated on cash terms or its equivalent. We have therefore not thought it necessary to adjust any of the transactions for conditions of sale or financing. We have analyzed the characteristics of the comparable sales and compared them to the subject property. Because of the recent sale dates of the comparable properties, no adjustments for market conditions are warranted.

Property Characteristics

General Location

The subject property is located in historic downtown Fernandina Beach on Amelia Island, Nassau County, Florida. The site's location at the corner of South 8th Street and Ash Street is just one block south of Centre Street, the main commercial corridor in Fernandina Beach. The Comparable Sales are each located in Fernandina Beach, but further from Centre Street and the downtown area. The locations of the Comparable Sales are considered inferior to the subject and warrant upward adjustments.

View/Adjacent Use

Uses adjacent to the subject include multiple large historic homes which are operated as bed and breakfast inns, churches, single-family residential, and a fine dining restaurant. These adjacent uses would complement residential use of the subject site. The Comparable Sales are situated adjacent to single- and multi-family residential uses as well as some commercial retail uses. The Comparable Sales are each considered to have similar views/adjacent uses as the subject and no adjustments are warranted.

Size

The subject contains 0.905± acres which, along with the frontage on adjacent rights-of-way, could support 23 residential units under Scenario 2. Comparable Sale 5 contains 1.29 acres and, along with the frontage on adjacent rights-of-way, could support 14 residential units. Comparable Sale 6 contains 0.46 acres and, considering the frontage on adjacent rights-of-way, could support 11 residential units. When considering the price per allowable unit as the unit of comparison, which is directly related to the size of the property, amount of frontage on adjacent rights-of-way, and its density, higher prices are typically paid for properties which can support a greater number of dwelling units when compared to prices paid for properties which can support fewer dwelling units. In part, this is a result of the ability to allocate development and construction costs over a greater number of units. As such, upward adjustments are warranted for the smaller size, less frontage, and lesser density of Comparable Sales 5 and 6. Comparable Sale 7 contains 1.03 acres and, considering the frontage on adjacent rights-of-way, could support

25 residential units. The size, frontage, and density of Comparable Sale 7 is considered similar to the subject under Scenario 2 and no adjustment is warranted.

Shape/Site Utility

The subject property is rectangular, and its shape provides good site utility. Each of the Comparable Sales are considered to have good shapes, which also results in good site utility. As such, the shape and utility of the Comparable Sales are considered to be similar to the subject, and no adjustments are warranted.

Flood Zone

The subject property is located in FEMA Flood Zone X, an area with low flood risk. Residential properties located in designated flood zones may require flood insurance and specialty construction such as units with no ground-level living areas. Each of the Comparable Sales are located in Zone X and are considered similar to the subject and no adjustments are warranted.

Access

The subject property has 200 feet of frontage on 8th Street, Ash Street, and 9th Street, for a combined total of 600 lineal feet of frontage. While the roadway frontage has been considered in the density of potential development, roadway frontage also provides the potential for development flexibility and/or multiple points of ingress and egress. Comparable Sale 5 has frontage and access on one roadway and is considered to be inferior to the subject's access and frontage. Therefore, an upward adjustment is warranted. Comparable Sales 6 and 7 have frontage and access on multiple roadways and are considered similar to the subject and no adjustments are warranted.

Zoning

The subject property is zoned Central Business District (C-3) by the City of Fernandina Beach. Under Scenario 2, the C-3 zoning designation permits residential development at a maximum density of 18 units per acre. Comparable Sale 5 is zoned R-3 which permits residential density of up to 10 units per acre. The zoning designation of Comparable Sale 5 is considered inferior to the subject and warrants an upward adjustment. Comparable Sales 6 and 7 are zoned MU-8, which permits residential development at a maximum density of 18 units per acre. The zoning designations of Comparable Sale 6 and 7 are considered similar to the subject and no adjustments are warranted.

A chart summarizing these adjustments is located on the following page.

SCENARIO 2 - COMPARABLE SALES ADJUSTMENT GRID				
	SUBJECT	**SALE 5**	**SALE 6**	**SALE 7**
Date of Sale	Jul-24	Dec-22	Jul-21	May-20
Location	8th Street South	1110 S 13th Street	615 S 8th Street	400 S 8th Street
SALE PRICE		$500,000	$505,000	$520,000
PRIVATE SF	0.90	1.29	0.46	1.03
ALLOWABLE UNITS	23	14	11	25
PRICE PER SF		**$8.91**	**$25.25**	**$11.59**
PRICE PER ALLOWABLE UNIT		**$35,714**	**$45,909**	**$20,800**
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar
Conditions of Sale	Arm's-Length	Similar	Similar	Similar
Market Conditions		Similar	Inferior	Inferior
Adjustments @ 3% per Annum		4.75%	9.00%	12.50%
ADJUSTED PSF LAND VALUES		$9.33	$27.52	$13.04
ADJUSTED ALLOWABLE UNIT VALUES		$37,411	$50,041	$23,400
General Location	Downtown	Inferior	Inferior	Inferior
Adjustment	Fernandina Beach	10%	10%	10%
View/Adjacent Uses	Bed and Breakfast,	Similar	Similar	Similar
Adjustment	Church, Restaurant	0%	0%	0%
Size/Frontage/Density	0.90 Acres	Inferior	Inferior	Similar
Adjustment	23 Allowable Units	5%	5%	0%
Shape/Site Utility	Good	Similar	Similar	Similar
Adjustment		0%	0%	0%
Flood Zone	Zone X	Similar	Similar	Similar
Adjustment		0%	0%	0%
Access	8th Street, 9th	Inferior	Similar	Similar
Adjustment	Street, Ash Street	5%	0%	0%
Zoning	C-3 (18 DUA)	Inferior	Similar	Similar
Adjustment		10%	0%	0%
Total % Adjustment		30%	15%	10%
Total $ Adjustment - PSF Land		$2.80	$4.13	$1.30
Total $ Adjustment - Per Allowable Unit		$11,223	$7,506	$2,340
ADJUSTED UNIT VALUES - PSF LAND		**$12**	**$32**	**$14**
ADJUSTED UNIT VALUES - PER ALLOWABLE UNIT		**$48,634**	**$57,547**	**$25,740**

CONCLUSION OF VALUE – SCENARIO 2

The subject property was studied and analyzed with all of the available data believed to influence its market value. We have utilized price per allowable residential unit as our unit of comparison and considered price per square foot of land area as a check of reasonableness. The three land sales have been analyzed and compared to the subject property. Consideration was given to the sales for general location, view/adjacent uses, size/frontage/density, shape/site utility, flood zone, access, and zoning. The adjusted unit values range between $25,740 and $57,547 per allowable residential unit with a mean of $43,974 and median of $48,634 per allowable residential unit. With consideration of the comparable sales analyzed herein, along with the unique characteristics and desirable location of the subject property, we conclude a unit value for the subject property under Scenario 2, retrospectively, as of July 16, 2024, after the enactment of Ordinance 2024-09 and Ordinance 2024-10, with the "inordinate burden" to be $40,000 per allowable unit.

23 Allowable Units x $40,000 /Unit = $ 920,000

As a check of reasonableness, the appraiser has also considered the price per square foot of land area. The adjusted price per square foot indicates that the Comparable Sales range between $12 and $32 per square foot of land area with a mean of $19 and median of $14 per square foot of land area. With an estimated market value of $920,000, the price per square foot of land for the subject property equates to $23, which is in the upper end of the adjusted range of the Comparable Sales and is therefore considered reasonable.

The estimated market value of the fee simple interest of the subject property under Scenario 2, after to the enactment of Ordinance 2024-09 and Ordinance 2024-10, with the "inordinate burden" retrospectively, as of July 16, 2024 is $920,000.

VALUE CONCLUSIONS

SCENARIO 1 – JULY 15, 2024

Under Scenario 1, the subject property was able to be developed with 44 residential dwelling units. The reconciled unit value under Scenario 1 was $80,000 per allowable dwelling unit.

44 Allowable Units x $80,000 /Unit = $3,520,000

The estimated market value of the fee simple interest of the subject property under Scenario 1, prior to the enactment of Ordinance 2024-09 and Ordinance 2024-10, without the "inordinate burden" retrospectively, as of July 15, 2024 is $3,520,000.

SCENARIO 2 – JULY 16, 2024

Under Scenario 2, the subject property was able to be developed with 23 residential dwelling units. The reconciled unit value under Scenario 2 was $40,000 per allowable dwelling unit.

23 Allowable Units x $40,000 /Unit = $ 920,000

The estimated market value of the fee simple interest of the subject property under Scenario 2, after to the enactment of Ordinance 2024-09 and Ordinance 2024-10, with the "inordinate burden" retrospectively, as of July 16, 2024 is $920,000.

MEASURE OF TOTAL LOSS IN MARKET VALUE

Scenario 1

44 Units x $80,000 /Allowable Unit = $ 3,520,000

Scenario 2

23 Units x $40,000 /Allowable Unit = $ 920,000

LOSS IN VALUE $ 2,600,000

REASONABLE EXPOSURE TIMES

In the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation, exposure time is defined as:

> An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of sale at market value on the effective date of the appraisal.

Thus, a reasonable exposure time is not synonymous with a marketing time estimate, as it is assumed to have occurred prior to the date of valuation. Inherent in the market value estimate is not that it will sell within the estimated marketing time, but that it would have sold assuming prudent marketing within some reasonable exposure time prior to the valuation date. Under both Scenario 1 and Scenario 2, as described herein, we have concluded that the reasonable exposure time occurring prior to the dates of valuation that would have resulted in a contract of sale at the market value estimates would have been approximately 12 to 24 months.

ADDENDA

PROFESSIONAL QUALIFICATIONS: MATTHEW P. RAY, MAI

PROFESSIONAL DESIGNATIONS AND LICENSES

MAI – Member, Appraisal Institute
Florida State Certified General Real Estate Appraiser – License No. RZ 2663
Virginia State Certified General Appraiser - License No. 4001018272
North Carolina State Certified General Real Estate Appraiser – Certificate No. A7944
Georgia Certified General Real Estate Appraiser – License No. 328454

EDUCATION

Florida State University
Bachelor of Science, Real Estate, 1999

PROFESSIONAL EXPERIENCE

Focused primarily on appraisal of all types of real estate in Florida, Virginia, North Carolina, and Georgia. Appraisal experience includes valuation for eminent domain, Bert J. Harris, Jr. Act claims, civil litigation, and bankruptcy, as well as estate planning, tax appeals, mortgage collateral for financial institutions, and general appraisal requests. Qualified as an expert witness in the Circuit Courts of Duval, Nassau, and Seminole Counties, U.S. Bankruptcy Court, Middle District of Florida, and Federal Court, Northern and Middle Districts of Florida. Testimony experience includes eminent domain (compensation due owner), apportionment, civil litigation, environmental contamination, bankruptcy, ad valorem tax protest, etc. Additional experience includes real estate consulting, highest and best use studies, financial feasibility studies, property management, and development. Has been appointed as a Receiver by the Seventh Judicial Circuit Court of Florida.

PARTIAL SUMMARY OF TYPES OF PROPERTIES APPRAISED

- Vacant Commercial
- Vacant Residential
- Vacant Industrial
- Vacant Agricultural
- Vacant Multi-Family
- Vacant Subdivision
- Street-Side Commercial/Retail
- Free-Standing Commercial/Retail
- Free-Standing Industrial/Warehouse
- Free-Standing Office
- Free-Standing Restaurant
- Convenience Stores/Fuel Sales
- Church
- Hotel
- Motel
- Single-Family Residential
- Multi-Family/Apartment/Condo/Townhome
- Mountain Resort
- Bed and Breakfast
- Funeral Home
- Marina
- Restaurant
- Shipyard
- High-Rise Office
- Proposed Developments/Prospective Value
- Institutional Uses
- Land Suitable for Development
- Office/Warehouse
- Distribution/Warehouse
- Office/Warehouse Condominium
- Bank
- Auto/Service Station
- Subdivision
- Equestrian Community
- Automotive Dealership
- Surface Parking Lot/Parking Garage
- Medical Office
- Hospitals
- Special-Purpose Properties
- Aggregate Mine/Reclaimed Land
- Phosphate Mine/Reclaimed Land
- Permanent and Temporary Easements
- Development Rights
- Aerial Rights
- Subsurface Rights
- Above, Below, and Ground-Level Easements
- Partial Interests
- Conservation Easements
- Property Tax Assessment
- Corridor Valuation

APPRAISAL INSTITUTE COURSEWORK

Various Appraisal Institute Coursework meeting, but not limited to, the MAI designation and all continuing education.

REAL PROPERTY APPRAISAL ASSISTANCE PROVIDED BY: SARAH F. PINKEPANK, MAI

In performance of this appraisal and preparation of the appraisal report, Sarah F. Pinkepank, MAI, provided real property appraisal assistance by:

- Researching and reporting subject property characteristics; and
- Investigating and reporting market area data and comparable land sales.

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN POLICY 1.07.10 (D) TO REDUCE THE DENSITY OF THE CENTRAL BUSINESS DISTRICT (CBD) FROM THIRTY-FOUR (34) DWELLING UNITS PER ACRE TO EIGHTEEN (18) DWELLING UNITS PER ACRE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted a unified Land Development Code on September 5, 2006, which became effective on October 1, 2006; and

WHEREAS, the City's adopted 2030 Comprehensive Plan directs changes to the Land Development Code for consistency with State Laws and current planning methods for growth and economic development; and

WHEREAS, the Planning Advisory Board (PAB), acting as the City's Local Planning Agency, considered the application at its Regular Meeting on Wednesday, April 10, 2024, and unanimously recommended approval; and

WHEREAS, notice of public hearing on such amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on March 27, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. PURPOSE AND INTENT. The City Commission finds that the Comprehensive Plan Text Amendments, attached hereto as Exhibit "A," modifying the Future Land Use Element Policy 1.07.10 (D) to reduce the Central Business District (CBD) Future Land Use Map Category from 34 dwelling units per acre to 18 dwelling units per acre.

SECTION 2. TRANSMITTAL OF PROPOSED AMENDMENTS. The City Commission hereby endorses the proposed Comprehensive Plan amendments for transmittal to the State Land Planning Agency for the purpose of an Expedited State Review in accordance with Section 163.3184 (3), Florida Statutes.

SECTION 3. SEVERABILITY. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 4. COMPLIANCE. The proposed plan amendments adopted by this Ordinance are not effective until a final order is issued by the State Land Planning Agency finding the amendments to be "in compliance" in accordance with Section 163.3184, Florida Statutes. If the Agency issues a final order finding the amendments not "in compliance," the amendments may nonetheless be made effective by adoption of a Resolution at a public hearing affirming the effective status of the amendments. No development orders or development permits dependent upon these amendments may be issued, and no development dependent upon these amendments may be undertaken before the amendments become effective.

SECTION 5. This Ordinance shall become effective immediately upon adoption.

ENACTED this 16th day of July 2024.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner-Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

Date of First Reading Advertisement (PAB):	April 10, 2024
Date of First Reading and Public Hearing:	May 7, 2024
Date of transmittal proposed amendments to State Land Planning Agency:	May 13, 2024
Date of Compliance Report Received from State Land Planning Agency:	June 12, 2024
Date of Second Reading Advertisement:	July 3, 2024
Date of Second Reading and Public Hearing:	July 16, 2024
Date of transmittal adopted amendments to State Land Planning Agency:	*July 26, 2024*

EXHIBIT A

COMPREHENSIVE PLAN POLICY

Policy 1.07.10. Central Business District (CBD) …

d. The density of residential development in the Central Business District land use category ~~shall~~ must not exceed ~~thirty-four (34)~~ eighteen (18) units per acre.

COMPREHENSIVE PLAN & LDC TEXT AMENDMENTS
CENTRAL BUSINESS DISTRICT/ C-3 DENSITY REDUCTION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Charlie George, Interim City Manager
REQUESTED ACTION:	Amending Comprehensive Plan Policies 1.07.10 (d) and LDC Section 4.01.01 (table) to decrease net density within the Central Business District (CBD) land use/ C-3 zoned properties from 34 dwelling units per acre to 18 dwelling units per acre
LOCATION:	All Central Business District (CBD) Future Land Use Map and C-3 zoning district totaling approximately 47.50 acres of land

*** *All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office, and at the Planning and Conservation Department.* ***

INTRODUCTION

The Fernandina Beach City Commission is proposing amendments to its Comprehensive Plan (Plan) and Land Development Code (LDC) to reduce the allowable residential density within the Central Business District (CBD) Future Land Use Map category and C-3 zoning district. This targeted adjustment seeks to achieve compatibility between potential residential growth and the preservation of the CBD's unique historic character. The proposed reduction aligns with existing development regulations and aims to foster a more sustainable and balanced approach to future downtown development.

BACKGROUND

The Fernandina Beach City Commission, on March 5, 2024, directed staff to reduce the Central Business District (CBD)/C-3 density from 34 dwelling units per acre (established in 2017) to 18 units per acre. This change aims to address concerns about potential overdevelopment and its impact on the historic character of the CBD. Presently, the majority of second and third floor units continue to be occupied for professional offices or for personal services. Most retailers continue to prefer locations on the first floor. Amendments to the Comprehensive Plan and Land Development Code (LDC) are proposed to reflect directed action.

Since the 2017 increase to 34 units per acre, three developments have taken advantage of the higher density:

- "Lofts on 5th," a multi-family condo building (adaptive reuse of a church ancillary building) at 19 N. 5th Street with 9 units.
- "Pozzi Building," a mixed-use restaurant/residential project at 300 Ash Street with 2 units.
- "Park Place," a mixed-use project with 33 residential units and commercial space at 1015 Atlantic Avenue.

If the density reduction is approved, these existing developments would become legal non-conforming uses, subject to the City's Land Development Code (LDC) Section 10.01.00 regarding non-conforming uses.

PROPOSED

RATIONALE FOR DENSITY REDUCTION

Respecting Existing Lot Sizes: The reduction in density to 18 units per acre plays a crucial role in safeguarding the historic character established in the 1857 and 1901 plat of Fernandina Beach. This adjustment ensures compatibility with the existing platted lots, a defining characteristic of the district. These lots trace their origins back to the 1901 plat, measuring 25ft x 100ft. With 383 such lots existing in the 47.5-acre CBD, Policy 1.05.04 of the Comprehensive Plan rightfully continues to honor them. Maintaining compatibility with these lots through density reduction discourages demolition, ensures future development, and respects the historic fabric as envisioned in the 1901 plat.

While the previous density of 34 units per acre allowed for a theoretical maximum build-out of 1,615 dwelling units across the CBD, several factors realistically limit this potential. Parking requirements, stormwater management demands, and landscaping minimums all act as natural brakes on such high-density development. The proposed reduction to 18 units per acre acknowledges these limitations and brings the theoretical build-out down to a more manageable 839 units. This revised figure provides a more realistic picture of future development while still offering opportunities for residential growth, all within the framework established by the 1901 plat.

Promoting Adaptive Reuse: The lower density of 18 units per acre continues to incentivize the adaptive reuse of existing historic structures, many of which were built according to the scale and character established in the 1901 plat. By limiting the total number of units allowed, the focus shifts towards utilizing vacant upper floors in these historic buildings for residential purposes. This approach fosters a more sustainable development pattern by promoting the rehabilitation and reuse of existing structures, reducing the environmental impact associated with demolition and new construction.

Furthermore, the reduced density encourages a vibrant mixed-use environment within the CBD, echoing the spirit of the 1901 plat. By integrating residential uses alongside commercial spaces, the proposal fosters a more dynamic and pedestrian-friendly atmosphere. Residents living downtown contribute to a critical mass of people who can patronize local businesses during evenings and weekends. This increased foot traffic fosters a livelier and more prosperous atmosphere for the entire downtown core. This approach, promoting both adaptive reuse and a mixed-use environment, helps to preserve the historic character of the CBD as envisioned in the 1901 plat while laying the groundwork for a more vibrant and economically sustainable downtown.

Enhancing Historic Character: Reducing the density to 18 dwelling units per acre allows for continued flexibility in designing projects that respect the scale and architectural style of the surrounding historic buildings and streetscapes while accommodating residential housing needs for the community. The reduced density fosters a stronger connection between new development and the original historic buildings built according to the 1901 plat. This ultimately leads to a more cohesive and aesthetically pleasing downtown environment that celebrates the rich history of Fernandina Beach while accommodating the need for additional residential housing, all within the framework established by the historic plat.

PROPOSED

Portion of 1901 Plat of Downtown Fernandina Beach

ALIGNMENT WITH STATE AND LOCAL REGULATIONS

Comprehensive Plan: The proposed density at 18 dwelling units per acre adheres to Policy 1.05.04 of the Comprehensive Plan, permitting one residential unit on existing platted lots within the CBD. This alignment ensures consistency between the City's long-term development goals and the proposed zoning changes. The policy change is internally consistent with objectives and policies contained in the Housing Element and Historic Preservation Element.

Historic District Regulations: Established procedures for exterior improvements and demolition within the Historic District, overseen by the Historic District Council, ensure the protection of historic resources. The proposed density reduction continues to complement these existing regulations by limiting the potential for development that could negatively impact historically significant structures.

Land Development Code: Existing regulations regarding building height (45 ft max), lot width (min 25ft), landscaping (10% of site), tree removal replacement requirements, multi-family parking standards, buffer requirements, and stormwater management continue to apply. These regulations ensure a level of development that respects the built environment and minimizes environmental impacts.

Parking: The city absorbs parking impacts for commercial operations through public parking lots and on-street parking, but on-site parking will still be required for residential units. Off-site parking options are available through flexibility allowances provided in the LDC. Staff will continue to evaluate parking needs within the CBD/C-3 area and explore potential solutions to ensure a balance between accommodating new residents and maintaining a pedestrian-friendly environment.

CONCLUSION

The proposed reduction in CBD density fosters a balance between economic development and historic preservation within Fernandina Beach. This directed action aligns with existing regulations and promotes a development approach that respects the City's unique character. By reducing density to 18 dwelling units per acre, the City continues to promote adaptive reuse for residential units above commercial spaces and encourages residential living in the downtown core. Residents living downtown contribute to a critical mass of people, supporting local businesses during evenings and weekends, ultimately fostering a livelier and more prosperous downtown. These changes serve to achieve a more sustainable and livable downtown environment that celebrates the rich history of Fernandina Beach. The following amendments to the Comprehensive Plan policy 1.07.10 (d) and LDC table 4.01.01 for the Central Business District/C-3 zoning are proposed to make necessary modifications.

REQUESTED TEXT AMENDMENTS

COMPREHENSIVE PLAN POLICY 1.07.10 (d)

Policy 1.07.10.

Central Business District (CBD)

…

d. The density of residential development in the Central Business District land use category ~~shall~~ must not exceed ~~thirty-four (34)~~ eighteen (18) units per acre.

…

LAND DEVELOPMENT CODE POLICY 4.01.01

4.01.01 Density and Housing Types Table

Zoning District	Maximum Gross Density (dwelling units per acre)
C-3	~~34.0~~ 18.0

PROPOSED

Print

Planning Advisory Board (PAB) - Submission #13591

Date Submitted: 3/28/2024

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- [ ] Zoning Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [x] LDC Text Amendment ($1,500)
- [x] Comp Plan Amendment ($5,000)
- [ ] Subdivision Plat – Preliminary (≤ 20 units $3,000 / > 20 units $5,000)
- [ ] Subdivision Plat – Final ($1,500)
- [ ] Vacation of R.O.W. ($3,500)
- [ ] Small Cell Outside R.O.W. (per application) ($500)
- [ ] Voluntary Annexation ($2,000)
- [ ] Development of Regional Impact: Amend Development Order ($1,500)
- [ ] New Telecommunications Structure ($2,500)
- [ ] Revision to each PAB Application $400

2024 Submission Deadlines + Meetings Calendar

PAB 2024

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- [x] LDC Text Amendment – see LDC Section 11.01.08.
- [ ] Preliminary Subdivision Plat – see LDC Section 11.01.05.
- [ ] Final Subdivision Plat – LDC Section 11.01.05.
- [ ] Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [x] A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- [ ] Proof of Ownership (copy of deed or tax statement);
- [ ] A current survey of the property (no older than two years);
- [ ] If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

3/5/2024

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy hh:mm am/p

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Site Address*

204 ASH STREET

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)*

NA

Lot*

NA

Block*

NA

Subdivision*

NA

Zoning District*

C-3

Future Land Use Designation*

Central Business District

REVIEW TYPE*

- [ ] Zoning Map Amendment ≤ 10 acres
- [ ] Zoning Map Amendment > 10 acres
- [x] LDC Text Amendment
- [x] Comp Plan Amendment
- [ ] Subdivision Plat – Preliminary ≤ 20 units
- [ ] Subdivision Plat – Preliminary > 20 units
- [ ] Subdivision Plat – Final
- [ ] Vacation of R.O.W.
- [ ] Voluntary Annexation
- [ ] Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

CITY OF

Last Name*

FERNANDINA BEACH

Company (if applicable)

Mailing Address*

204 ASH STREET

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Telephone Number*

9043103480

Email Address*

KGIBSON@FBFL.ORG

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Charlie

Last Name

George

Mailing Address

204 ASH STREET

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

9042777325

E-mail Address

KGIBSON@FBFL.ORG

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Summary of Request (more detailed information to be provided in required letter of intent)*

See Attached - Directed by City Commission on 3/5/2024

Certification*

- [x] By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- [x] I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled heating and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Charlie Georg

Applicant Last Name*

George

Today's Date*

3/6/2024

Upload Supporting Documentation*

Draft Text Amendments.docx

City of FB logo
NEW Reflex

Upload 2

Choose File No…en

Upload 3

Choose File No…en

Upload 4

Choose File No…en

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for Wednesday, April 10, 2024, at 5:00 p.m. in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following:

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS PAB CASE 2024-0002: CITY OF FERNANDINA BEACH REQUESTS RESIDENTIAL DENSITY REDUCTION FOR THE CENTRAL BUSINESS DISTRICT (CBD) FUTURE LAND USE CATEGORY AND C-3 ZONING DISTRICT FROM 34 DWELLING UNITS PER ACRE TO 18 DWELLING UNITS PER ACRE BY SPECIFICALLY AMENDING ITS COMPREHENSIVE PLAN POLICY 1.07.10(D) AND LAND DEVELOPMENT CODE TABLE 4.01.01.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation. The PAB serves as a recommending committee. Every application is submitted to the City Commission for final decision making.

Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

June 12, 2024

The Honorable Bradley Bean
Mayor, City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Dear Mayor Bean:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Fernandina Beach (Amendment No. 24-01ESR) received on May 13, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Jon Coulter, Planning Analyst, by telephone at (850)-717-8421 or by email at jon.coulter@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /jc

Enclosure(s): Procedures for Adoption

cc: Kelly Gibson, AICP, Deputy Director of Planning & Conservation
Elizabeth Payne, AICP, Chief Executive Officer, Northeast Florida Regional Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

May 16, 2024

Kelly Gibson
Deputy Director Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

SUBJECT: City of Fernandina Proposed Comprehensive Plan Amendment (24-1ESR)

Dear Ms. Gibson,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Fernandina Beach 24-1ESR.

The City of Fernandina Beach has transmitted a Large Scale Text Amendment to update Comprehensive Plan Policy 1.07.10 (d) to change the maximum permitted density of residential development in the Central Business District land use category from 34 to 18 dwelling units per acre.

The proposed amendment would change the current theoretical maximum build-out of 1,615 dwelling units across the 47.5-acre Fernandina Beach CBD to a maximum build-out of 839 dwelling units. Trip generation based off such developments have been generated using ITE's *Trip Generation Manual, 11th Edition* on Table 1 below.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Low-Rise)- Not Close to Rail Transit	220	1,615	Dwelling Units	10,427	524	715
Multifamily Housing (Low-Rise) – Not Close to Rail Transit	220	839	Dwelling Units	5,453	283	381

The proposed amendment is anticipated to have direct access to state roads SR A1A/200 and N 8th St. Table 2 shows the maximum level of service and peak hour volume for according to FDOT's *Florida State Highway Systems Level of Service Report,* dated July 2022.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2021 Peak Hour Volume	2021 Peak LOS	2027 Peak Hour Volume	2027 Peak LOS
Nassau	Port Connector / N 8th St.	3,025	SR 200 to Dade St.	D	1,600	350	C	350	C
Nassau	SR A1A/200 / 8th St.	58	Lime St to Center St / Atlantic Ave	D	1,396.5	1,014	D	1,042	D
Nassau	SR A1A/200 / Atlantic Ave.	59	8th St to 14th St	D	1,330	484	C	516	C

The proposed amendment is not anticipated to have significant adverse impacts to SR A1A/200, N 8th St or other facilities of state importance.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the amendment, along with the supporting data and analysis be transmitted to the FDOT upon its adoption.

If you have any questions, please do not hesitate to contact me by email: jacob.linton@dot.state.fl.us or call: (904) 360-5547.

Sincerely,

Jacob Linton
Planner I
FDOT District Two

From:	Steve Fitzgibbons
To:	Kelly Gibson; Charles L George
Cc:	Robert Jordan; eanderson@nefrc.org
Subject:	City of Fernandina Beach: Updated Water Supply Facilities Work Plan – 2023 North Florida Regional Water Supply Plan
Attachments:	image001.png

Good afternoon,

The St. Johns River Water Management District (SJRWMD) Governing Board approved the 2023 North Florida Regional Water Supply Plan (NFRWSP) on December 12, 2023. SJRWMD is providing this email as a reminder to local planning departments about the Chapter 163, *Florida Statutes* (F.S.), requirement to adopt an updated Water Supply Facilities Work Plan and related comprehensive plan amendment within 18 months of governing board approval of the NFRWSP.

To promote consistency among local government comprehensive plans and the NFRWSP, Section 163.3177(6)(c)4, *Florida Statutes* (F.S.), requires each local government within the NFRWSP planning area to amend its comprehensive plan to adopt an updated Water Supply Facilities Work Plan within 18 months of governing board approval of the 2023 NFRWSP. The NFRWSP planning area includes Alachua, Baker, Bradford, Clay, Columbia, Duval, Flagler, Gilchrist, Hamilton, Nassau, Putnam, St. Johns, Suwannee, and Union counties. For all local governments within the NFRWSP planning area, updated Water Supply Facilities Work Plans and related comprehensive plan amendments should be adopted by June 12, 2025.

An adopted (updated) Water Supply Facilities Work Plan must identify the local government's program to implement traditional and/or alternative water supply projects, and the water conservation and reuse practices and projects necessary to meet the local government's existing and future water demands for at least a 10-year planning period. Information about Water Supply Facilities Work Plan-related requirements can be found at sjrwmd.com/localgovernments/comprehensive-planning/ and on Florida Commerce's website at floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/water-supply-planning.

The 2023 NFRWSP was collaboratively developed by SJRWMD and the Suwannee River Water Management District and builds upon the foundation established by the 2017 NFRWSP. The 2023 NFRWSP contains an assessment of projected water demands and potential sources of water to meet these demands through 2045. In addition, the NFRWSP identifies project options and other solutions to meet the current and future water use needs of the region while ensuring the natural resources of the area are protected. The NFRWSP and associated appendices can be found at https://www.northfloridawater.com/watersupplyplan/index.html.

SJRWMD staff are available to assist local government planning staff as they amend the comprehensive plan to update their Water Supply Facilities Work Plan. If you have any questions or would like to discuss the comprehensive planning requirements, please contact Steve Fitzgibbons, Intergovernmental Planner, at sfitzgibbons@sjrwmd.com or (386) 312-2369.

Sincerely,

Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

Logo Description automatically generated with medium confidence

From:	Plan_Review
To:	Kelly Gibson; DCPexter@commerce.fl.gov
Cc:	Plan_Review
Subject:	Fernandina Beach 24-01ESR Proposed
Date:	Monday, June 10, 2024 1:53:38 PM
Attachments:	image001.png

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To: Kelly N. Gibson, AICP, Deputy Director of Planning & Conservation

Re: Fernandina Beach 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

From:	Linton, Jacob on behalf of D2 Growth Management
To:	Kelly Gibson; james.stansbury@commerce.fl.gov; DCPexternalagencycomments@deo.myflorida.com; D2 Growth Management
Cc:	Rose, Kaisha; Brown, Achaia
Subject:	RE: ESR 24-01 Fernandina Beach - Proposed Comprehensive Plan Text Amendments
Date:	Thursday, May 16, 2024 9:30:03 AM
Attachments:	image002.png image003.png image004.png City_of_Fernandina_Beach_24-1ESR_T_FDOT_D2_Letter.pdf

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CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good Morning,

FDOT has reviewed the transmitted City of Fernandina Beach 24-01ESR Comprehensive Plan amendment pursuant to Sections 163.3184(3) and 163.3191, Florida Statutes. The proposed text amendment updates Comprehensive Plan Policy 1.07.10(d) to change the maximum permitted density of residential development in the Central Business District land use category from 34 to 18 dwelling units per acre. The proposed amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

Thank you,

Jacob Linton

Planner I
Florida Department of Transportation
District Two GEC
AtkinsRéalis
Office (D): 904-360-5547
Office (TF): 800-749-2967
jacob.linton@dot.state.fl.us
jacob.linton@atkinsrealis.com

From: Kelly Gibson <kgibson@fbfl.org>
Sent: Monday, May 13, 2024 5:15 PM
To: Powell, Barbara <Barbara.Powell@deo.myflorida.com>; CompPlans@fldoe.org; Plan_Review <Plan.Review@dep.state.fl.us>; CompliancePermits@DOS.MyFlorida.com; D2 Growth Management <D2GRMGMT@dot.state.fl.us>; Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>; Anderson, Eric <eanderson@nefrc.org>; Elizabeth Backe <ebacke@nassaucountyfl.com>
Subject: ESR 24-01 Fernandina Beach - Proposed Comprehensive Plan Text Amendments

Good Evening,

We respectfully submit the City's *proposed* Comprehensive Plan text amendments for an expedited state review. Please feel free to contact me with any questions.

Sincerely,

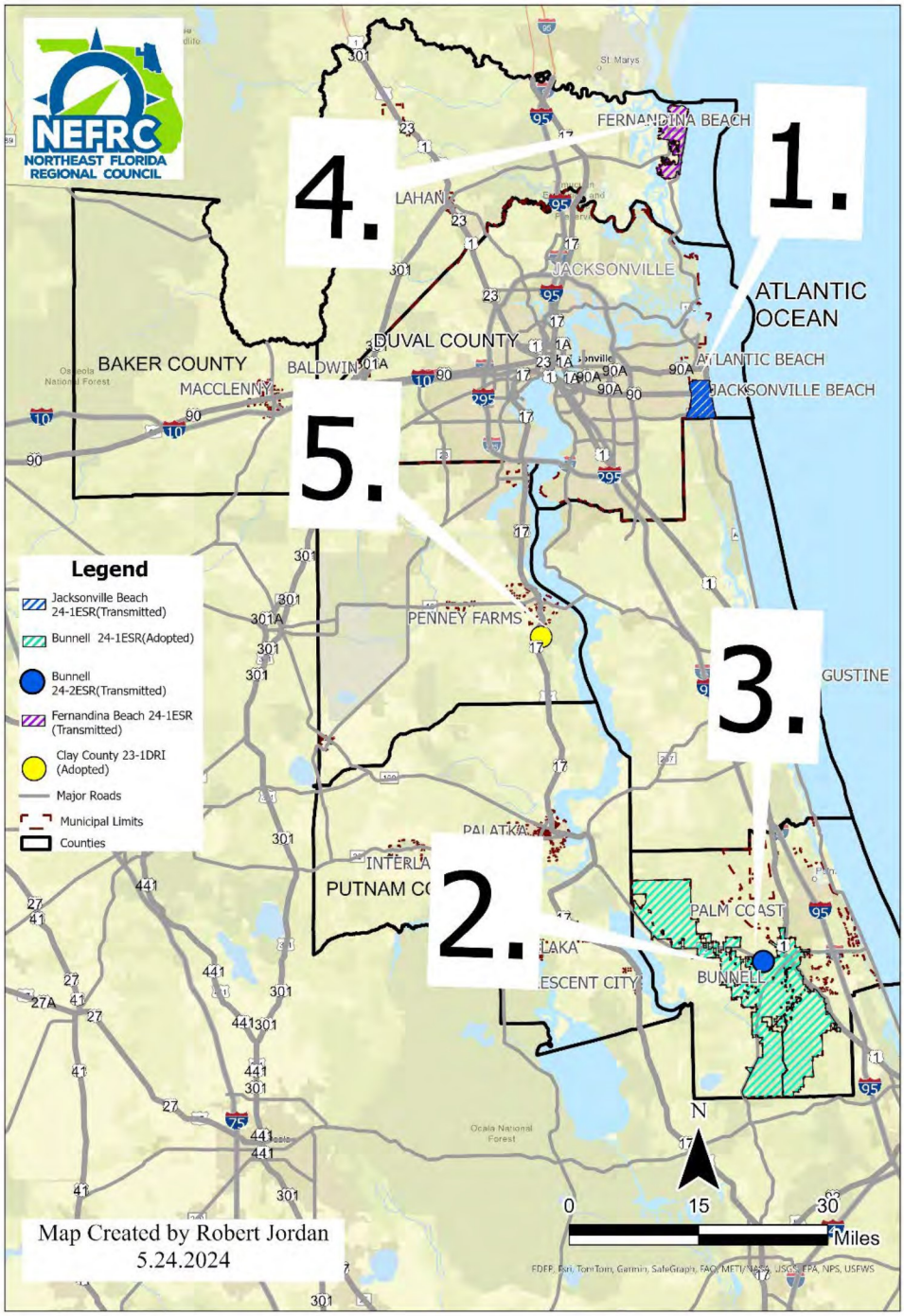
Kelly Gibson, AICP
Deputy Director Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3481 | kgibson@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

REGIONAL MAP OF AMENDMENT LOCATION SITES

June 2024 Board
Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Jacksonville Beach 24-1ESR	1	X		Duval	6-7-2024	Ordinance 2024-814

- **Type:** Update and Replacement

- **Issue:** The Jacksonville Beach 2050 Comprehensive Plan is an update and replacement of the City's former 2030 Comprehensive Plan. The planning timeframes for the 2050 Comprehensive Plan are six years for the short term (2024-2030), and 20 years for the long term (2030 -2050).

- **Background:** In 2022, the City began the process of updating the 2030 Comprehensive Plan and outdated Land Development Code to follow the progress made in creating organizational Core Values, and a city-wide Vision, Mission, and Strategic Plan. The staff has been working with a project team from Kimley-Horn as a consultant to the project. During the remainder of 2023, the project team completed the updated required data and analysis sections of each element of the Comprehensive Plan and completed work to update all required and relevant maps and tables. Finally, the goals, objectives, and policies in the 2030 Comprehensive Plan were updated and edited into Visions, Intents, and Strategies to modernize the document and better align it with the City's Vision, Mission, and Strategic Plan. During the discussion with the consultant, new strategies were drafted for the City Council's consideration. This includes collaboration and coordination with the Duval County Public Schools (DCPS) to address the needs for existing and future populations through joint workshop sessions with DCPS and the municipal state twice per year.

- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.

- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is needed considering that this is a text amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
The City of Bunnell 24-1ESR	2		X	Flagler	6-7-2024	Ordinance 2024-6

- **Type:** Text Amendment

- **Issue:** This administrative request removed the "Conservation-One" Future Land Use designation held in various ownerships. The "Conservation-One" Future Land Use Map designations will be replaced with a future land use designation that matches the ones on the balance of the properties. The text of various policies within the Future Land Use and the Conservation Elements within the Comprehensive Plan is being amended to remove the "Conservation-One" Future Land Use designation from the Future Land Use element, rename the "Conservation-Two" as simply "Conservation", and to allow the City to rely on State and Federal wetland regulations procedures. Phase 3 "A" is a 3-phase effort to rezone properties to an appropriate Bunnell zoning classification.

- **Background:** The City of Bunnell annexed thousands of acres of land into its corporate limits in 2006-2007. The City's Comprehensive Plan was amended to provide future land use designations for the annexed land. These new land use designations were a one-to-one translation from the Flagler County future land use designation already on a particular property to the closest City equivalent future land use category. The underlying Flagler County zoning was left in place. Up until Phase 1 of this rezoning effort, almost all the annexed lands still retained their obsolete Flagler County zoning. A few properties having no zoning at all are shown on the official zoning map as "ND- No Designation". This is a problem because land without any of the City of Bunnell Zoning categories is not covered by the City's land development code. At the same time, the City does not have the authority or jurisdiction to administer the County's land development code. This makes the remaining Flagler County zoning essentially a holding category, meaning that the property owners are forced to go through a full zoning change before they can obtain any building permits on the property. Many property owners have had planned projects significantly delayed because they had not anticipated the time and expense associated with this rezoning constraint.
  To remedy this situation, the City of Bunnell has embarked on this 3-phase mass rezoning effort. The City's planning consultant was directed to assign the appropriate Bunnell zoning classifications to the corresponding properties based on the Future Land Use Map in the City of Bunnell's Comprehensive Plan 2035. This is in conformance with Florida law, which requires that all land development regulations that include the zoning map must be consistent with the City's most recently adopted comprehensive plan.

- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.

- **Recommended Intergovernmental Coordination:** Considering this is a text amendment related to Flagler County's adopted Land Development Regulations, Staff is recommending that the City of Bunnell to continue ongoing intergovernmental coordination efforts with the County and inform the County about the City's recent changes to the Land Development Regulations upon its adoption.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Bunnell 24-2ESR	3	X		Flagler	6-7-2024	Ordinance 2024-9

- **Type:** Future Land Use

- **Issue:** This is a proposed amendment to the Future Land Use Map of the 2035 Comprehensive Plan for 2,787 acres of land located west of U.S. Highway 1 and between State Road 100 W and State Road 11. The subject parcels current Future Land Use categories include Agriculture & Silviculture (AG&S), Single Family – Low Density (SF-LD), and Conservation-1 (Con-1), and the proposed Future Land Use Categories makes a change from the Agriculture & Silviculture Future Land Use categories to the following mix of land use categories: Rural Estates (RE), Single Family-Low Density (SF-LD), Single Family-Medium Density (SF-M), Multifamily (MF), Commercial – Medium (COM-M), Industrial (IND) and Public (Public). The proposed amendment intends to allow for an integrated master-planned mixed-use community including residential, commercial, light industrial, support services, parks and recreation, and conservation.

- **Background:** The applicant, Northeast Florida Developers, LLC, has applied for a Large-scale Future Land Use Map amendment for 2,787+/- acres on behalf of the owners, JM Properties X LLC and Wayerhaeuser Company. This large-scale amendment is for the mixed-use development known as the Reserve at Haw Creek. The Reserve at Haw Creek is proposed to be an integrated master-planned mixed-use community including residential, commercial, light industrial, emergency support services, parks and recreation, and conservation. The community will include housing types ranging from affordable to market-rate, consisting of attached and detached single-family residences to townhomes, garden homes, and condominiums. A village center in the eastern portion of the subject development will provide a mixture of neighborhood and community services, retail and commercial spaces, parks and trails, public services, and amenities. The development will be adjacent to and expand the current urban core of the City, thus reducing the effects of urban sprawl as regulated by the City's 2035 Comprehensive Plan. Please see Map 1 and Table 1 in the Appendix for additional information.

- **Impacts:** The proposed site is located along U.S. Highway 1 and near State Road 100W and State Road 11, all three are considered Transportation Resources of Regional Significance. The subject area will have multiple access points along State Road 100 W and State Road 11 with additional access points on County Road 302 and County Road 65. The buildout will have significant impacts on the number of trips. A traffic study was completed for the transmittal phase and future collaboration with FDOT will be needed for access to State Roads. Haw Creek, which borders the development, is considered a Natural Resource of Regional Significance. The development will be clustered in the appropriate uplands which in turn provides for a thoughtful layout of the proposed mixture of uses, product types, densities, and intensities to preserve the natural habitat where appropriate and necessary. The preservation of natural habitat, both uplands and wetlands, is organized to maintain natural flows of runoff and provide a continuous greenway/wildlife corridor system that may also function in part as passive recreation and trails. The development will follow existing watersheds to maintain natural drainage patterns.

- **Recommended Intergovernmental Coordination:** Considering the development's potential impact on County Roads, coordination with Flagler County's Growth Management Department is recommended and they were included in the correspondence with the transmittal.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Fernandina Beach 24-1ESR	4	X		Nassau	4-7-2024	Ordinance 2024-09

- **Type:** Text

- **Issue:** The Fernandina Beach City Commission is proposing amendments to its Comprehensive Plan (Plan) and Land Development Code (LDC) to reduce the allowable residential density within the Central Business District (CBD) Future Land Use Map category and C-3 zoning district. This targeted adjustment seeks to achieve compatibility between potential residential growth and the preservation of the CBD's unique historic character. The proposed reduction aligns with existing development regulations and aims to foster a more sustainable and balanced approach to future downtown development.

- **Background:** The Fernandina Beach City Commission, on March 5, 2024, directed staff to reduce the Central Business District (CBD)/C-3 density from 34 dwelling units per acre (established in 2017) to 18 units per acre. This change aims to address concerns about potential overdevelopment and its impact on the historic character of the CBD. Presently, the majority of second and third-floor units continue to be occupied for professional offices or for personal services. Most retailers continue to prefer locations on the first floor. Amendments to the Comprehensive Plan and Land Development Code (LDC) are proposed to reflect directed action.
  Since the 2017 increase to 34 units per acre, three developments have taken advantage of the higher density:
  - "Lofts on 5th," a multi-family condo building (adaptive reuse of a church ancillary building) at 19 N. 5th Street with 9 units.
  - "Pozzi Building," a mixed-use restaurant/residential project at 300 Ash Street with 2 units.
  - "Park Place," a mixed-use project with 33 residential units and commercial space at 1015 Atlantic Avenue.

  With the density reduction approved, these existing developments would become legal non-conforming uses, subject to the City's Land Development Code (LDC) Section 10.01.00 regarding non-conforming uses. Please see Exhibit 1 for additional information on the proposed text amendment.

- **Impacts:** No impacts to Resources of Regional Significance or extra-jurisdictional impacts to adjacent jurisdiction's comprehensive plans are expected considering that this is a text amendment.

- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is needed considering that this is a text amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Clay County 23-1DRI [Info Only]	5	X	Clay	6-5-2024	Agricola Development	Clay County 23-1DRI

- **Type:** Future Land Use

- **Issue:** This amendment was initiated by the current owners of the properties that make up the development known as the Agricola Property. This amendment to the Future Land Use Map changed the land use designation for 2,847 acres of existing Agricultural land use, 217 acres of Rural Residential land use, 52 acres of Industrial land use, 28 acres of Conservation land use, and 1 acre of commercial land use, for a total of 3,145 acres, to Planned Community land use.

- **Background:** Per the 2040 Clay County Comprehensive Plan, the Planned Community land use is defined as a very large site that is under unified ownership that contains several different proposed land uses with a significant percentage being devoted to residential uses. These areas are characterized by unified planning for the project as a whole, clustering of development to preserve usable open space and other natural features, a mixture of housing types, and may include a variety of non-residential development. The development agreement provides for the phasing schedule for the project and includes the commitments to be made by the developer and the designated amounts are shown in the table below.

Proposed Land Use	Residential	Hotel	Office and Light Industrial	Education	Commercial
Phase 1	450du		30,000 sf		22,500 sf
Phase 2	800du		50,000 sf		22,500 sf
Phase 3	770du	100 rms.	70,000 sf	160,000 sf	22,500 sf
Phase 4	700du		250,000 sf	160,000 sf	22,500 sf
Phase 5	640du		270,000 sf	160,000 sf	125,000 sf
Phase 6	640du		330,000 sf	160,000 sf	125,000 sf
Total	4000du	100 rms.	1,000,000 sf	640,000 sf	340,000 sf

For more information, please see Maps 2-4 in the Appendix below.

- **Impacts:** The subject site is south of State Road 23 and west of U.S. Highway 17, which are both Transportation Resources of Regional Significance. In the Development Agreement, the applicant will commit to providing access between U.S. Highway 17 and the Agricola Development to serve up to the first 1,482 net new PM peak hour trips. The applicant will provide a reporting mechanism that monitors trip generation following the construction of the 750th Dwelling Unit or after 2035, whichever occurs first, to help determine when such a trigger is reached.

The Development Agreement also includes a binding commitment to provide emergency access for Phases 1, 2, and residential portions of Phase 3 via U.S. 17. As such, Bellamy Road South would be designed so that it functions as secondary access in an emergency and will be designed as a two-way couplet with a large median from Bellamy Road South so that in the event of an accident, one side of the road, the alternate lane, typically used for one-way traffic, could serve as a two-way access lane.

- **Recommended Intergovernmental Coordination:** Considering the proximity of the development to the City limits for the City of Green Cove Springs and the county boundary with Putnam County, the NEFRC recommends coordination with respective planning staff. The City of Green Cove Spring's Development Services Department was included in the transmittal of the amendment, however, the NEFRC also recommends coordination with the Putnam County Planning and Zoning Department.

Appendix

Map 1: City of Bunnell 24-2ESR (Amended Future Land Use Map).

Exhibit "A"
Amended Future Land Use Map

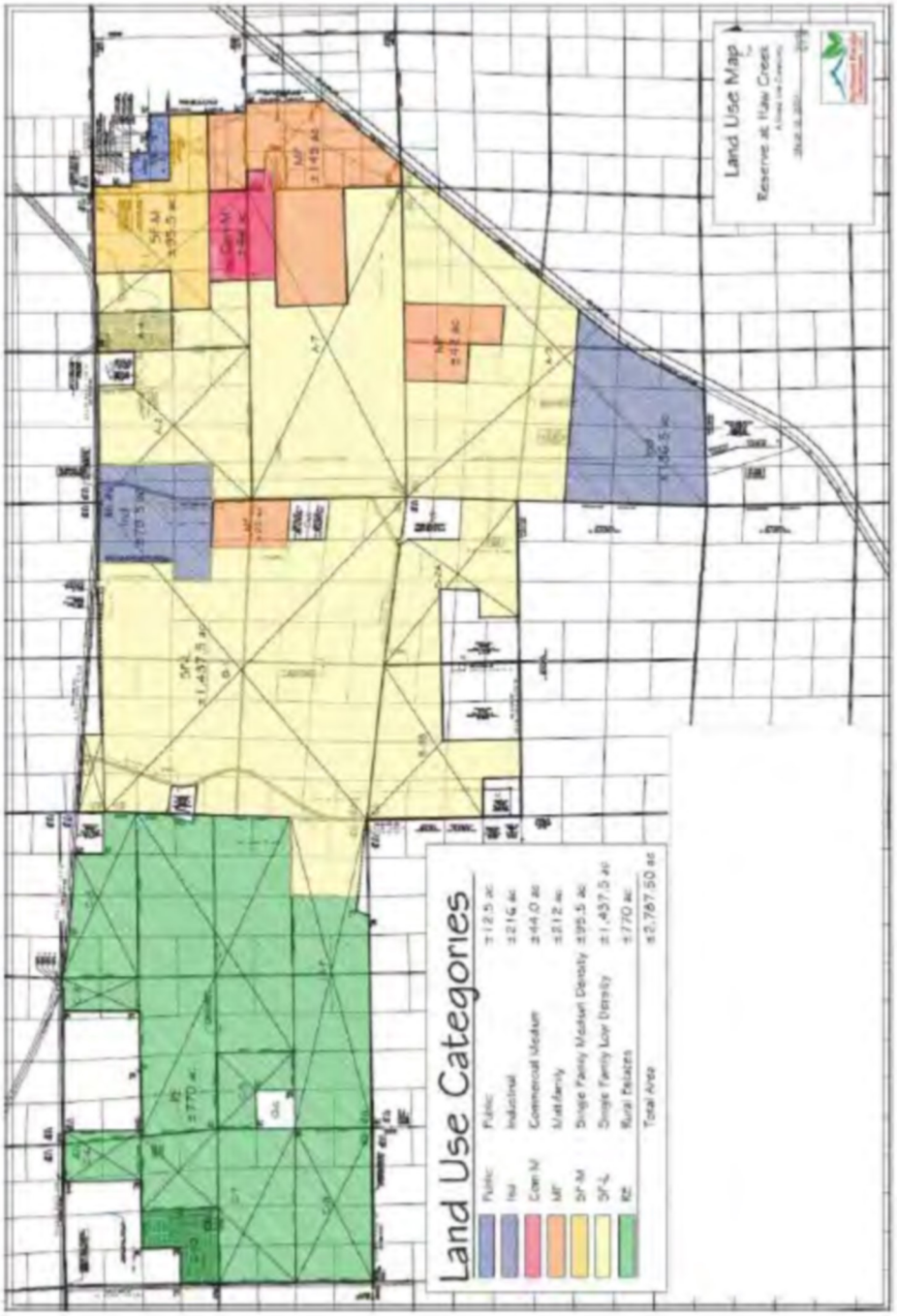
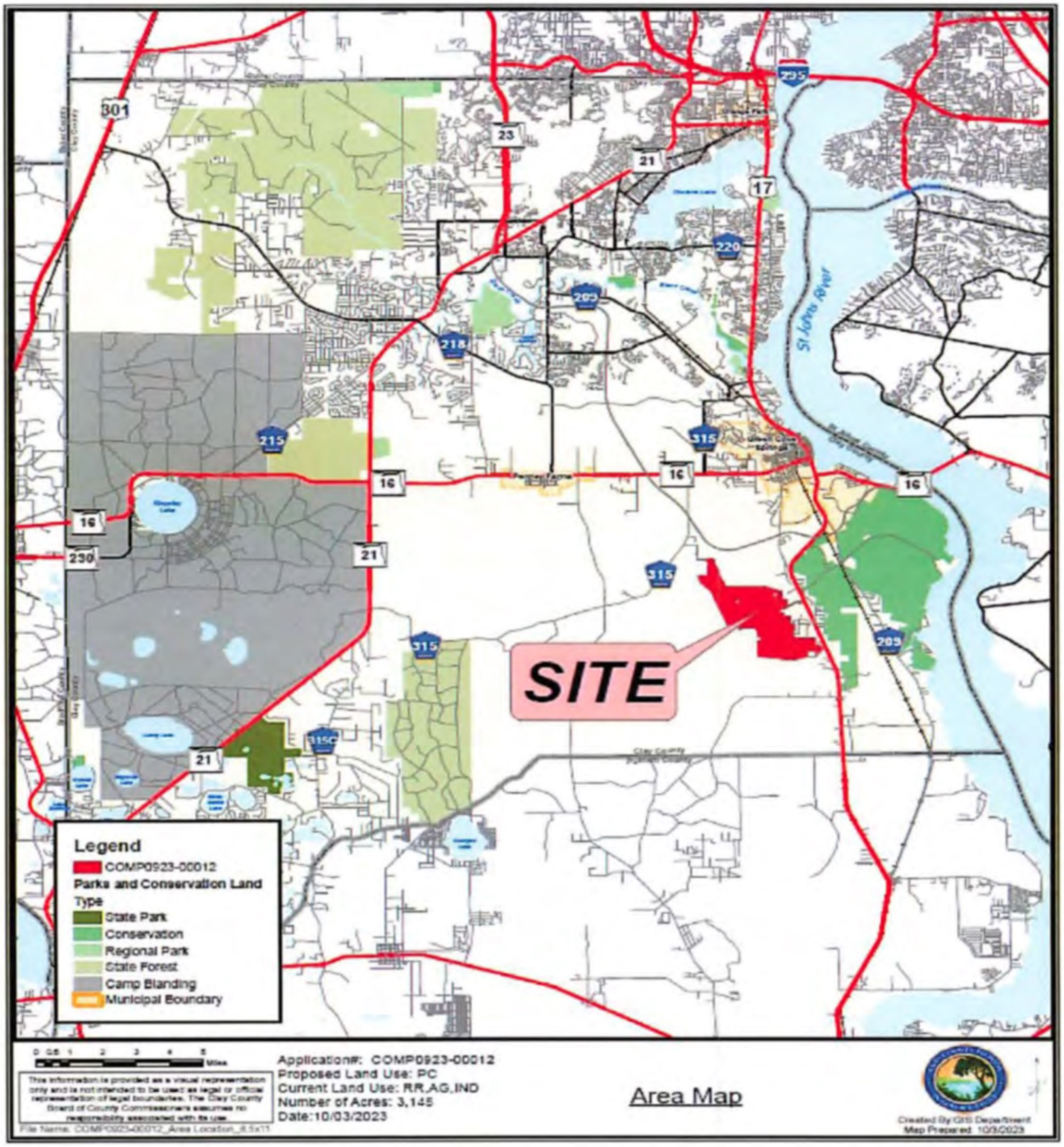


Table 1: City of Bunnell 24-2ESR (Parcel Data with Future Land Use Designations)

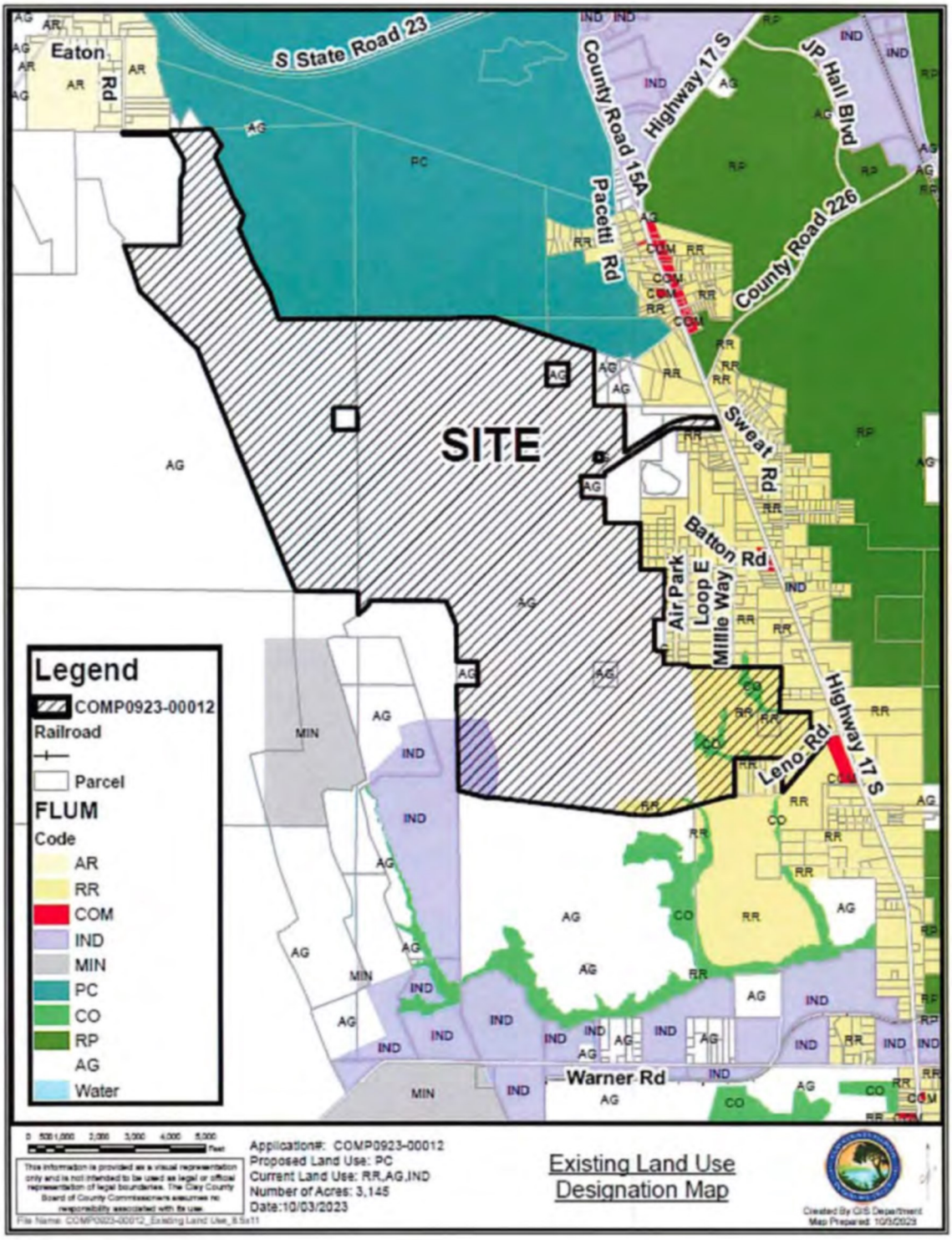
Survey Reference	Parcle Number	Acreage by GIS	Acreage by Survey	Existing Land Use	Existing Zoning	Proposed Land Use								
A1	16-12-30-0650-000A0-0010	136.99 ac	141.09 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Density (SF-L) / Single Family Medium Density (SF-M) / Commercial - Medium (COM-M)	47.18 ac	SF-L	70.54 ac	SF-M	23.37	AC	COM-M
A2	16-12-30-0650-00060-0010	143.36 ac	144.93 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Density (SF-L) / Industrial (IND)	116.27 ac	SF-L	28.66 ac	IND			
A3	16-12-30-0750-00010-0010	1.09 ac	1.09 ac	Agriculture & Silviculture	AG&S	Single Family Low Density (SF-L)	1.09 ac	SF-L					
A4	16-12-30-0750-00020-0000	17.60 ac	18.29 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Density (SF-L)	18.29 ac	SF-L					
A5	15-12-30-0850-00080-0040	56.89 ac	57.17 ac	Single Family Low Density	R-1	Single Family Medium Density (SF-M) / Multifamily (MF) / Public (PUBLIC)	24.84 ac	SF-M	19.87 ac	MF	12.46	AC	PUBLIC
A6	15-12-30-0650-000C0-0042	71.15 ac	68.66 ac	None Assigned by City of Bunnell	R-1	Multifamily (MF) / Commercial-Medium (COM-M)	65.18 ac	MF	3.48 ac	COM-M			
A7	16-12-30-0650-00080-0000	311.88 ac	321.75 ac	Agriculture & Silviculture	AG&S	Single Family Low Density (SF-L) / Multifamily (MF) / Commercial-Medium (COM-M)	250.11 ac	SF-L	55.16 ac	MF	16.48 ac	COM-M	
Weyerhaeuser	15-12-30-0650-000C0-0070	4.60 ac	4.98 ac	None Assigned by City of Bunnell	R-1	Multifamily (MF) / Commercial-Medium (COM-M)	3.99 ac	MF	0.99 ac	COM-M			
A8	22-12-30-0650-00080-0011	3.03 ac	2.18 ac	Agriculture & Silviculture	Agriculture & Silviculture	Single Family Low Density (SF-L)	2.18 ac	SF-L					
A9	21-12-30-0000-01010-0010	425.04 ac	431.74 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Density (SF-L) / Multifamily (MF) / Industrial (IND)	253.02 ac	SF-L	42.26 ac	MF	136.5 ac	IND	
B1	17-12-30-0650-000D0-0000	590.80 ac	587.38 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Dessity (SF-L) / Multifamily (MF) / Industrial (IND)	511.89 ac	SF-L	24.71 ac	MF	50.78 ac	IND	
B2B	20-12-30-0650-000B0-0010	97.70 ac	99.76 ac	Agriculture & Silviculture	Agriculture & Silviculture	Single Family Low Dessity (SF-L)	99.76 ac	SF-L					
B2A	20-12-30-0650-000A0-0030	94.07 ac	88.89 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Single Family Low Density (SF-L)	88.89 ac	SF-L					
C1	18-12-30-5550-00050-0110	278.93 ac	285.07 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Rural Estates (RE)	285.07 ac	RE					
C2	18-12-30-5550-00010-0000	63.26 ac	65.86 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Rural Estates (RE)	65.86 ac	RE					
C3	18-12-30-5550-00030-0010	19.75 ac	16.84 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	16.84 ac	RE					
C4	08-12-30-5550-00130-0000	9.15 ac	11.72 ac	Agriculture & Silviculture	AG&S	Single Family Low Density (SF-L)	11.72 ac	SF-L					
C5	18-12-30-5550-00120-0010	29.84 ac	29.79 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	29.79 ac	RE					
C6	13-12-29-5550-00010-0010	26.34 ac	25.72 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	25.72 ac	RE					
C7	13-12-29-5550-00080-0000	119.88 ac	118.98 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	118.98 ac	RE					
C8	13-12-29-5550-00150-0000	79.17 ac	79.41 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	79.41 ac	RE					
C9	13-12-29-1250-00100-0010	2.85 ac	2.83 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	2.83 ac	RE					
C10	13-12-29-1250-00010-0000	26.97 ac	25.83 ac	Agriculture & Silviculture	AG&S	Rural Estates (RE)	25.83 ac	RE					
C11	13-12-29-1250-00100-0380	0.13 ac	0.13 ac	Agriculture (F)	AG (F)	Rural Estates (RE)	0.13 ac	RE					
C12	13-12-29-1250-00100-0360	0.15 ac	0.15 ac	Agriculture (F)	AG (F)	Rural Estates (RE)	0.15 ac	RE					
13F	18-12-30-5550-00130-0000	154.32 ac	155.79 ac	Agriculture & Silviculture; Conservation 1	AG&S / AC(F)	Rural Estates (RE) / Single Family Low Density (SF-L)	118.69 ac	RE	37.1 ac	SF-L			
Requires Annexation			2786.03 ac	Per Survey (Acreage Used for Land Use)			2263.71		282.8		239.6		278
		2765.04 ac	Per GIS										
Sources: Survey, Flagler County Property Appraiser / GIS						Land Use Summary							
						Public	12.46						
						Industrial	215.9						
						Com-M	44.32						
						MF	211.17						
						SF-M	95.38						
						SF-L	1437.5						
						RE	769.3						
						Total	2786.03						

Map 2: Clay County 23-1DRI (Location Map)

Figure 1 – General Location



Map 3: Clay County 23-1DRI (Existing Future Land Use)



Map 4: Clay County 23-1DRI (Proposed Future Land Use)

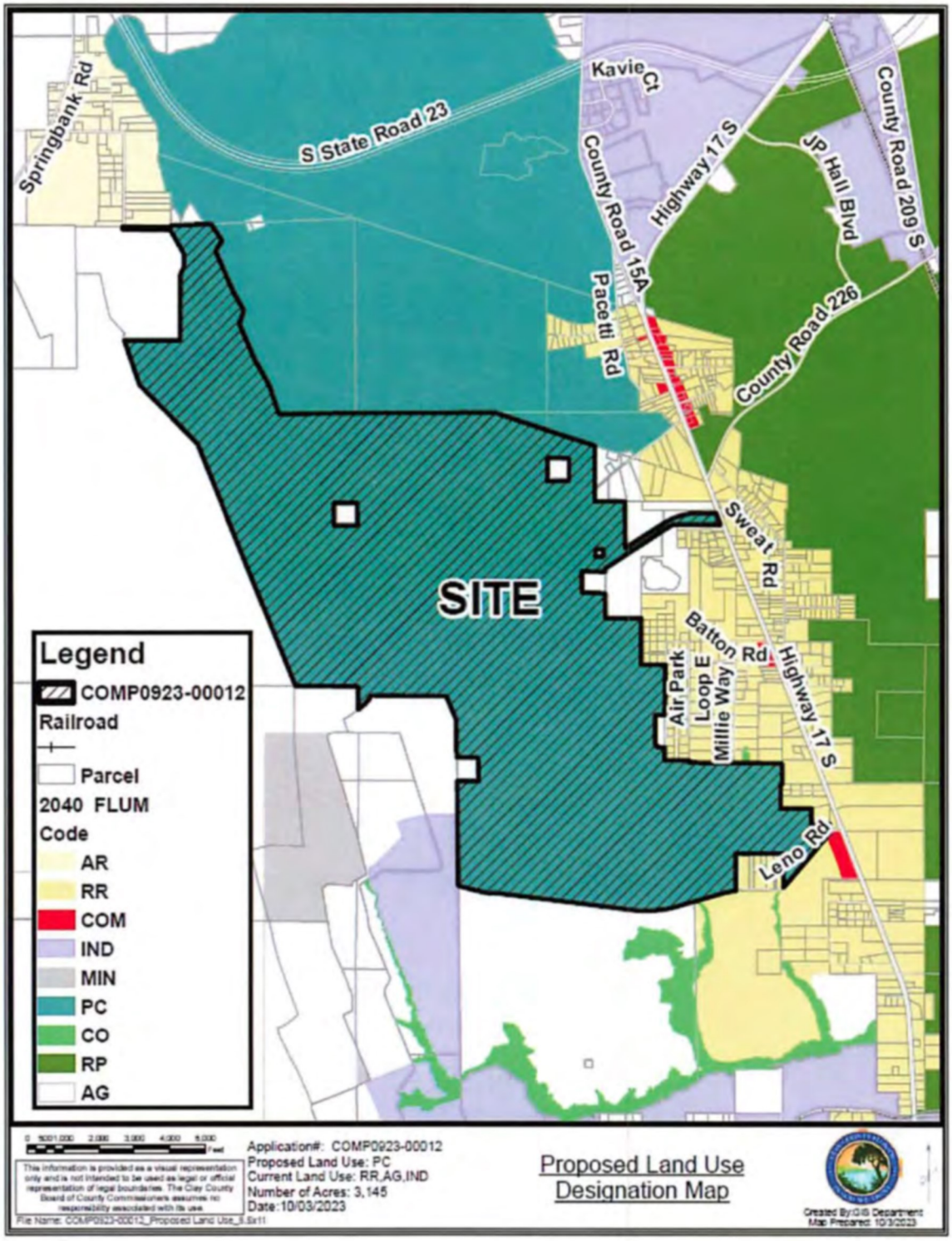


Exhibit 1: City of Fernandina Beach 24-1ESR (Policy Amendment)

Policy 1.07.10. Central Business District (CBD) …

d. The density of residential development in the Central Business District land use category ~~shall~~ must not exceed ~~thirty-four (34)~~ eighteen (18) units per acre.

May 14, 2024

RESPONSE VIA EMAIL ONLY

Ms. Kelly N. Gibson, AICP
Planning Director
City of Fernandina Beach
Department of Planning and Conservation
204 Ash Street
Fernandina Beach, Florida 32034

Dear Ms. Gibson:

Thank you for submitting City of Fernandina Beach's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 24-01ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than June 12, 2024.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the second public hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or Jana Williams, Regional Planning Administrator, who will be overseeing the review of the amendments, at (805)717-8483.

Sincerely,

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/ts

cc: External Agencies

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

CITY OF FERNANDINA BEACH **Kelly N. Gibson, AICP**
Department of Planning & Conservation Deputy Director

May 13, 2024

Department of Economic Opportunity (DEO)
Attn: Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison- MSC160
Tallahassee, FL 32399

RE: **Proposed Comprehensive Plan Text Amendments**

Dear Ms. Powell:

The enclosed transmittal package contains proposed Comprehensive Plan amendments to the City of Fernandina Beach Comprehensive Plan. The proposed amendments are subject to the "Expedited State Review Process" per Florida Statute 163.3184(3). The Local Planning Agency (LPA) considered and issued its final recommendations of the amendments in a public hearing on April 10, 2024. The City Commission conducted a public hearing to transmit the proposed amendments on May 7, 2024. The proposed amendments are not applicable to an area of critical state concern.

This package contains of the following documents:

- A copy of the proposed Comprehensive Plan Text Amendments
  - Element 1 – Future Land Use;
- Applications Materials, Staff reports with Data and Analysis;
- Ordinance 2024-24 approved at 1st Reading on May 7, 2024; and;
- Meeting minutes for public hearings; and;
- Proof of publication for LPA Hearing on April 10, 2024.

A copy of the complete proposed amendment package has been provided in PDF format on June 7, 2023, to the appropriate review agencies (as listed below). Such action is compliant with Florida Statutes, 163.3184(3), fulfilling requirements of the "Expedited State Review Process."

Should you have any questions or comments, please feel free to contact me at 904-310-3481 or kgibson@fbfl.city.

These documents have been made available for public review at City Hall with the Department of Planning and Conservation located at 204 Ash Street, Fernandina Beach, FL 32034. Please advise us regarding the completeness of the proposed Comprehensive Plan amendment transmittal package for review under the "Expedited State Review Process."

Respectfully,

Kelly N. Gibson, AICP
Deputy Director of Planning & Conservation

CC: Northeast Florida Regional Council, SJR Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, Nassau County, Florida Fish and Wildlife Conservation Commission, Department of Education

July 3, 2024
News Leader Edition

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, July 16, 2024, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN POLICY 1.07.10 (D) TO REDUCE THE DENSITY OF THE CENTRAL BUSINESS DISTRICT (CBD) FROM THIRTY-FOUR (34) DWELLING UNITS PER ACRE TO EIGHTEEN (18) DWELLING UNITS PER ACRE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications with description by metes and bounds and the ordinance can be obtained in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 310-3115.

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE POLICY 4.01.01 DENSITY AND HOUSING TYPES TABLE TO REDUCE THE DENSITY OF THE CENTRAL BUSINESS DISTRICT (C-3) FROM THIRTY-FOUR (34) DWELLING UNITS PER ACRE TO EIGHTEEN (18) DWELLING UNITS PER ACRE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted a unified Land Development Code on September 5, 2006, which became effective on October 1, 2006; and

WHEREAS, the City of Fernandina Beach has applied for an LDC text amendment to reduce the allowable density of the Central Business district from 34 dwelling units per acre to 18 dwelling units per acre; and

WHEREAS, the Planning Advisory Board (PAB), acting as the City's Local Planning Agency, considered the application at its Regular Meeting on Wednesday, April 10, 2024, and unanimously recommended approval; and

WHEREAS, notice of public hearing on such amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on March 27, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. PURPOSE AND INTENT. The City Commission finds that the Land Development Code Amendments, attached hereto as Exhibit "A," modifying Density and Housing Table 4.01.01 to reduce the Central Business District (C-3) Zoning District from 34 dwelling units per acre to 18 dwelling units per acre.

SECTION 2. SEVERABILITY. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 3. This Ordinance shall become effective immediately upon adoption.

ENACTED this 16th day of July, 2024.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Mayor - Commissioner

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

Date of First Reading Advertisement (PAB):	April 10, 2024
Date of First Reading and Public Hearing:	May 7, 2024
Date of Second Reading Advertisement:	July 3, 2024
Date of Second Reading and Public Hearing:	July 16, 2024

EXHIBIT A

LAND DEVELOPMENT CODE POLICY

4.01.01 Density and Housing Types Table

Zoning District	**Maximum Gross Density (dwelling units per acre)**
C-3	~~34.0~~ 18.0

Print

Planning Advisory Board (PAB) - Submission #13591

Date Submitted: 3/28/2024

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- [ ] Zoning Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [ ] Land Use Map Amendment (≤ 10 acres $2,500 / > 10acres $5,000)
- [x] LDC Text Amendment ($1,500)
- [x] Comp Plan Amendment ($5,000)
- [ ] Subdivision Plat – Preliminary (≤ 20 units $3,000 / > 20 units $5,000)
- [ ] Subdivision Plat – Final ($1,500)
- [ ] Vacation of R.O.W. ($3,500)
- [ ] Small Cell Outside R.O.W. (per application) ($500)
- [ ] Voluntary Annexation ($2,000)
- [ ] Development of Regional Impact: Amend Development Order ($1,500)
- [ ] New Telecommunications Structure ($2,500)
- [ ] Revision to each PAB Application $400

2024 Submission Deadlines + Meetings Calendar

PAB 2024

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- [x] LDC Text Amendment – see LDC Section 11.01.08.
- [ ] Preliminary Subdivision Plat – see LDC Section 11.01.05.
- [ ] Final Subdivision Plat – LDC Section 11.01.05.
- [ ] Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- [x] A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- [ ] Proof of Ownership (copy of deed or tax statement);
- [ ] A current survey of the property (no older than two years);
- [ ] If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- [x] A detailed letter of intent stating the following:
- [x] o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
- [x] o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

3/5/2024

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy hh:mm am/p

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Site Address*

204 ASH STREET

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)*

NA

Lot*

NA

Block*

NA

Subdivision*

NA

Zoning District*

C-3

Future Land Use Designation*

Central Business District

REVIEW TYPE*

- [ ] Zoning Map Amendment ≤ 10 acres
- [ ] Zoning Map Amendment > 10 acres
- [x] LDC Text Amendment
- [x] Comp Plan Amendment
- [ ] Subdivision Plat – Preliminary ≤ 20 units
- [ ] Subdivision Plat – Preliminary > 20 units
- [ ] Subdivision Plat – Final
- [ ] Vacation of R.O.W.
- [ ] Voluntary Annexation
- [ ] Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

CITY OF

Last Name*

FERNANDINA BEACH

Company (if applicable)

Mailing Address*

204 ASH STREET

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Telephone Number*

9043103480

Email Address*

KGIBSON@FBFL.ORG

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Charlie

Last Name

George

Mailing Address

204 ASH STREET

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

9042777325

E-mail Address

KGIBSON@FBFL.ORG

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Summary of Request (more detailed information to be provided in required letter of intent)*

See Attached - Directed by City Commission on 3/5/2024

Certification*

- [x] By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- [x] I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled heating and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Charlie Georg

Applicant Last Name*

George

Today's Date*

3/6/2024

Upload Supporting Documentation*

Draft Text Amendments.docx

City of FB logo
NEW Reflex

Upload 2

Choose File No…en

Upload 3

Choose File No…en

Upload 4

Choose File No…en

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

COMPREHENSIVE PLAN & LDC TEXT AMENDMENTS
CENTRAL BUSINESS DISTRICT/ C-3 DENSITY REDUCTION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Charlie George, Interim City Manager
REQUESTED ACTION:	Amending Comprehensive Plan Policies 1.07.10 (d) and LDC Section 4.01.01 (table) to decrease net density within the Central Business District (CBD) land use/ C-3 zoned properties from 34 dwelling units per acre to 18 dwelling units per acre
LOCATION:	All Central Business District (CBD) Future Land Use Map and C-3 zoning district totaling approximately 47.50 acres of land

*** *All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office, and at the Planning and Conservation Department.* ***

INTRODUCTION

The Fernandina Beach City Commission is proposing amendments to its Comprehensive Plan (Plan) and Land Development Code (LDC) to reduce the allowable residential density within the Central Business District (CBD) Future Land Use Map category and C-3 zoning district. This targeted adjustment seeks to achieve compatibility between potential residential growth and the preservation of the CBD's unique historic character. The proposed reduction aligns with existing development regulations and aims to foster a more sustainable and balanced approach to future downtown development.

BACKGROUND

The Fernandina Beach City Commission, on March 5, 2024, directed staff to reduce the Central Business District (CBD)/C-3 density from 34 dwelling units per acre (established in 2017) to 18 units per acre. This change aims to address concerns about potential overdevelopment and its impact on the historic character of the CBD. Presently, the majority of second and third floor units continue to be occupied for professional offices or for personal services. Most retailers continue to prefer locations on the first floor. Amendments to the Comprehensive Plan and Land Development Code (LDC) are proposed to reflect directed action.

Since the 2017 increase to 34 units per acre, three developments have taken advantage of the higher density:

- "Lofts on 5th," a multi-family condo building (adaptive reuse of a church ancillary building) at 19 N. 5th Street with 9 units.
- "Pozzi Building," a mixed-use restaurant/residential project at 300 Ash Street with 2 units.
- "Park Place," a mixed-use project with 33 residential units and commercial space at 1015 Atlantic Avenue.

If the density reduction is approved, these existing developments would become legal non-conforming uses, subject to the City's Land Development Code (LDC) Section 10.01.00 regarding non-conforming uses.

PROPOSED

RATIONALE FOR DENSITY REDUCTION

Respecting Existing Lot Sizes: The reduction in density to 18 units per acre plays a crucial role in safeguarding the historic character established in the 1857 and 1901 plat of Fernandina Beach. This adjustment ensures compatibility with the existing platted lots, a defining characteristic of the district. These lots trace their origins back to the 1901 plat, measuring 25ft x 100ft. With 383 such lots existing in the 47.5-acre CBD, Policy 1.05.04 of the Comprehensive Plan rightfully continues to honor them. Maintaining compatibility with these lots through density reduction discourages demolition, ensures future development, and respects the historic fabric as envisioned in the 1901 plat.

While the previous density of 34 units per acre allowed for a theoretical maximum build-out of 1,615 dwelling units across the CBD, several factors realistically limit this potential. Parking requirements, stormwater management demands, and landscaping minimums all act as natural brakes on such high-density development. The proposed reduction to 18 units per acre acknowledges these limitations and brings the theoretical build-out down to a more manageable 839 units. This revised figure provides a more realistic picture of future development while still offering opportunities for residential growth, all within the framework established by the 1901 plat.

Promoting Adaptive Reuse: The lower density of 18 units per acre continues to incentivize the adaptive reuse of existing historic structures, many of which were built according to the scale and character established in the 1901 plat. By limiting the total number of units allowed, the focus shifts towards utilizing vacant upper floors in these historic buildings for residential purposes. This approach fosters a more sustainable development pattern by promoting the rehabilitation and reuse of existing structures, reducing the environmental impact associated with demolition and new construction.

Furthermore, the reduced density encourages a vibrant mixed-use environment within the CBD, echoing the spirit of the 1901 plat. By integrating residential uses alongside commercial spaces, the proposal fosters a more dynamic and pedestrian-friendly atmosphere. Residents living downtown contribute to a critical mass of people who can patronize local businesses during evenings and weekends. This increased foot traffic fosters a livelier and more prosperous atmosphere for the entire downtown core. This approach, promoting both adaptive reuse and a mixed-use environment, helps to preserve the historic character of the CBD as envisioned in the 1901 plat while laying the groundwork for a more vibrant and economically sustainable downtown.

Enhancing Historic Character: Reducing the density to 18 dwelling units per acre allows for continued flexibility in designing projects that respect the scale and architectural style of the surrounding historic buildings and streetscapes while accommodating residential housing needs for the community. The reduced density fosters a stronger connection between new development and the original historic buildings built according to the 1901 plat. This ultimately leads to a more cohesive and aesthetically pleasing downtown environment that celebrates the rich history of Fernandina Beach while accommodating the need for additional residential housing, all within the framework established by the historic plat.

PROPOSED

Portion of 1901 Plat of Downtown Fernandina Beach

ALIGNMENT WITH STATE AND LOCAL REGULATIONS

Comprehensive Plan: The proposed density at 18 dwelling units per acre adheres to Policy 1.05.04 of the Comprehensive Plan, permitting one residential unit on existing platted lots within the CBD. This alignment ensures consistency between the City's long-term development goals and the proposed zoning changes. The policy change is internally consistent with objectives and policies contained in the Housing Element and Historic Preservation Element.

Historic District Regulations: Established procedures for exterior improvements and demolition within the Historic District, overseen by the Historic District Council, ensure the protection of historic resources. The proposed density reduction continues to complement these existing regulations by limiting the potential for development that could negatively impact historically significant structures.

Land Development Code: Existing regulations regarding building height (45 ft max), lot width (min 25ft), landscaping (10% of site), tree removal replacement requirements, multi-family parking standards, buffer requirements, and stormwater management continue to apply. These regulations ensure a level of development that respects the built environment and minimizes environmental impacts.

Parking: The city absorbs parking impacts for commercial operations through public parking lots and on-street parking, but on-site parking will still be required for residential units. Off-site parking options are available through flexibility allowances provided in the LDC. Staff will continue to evaluate parking needs within the CBD/C-3 area and explore potential solutions to ensure a balance between accommodating new residents and maintaining a pedestrian-friendly environment.

CONCLUSION

The proposed reduction in CBD density fosters a balance between economic development and historic preservation within Fernandina Beach. This directed action aligns with existing regulations and promotes a development approach that respects the City's unique character. By reducing density to 18 dwelling units per acre, the City continues to promote adaptive reuse for residential units above commercial spaces and encourages residential living in the downtown core. Residents living downtown contribute to a critical mass of people, supporting local businesses during evenings and weekends, ultimately fostering a livelier and more prosperous downtown. These changes serve to achieve a more sustainable and livable downtown environment that celebrates the rich history of Fernandina Beach. The following amendments to the Comprehensive Plan policy 1.07.10 (d) and LDC table 4.01.01 for the Central Business District/C-3 zoning are proposed to make necessary modifications.

REQUESTED TEXT AMENDMENTS

COMPREHENSIVE PLAN POLICY 1.07.10 (d)

Policy 1.07.10.

Central Business District (CBD)

…

d. The density of residential development in the Central Business District land use category ~~shall~~ must not exceed ~~thirty-four (34)~~ eighteen (18) units per acre.

…

LAND DEVELOPMENT CODE POLICY 4.01.01

4.01.01 Density and Housing Types Table

Zoning District	Maximum Gross Density (dwelling units per acre)
C-3	~~34.0~~ 18.0

PROPOSED

July 3, 2024
News Leader Edition

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, July 16, 2024, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2024-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE POLICY 4.01.01 DENSITY AND HOUSING TYPES TABLE TO REDUCE THE DENSITY OF THE CENTRAL BUSINESS DISTRICT (C-3) FROM THIRTY-FOUR (34) DWELLING UNITS PER ACRE TO EIGHTEEN (18) DWELLING UNITS PER ACRE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/ COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications with description by metes and bounds and the ordinance can be obtained in the office of the City Clerk, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Staff of the City Clerk's Office at 310-3115.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2025-84
Work Order Approval and Budget Transfer - Passero Associates, LLC

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-84.

SYNOPSIS: The City Commission directed staff to pursue the release of federal obligations associated with Airport-owned property occupied by the Ybor Alvarez Sports Complex to allow for redevelopment of a new soccer complex. The existing soccer fields within the Ybor Alvarez Sports Complex would then be redeveloped for aeronautical use to construct t-hangars. To accomplish this project, the Federal Aviation Administration ("FAA") requires completion of an Environmental Assessment prior to considering the City's request to release obligations for certain property or allow for redevelopment for aeronautical use.

The FAA participated in developing the scope of this proposed work order, and has provided concurrence with the scope of services to confirm it will satisfy the required elements for review by the FAA. This project will take approximately one year to complete. While not budgeted within the current fiscal year, a budget amendment has been proposed to fund this work. Funds for completion of this study have also been included within the proposed FY25-26 Airport Department Budget.

FISCAL IMPACT: Funds are available for transfer from the Airport Improvement account, 420 56300, Project #23002, into the Airport Professional Services account, 420 53100, in the amount of $215,520, for Project #25070.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-84.

Kim Briley, Deputy City Clerk	4/29/2025
Alisha Brown, Budget Analyst	4/30/2025
Susan Carless, Comptroller	4/30/2025
Jeremiah Glisson, Deputy City Manager	5/8/2025
Sarah Campbell, City Manager	5/13/2025
Harrison Poole, City Attorney Pro Tem	5/13/2025
Katie Newton, Paralegal	5/13/2025

Date: April 26, 2025

Submitted By: Nathan Coyle, Airport Consultant

COMMISSION ACTION: Adopt

RESOLUTION 2025-84

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING PASSERO ASSOCIATES, LLC WORK ORDER 23-105A FOR COMPLETION OF AN ENVIRONMENTAL ASSESSMENT IN THE AMOUNT OF $215,520; APPROVING A BUDGET TRANSFER; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach Municipal Airport owns the Ybor Alvarez Athletic Complex and this property is currently utilized for recreational purposes; and

WHEREAS, this property carries certain federal obligations requiring its primary purpose to be for aeronautical use; and

WHEREAS; the City of Fernandina Beach desires redevelopment of the soccer field portion of this property to support aeronautical activity/demand, and the acquisition of the softball field portion of this property for redevelopment as a soccer field complex; and

WHEREAS, the Federal Aviation Administration requires completion of an Environmental Assessment prior to redevelopment and/or a request to release the federal obligations associated with the softball field portion of the property for acquisition by the City from the Airport; and

WHEREAS, Passero Associates, the City's Airport Engineering firm as approved by Resolution 2024-08, has proposed Work Order 23-105A for professional services to complete an environmental assessment as required by the Federal Aviation Administration.

WHEREAS, a budget transfer, in the amount of $215,520 from the Improvement Account, 420 56300, Project #23002 to the Airport Professional Services Account 420 53100 is necessary to complete this project (Project #25070).

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

SECTION 1. The City Commission hereby authorizes Work Order 23-105A with Passero Associates for completion of an Environmental Assessment, in an amount not to exceed 215,520.

SECTION 2. The City Commission hereby approves a budget transfer, in the amount of $215,520, from the Airport Improvement Account, 420 56300 23002 into the Airport Professional Services Account 420 53100 25070 to complete this project.

SECTION 3. The City Clerk and City Manager are hereby authorized to execute any documents pertaining to Work Order 23-105A, upon review and approval of the City Attorney Pro Tem.

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

ADOPTED this 20th day of May, 2025.

CITY OF FERNANDINA BEACH

_____
JAMES ANTUN
Mayor – Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

_____
CAROLINE BEST
City Clerk

_____
HARRISON W. POOLE, ESQ.
City Attorney Pro Tem

Docusign Envelope ID: 22F576A0-CFE9-47A5-A89B-A5B2BEA835FF

City of Fernandina Beach

Fernandina Beach Municipal Airport (FHB)

Ybor Alvarez Sports Complex Land Release (Environmental Assessment and Section 4F Alternatives Analysis)

By
Passero Associates, LLC
(Passero Project No. 99000047.0105)

Work Order 23-105A

Work Order 23-105A
Ybor Alvarez Sports Complex Land Release (Environmental Assessment and Section 4F Alternatives Analysis) at Fernandina Beach Municipal Airport (FHB), Florida

Passero Associates, LLC (PA or Consultant) agrees to perform the following services, in accordance with the terms and conditions of this Work Order and the Master Consulting Services Agreement with the City of Fernandina Beach (Client or City), dated February 19, 2019, of which all terms and conditions are incorporated herein by reference:

Project Location: Fernandina Beach Municipal Airport, Fernandina Beach, FL

Project Description: Ybor Alvarez Sports Complex Land Release (Environmental Assessment). Initial discussions with the FAA indicated the project would qualify as a Documented CATEX and de minimus section 4F, however, after review of the CATEX document and draft 4(F) evaluation, the FAA determined an Environmental Assessment and robust Section 4(F) and Section 6(F) alternatives analysis would be required as the project involves a physical taking of a Section 4(F) and Section 6(F) resource. Therefore, this task order is for completion of an Environmental Assessment and Section 4F Alternatives Analysis and Section 6(F) analysis as required by the FAA to complete the Ybor Alvarez Sports Complex Land Release.

Scope of Basic Services: Additional services to provide an Environmental Assessment and Section 4(F) analysis to facilitate FAA Documentation for the Ybor Alvarez Sports Complex Land Release (See Attachment A: Scope of Services)

Scope of Special Services: Environmental Assessment Services

Client Manager / Project Coordinator: Nathan Coyle, Airport Manager

PA Program Manager: Bradley Wente, P.E., Vice President.

PA Project Manager: Leona Lewis, P.E.

Basic Services Compensation and Method of Payment: Lump Sum Not-to-Exceed: $215,520.00

Special Services Compensation and Method of Payment: Lump Sum Not-to-Exceed: None

Total Project Cost: Lump Sum Not-to-Exceed: $215,520.00

Schedules and Meetings: See Attachment A – Scope of Work
1. Project Kick-off Meeting to review scope with City and Airport
2. Additional Meetings with FAA as required.

Deliverables: See Attachment A – Scope of Work
1. Environmental Assessment and Section 4(F) Analysis

"Consultant"	"Client"
Passero Associates, LLC	**City of Fernandina Beach**
BY: Bradley J. Wente	BY:
Bradley J. Wente, Vice President/SE Services Director	Sarah Campbell, City Manager
Typed Name and Title	Typed Name and Title
ATTEST:	ATTEST:
BY: Angela Witt	BY:
Angela Witt, Grants/Contracts Administrator	Caroline Best, City Clerk
Name, Title	Name, Title
April 30, 2025	
Date	Date

APPROVED AS TO FORM AND LEGALITY:
CITY ATTORNEY pro tem

Attachment A - Scope of Work
Work Order 23-105A
Ybor Alvarez Sports Complex NEPA Environmental Assessment and Section 4(f) Alternatives Analysis at Fernandina Beach Municipal Airport (FHB), Florida

I. Project Description

The Fernandina Beach Municipal Airport and City of Fernandina Beach have jointly decided to relocate the existing soccer fields to the adjacent location of the existing softball fields at the Ybor Alvarez Sports Complex, which lies on airport property. The existing softball fields will be relocated elsewhere within the City, allowing the current soccer field area to be developed for aeronautical use. Passero Associates has been tasked with assisting the City/FHB with documentation for the land release process in accordance with FAA and NEPA requirements.

Initial discussions with the FAA indicated the project would qualify as a Documented CATEX and de minimus section 4F, however, after review of the CATEX document and draft 4(F) evaluation, the FAA determined an Environmental Assessment and robust Section 4(F) and Section 6(F) alternatives analysis would be required as the project involves a physical taking of a Section 4(F) and Section 6(F) resource. Therefore, this task order is for completion of an Environmental Assessment and Section 4(F) Alternatives Analysis and Section 6(F) analysis as required by the FAA for preparation of the land release for the Ybor Alvarez Sports Complex Land Release.

II. Basic Services

Passero Associates, LLC (Consultant) will provide the following basic services to assist the City of Fernandina Beach (City) with an Environmental Assessment and Section 4(f) alternative analysis for the Ybor Alvarez Sports Complex, in accordance with the National Environmental Policy Act (NEPA) and Federal Aviation Administration (FAA) Orders 1050.1F and 5050.4B. Project services shall be in accordance with applicable FAA standards and guidelines including but are not limited to:

a. FAA Order 1050.1F *Environmental Impacts: Policies and Procedures*;
b. FAA Order 1050.1F *Desk Reference*;
c. FAA Order 5050-4B *National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions.*
d. U.S.DOT Act Section 4(f) -- 23 CFR Part 774 *Land & Water Conservation Fund Act* - 36CFR Part 59

A. Environmental Assessment

Preparation of a NEPA Environmental Assessment will consider and evaluate categories in compliance with FAA Order 1050.1F, Policies and Procedures for Considering Environmental Impacts, supplemented by FAA Order 5050.4B, The Airport Environmental Handbook, and the FAA Desk Reference. This EA addresses the following elements:

1. The land release of the existing Ybor Alvarez softball fields and conversion of soccer fields for a future T-Hangar development area;
2. The redevelopment of the existing softball fields (to be relocated elsewhere in the City) into soccer fields which will be granted to the city;

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3. The construction of the Taxiway D extension to access the future T-Hangar Development area;
4. Construction of a T-hangar and associated asphalt aprons, parking and stormwater management facilities.

The Taxiway D extension and T-Hangar project are associated with Passero Work Orders 24-110 and 24-110A. An ALP pen and ink update will be required to show the new hangar development.

Task 1: Purpose and Need

This task identifies the projects to be assessed and includes preparation of the FAA EA pre-planning tool and related documents.

Need for the Proposed Action

The proposed action is necessary to address the increasing demand for general aviation hangar space at Fernandina Beach Municipal Airport (FHB) and to ensure compliance with FAA regulations regarding the appropriate use of aeronautical land. Currently, the Airport maintains a waiting list of pilots seeking to base their aircraft inside hangars at FHB. However, the availability of suitable aeronautical land for new hangar development is limited. To support aviation demand, the City of Fernandina Beach, as the Airport sponsor, has secured a Florida Department of Transportation (FDOT) grant for the construction of an 8-bay T-Hangar, associated taxilanes, and a taxiway extension. This development will be located within the northwest sector of the airport, tying into existing general aviation facilities.

Additionally, approximately 25.6 acres of airport land, currently designated for aeronautical use, have been utilized as soccer fields under a grant from the Florida Department of Environmental Protection's Florida Recreation Development Assistance Program. Because this land has not been formally released for non-aeronautical purposes, it must be returned to aeronautical use in accordance with FAA grant assurances. At the same time, the existing soccer fields are a valued community asset, and there is a need to maintain recreational opportunities within the City of Fernandina Beach. Furthermore, the existing on-airport softball fields are underutilized and are not in a desirable location for the community. The City has identified a need to relocate these softball fields to other recreational areas around the City to support the growing Elm Street Little League girls' softball league.

Purpose of the Proposed Action

The purpose of the proposed action is to:

- Ensure compliance with FAA regulations and grant assurances by converting approximately 25.6 acres of airport property from non-aeronautical recreational use back to aeronautical use.

- Support the demand for general aviation hangar space at FHB through the development of an 8-bay T-Hangar, taxilanes, and the Taxiway D extension.

- Facilitate the release of approximately 11.5 acres of airport property to the City of Fernandina Beach for continued use as soccer fields within the Ybor Alvarez Sports Complex.

- Improve recreational facilities within the community by relocating underutilized on-airport softball fields to other areas around the City, better serving local youth athletics.

Task 2: Identification of Alternatives

The alternative section will consider alternatives for the hangar development. Detailed alternatives will be developed during the completion of the Section 4(f) analysis. It is anticipated that there will be at least six or more alternatives evaluated in the Section 4(f) analysis such as:

- Alternative 1: No Action
    - Although this alternative does not meet the purpose and need, it is presented here to comply with the NEPA requirement of having a no build alternative to act as a baseline comparison to the other alternatives. Since this alternative does not require construction (or any action), it produces the least environmental impact.
- Alternative 2: Proposed Action
    - This alternative includes the proposed action, to relocate the soccer fields to the existing softball fields, release the soccer field lands for aeronautical development, and develop an 8 bay T-Hangar with associated taxiway and taxilanes.
- Alternative 3: Development in Northwest Quadrant of Airport
    - This alternative includes clearing the northwest corner of the airport property to develop an 8 bay T-Hangar with associated taxiway and taxilanes.
- Alternative 4: Development in midfield along Taxiway E and B
    - This alternative includes the development of an 8 bay T-Hangar with associated taxiway and taxilanes on the corner of Taxiways E and B.
- Alternative 5: Development in Northeast Quadrant of Airport along Taxiway A
    - This alternative includes crossing a drainage path to develop an 8 bay T-Hangar with associated taxiway and taxilanes.
- Alternative 6: Development in midfield along Taxiway A
    - This alternative includes the development of an 8 bay T-Hangar with associated taxiway and taxilanes in the between Taxiway A and the overflow transient apron.

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Evaluation of Alternatives

Each alternative will be assessed based on its ability to meet the project's purpose and need, potential environmental impacts, and feasibility. Alternatives will be evaluated, with each alternative documenting the project elements, evaluate the alternative against the purpose and need, and note which alternatives will be carried forward for further analysis. The building development will be coordinated with the City and the FBO during two (2) anticipated meetings. Plans will be progressed enough to provide sufficient detail for quantities during correspondence with the agencies. Preliminary costs will be prepared as well.

No Action (No Build Alternative)

This alternative will keep the recreational fields in their existing capacity. As such a land release will not be required and no additional airfield development will be proposed.

Build Alternatives

These alternatives will consider the environmental impacts associated with converting the existing soccer field to aeronautical development for a new connector taxiway, additional hangar and taxilanes; as well as converting the existing softball fields to new soccer fields.

Task 3: Affected Environment/Environmental Consequences

This section of the EA report examines each environmental impact category identified in Order 1050.1F using the following format: Regulatory Context, Methodology, Affected Environment, Environmental Consequences and Significance Determination. Any mitigation measures or required permits will be evaluated under the respective impact category, as warranted. The FAA Desk Reference will be used for additional guidance.

- Air Quality
  - According to the Environmental Protection Agency (EPA) database, the project area is designated as an attainment area, indicating compliance with National Ambient Air Quality Standards (NAAQS).
- Biological Resources with a Biological Assessment & Section 7 Consultation
  - A preliminary natural resources assessment identified one Gopher Tortoise burrow within the project area. However, no critical habitats are present within the project limits. Further coordination with the U.S. Fish and Wildlife Service (USFWS) will confirm these findings.
- Climate
  - The City of Fernandina and Fernandina Beach Municipal Airport have implemented various initiatives as part of a broader strategy to mitigate climate change impacts. This section will assess greenhouse gas (GHG) emissions associated with the proposed action, including any potential net increases resulting from construction activities and future airport operations.
- Coastal Resources

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  - According to the FDEP Coastal Management Program, the entire state of Florida is located within a coastal zone, and Nassau County is classified as a Coastal County. According to FDEP, consistency reviews are conducted if a federal agency activity proposes to physically alter coastal resources, direct future agency actions, proposes rulemaking that alters coastal zone uses, or involves Outer Continental Shelf (OCS) leases.
- Department of Transportation: Section 4(f) and 6(f)
  - A draft Section 4(f) alternatives analysis will be conducted, including correspondence with agencies.
  - A draft Section 6(f) analysis will be conducted, including correspondence with agencies.
- Farmlands
  - Per the United States Department of Agriculture (USDA) farmland map, the soils identified in the project area are Leon Fine Sands. The rating for this farmland classification is "Not prime farmland." Therefore, the proposed action will not have significant impacts on prime, unique, state of locally important farmland.
- Hazardous Materials, Solid Waste, and Pollution Prevention
  - A review of the EPA database confirms that no Superfund sites are present within or near the project area. However, the EPA's NEPAssist tool identified several hazardous waste facilities in the vicinity, which will undergo further evaluation.
  - This section will examine potential hazardous materials used during construction and operation, applicable pollution prevention measures, and the likelihood of encountering existing contamination at the project site. Additionally, the analysis will assess whether the project could interfere with any ongoing remediation efforts in the area.
  - A Phase 1 is not proposed at this time, however during design, if is discovered a Phase 1 is required it will be added as a separate agreement.
- Historical, Architectural, Archeological and Cultural Resources
  - Per the National Register of Historic Places database, there are no historic/cultural resources located within the project area. Coordination with SHPO will confirm these findings.
  - Based on the Environmental Protection Agency Online Database (Enviromapper) there are no tribal lands or lands of interest in the vicinity of the Project Area, and FHB.
  - A Cultural Resource Assessment Survey (CRAS) may be required as determined by SHPO during the EA coordination process. The additional services will be conducted under a separate/supplemental task order if required.
- Land Use
  - This section will analyze existing, planned, and future land uses within the study area to assess potential conflicts between the proposed action and local, state, tribal, and federal land use policies. The assessment will also consider zoning regulations, land management plans, and any potential indirect effects on adjacent properties.
  - Furthermore, the redevelopment of relocated softball fields into soccer fields, which will be granted to the City, will be evaluated for consistency with local land use planning efforts.
- Natural Resources and Energy Supply
  - This impact category will provide an evaluation of a project's consumption of natural resources and use of energy supplies (such as coal for electricity; natural gas for heating and ground vehicles). Consumption of natural resources and use of energy supplies may result from construction, operation, and/or maintenance of the proposed action or alternative(s).
  - Consultation will be completed with local agencies around the study area to understand the energy and resource constraints of the area.
- Noise and Noise-Compatible Land Use
  - Local noise ordinances will be reviewed, although existing noise conditions in the project area are primarily influenced by aircraft operations. Construction activities will adhere to local noise regulations by being limited to daylight hours.

  - Given the temporary nature of construction-related noise and its confinement within the airport property, no significant long-term noise impacts are anticipated as a result of the proposed action.
  - The operational noise impacts of the proposed action will be evaluated by assessing whether the addition of new based aircraft will alter the airport's overall noise contours. This analysis will consider aircraft type, frequency of operations, and existing noise modeling data. The FAA's Aviation Environmental Design Tool (AEDT) will be used to quantify any changes in noise levels and determine whether they result in significant impacts. Noise contours will be evaluated during the upcoming master plan update, to begin in August 2025. It is anticipated data will be shared between that master plan update and this EA.
- Socioeconomics and Children's Environmental Health and Safety Risks
  - This section will evaluate potential impacts on surrounding communities, including social economics and potential risks to children's health and safety.
- Visual Effects
  - The Visual Effects section of the document will assess the extent to which the proposed action and its alternatives may introduce light emissions that create annoyance or interfere with activities, as well as how they may contrast with or detract from the existing visual resources and character of the environment.
  - Recognizing the inherent subjectivity of visual effects assessments, this analysis will be structured around two key categories: Light Emission Effects and Visual Resources and Visual Character.
- Water Resources
  - The Water Resources section of the document will evaluate the extent to which the proposed action and its alternatives may impact water resources.
  - Wetlands: A wetland delineation and review of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Map identified one drainage ditch within the project area.
  - Floodplains: According to FEMA flood maps, the project area is located outside of designated flood zones. The proposed action will not impact adjacent floodplains near Fernandina Beach Municipal Airport (FHB).
  - Coastal High Hazard Areas: The project area is not within a Coastal High Hazard Area, as per the 2030 Nassau County Comprehensive Plan.
  - Aquifers and Surface Water: A review of the EPA Sole Source Aquifer Map confirms that no sole source aquifers exist near the project area. Additionally, there are no streams, lakes, or rivers within the project area.
  - Marine and River Resources: The NOAA National Marine Sanctuaries database confirms that no marine sanctuaries are located in the project area. Furthermore, the Nationwide Rivers Inventory indicates that the project area is not near any designated state or national rivers.
- Cumulative Impacts
  - This section will evaluate the potential for the proposed action, in combination with past, present, and reasonably foreseeable future actions, to result in cumulative environmental impacts. The analysis will consider the geographic scope, existing conditions, and the potential for significant impacts across relevant resource categories.

The Consultant will review the draft EA, the Section 4(f) alternatives analysis, and the Section 6(F) analysis with the Client, prior to dissemination of the material to the FAA for their review and comment. Comments received from the FAA will be addressed, and the document will be prepared for a public comment period. After the public comment period, public comments will be addressed, and a final EA will be reissued for FAA determination.

III. Special Services

1. Special services associated with this project are as follows:

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a. Environmental Reporting: Wetlands, Threatened and Endangered Species (SES Environmental Solutions LLC) and cultural resources.

2. This Phase of the Project does not include any other special services. However, if during the later stages of the design phase of this project, other special services are needed, such services shall be performed by the Consultant for additional compensation and only as requested and agreed to by the Consultant and City, and approved, in writing, by the City.

IV. Meetings, Presentations and Deliverables

1. Passero Associates will prepare for and attend the following meetings:

   ◊ Project (EA) Kick-off Meeting with City and FAA
   ◊ FAA Coordination meetings (via Teams) (assume 2)
   ◊ Meetings with FHB and City personnel (assume 2)

2. Passero Associates will provide the following deliverables to the City:

   ◊ Project Pre-Planning Checklist
   ◊ Draft and Final Environmental Assessment
   ◊ Biological Assessment (BA)
   ◊ Draft and Final Section 4(f) Analysis
   ◊ Draft and Final Section 6(f) Analysis

V. Exclusions

The following items are not included in this Work Order:

◊ Construction design / drawings
◊ Permitting
◊ Exhibit A Update per SOP 3.0
◊ Substantial ALP Update, other than pen and ink revision.
◊ Land Release

End of Scope of Services

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Schedule B
Passero Associates, LLC
Consultant Services Fees and Costs

Airport: Fernandina Beach Municipal Airport
Project: Proposed Ybor Alvarez Sports Complex NEPA EA, Section 4(f) Alternatives Analysis, Section 6(f) Analysis
PA Project No.: 99000047.0105
Date: 01/15/2025
Prepared By: Nate Herzog, Lisa Cheung

Project Phases	Project Tasks	Employee Classifications							Task Total Hours	Task Total Costs
		Principal / Dept-Mgr.	Aviation Dept-Mgr	Environmental Planner	Project Engineer/ Planner II/Arch	GIS Analyst	Engineer/ Planner I/Arch	Sr. Engineer/ Project Manager		
	Total Hourly Rate (2025):	$ 315.00	$ 285.00	$ 180.00	$ 160.00	$ 130.00	$ 120.00	$ 190.00		
1. Section 4(f) Alternatives Analysis	Narrative Preparation, FAA meetings, and Presentations	4	10	20	20		10	8	72.00	13,630.00
	Alternatives Analysis	4	10	10	10	6	10	10	60.00	11,390.00
	FAA Coordination	4	10	10	10		10	4	48.00	9,470.00
	Response to Public Comments	4	10	10	10		10	4	48.00	9,470.00
2. Planning, NEPA EA, Public Involvement	Project Pre-Planning	4	20	20	8			6	58.00	12,980.00
	Purpose and Need	4	12	16	20	2		4	58.00	11,780.00
	Alternatives	6	4	4	4	6		20	44.00	8,970.00
	Research and Document Environmental Impacts			85		50	80		215.00	31,400.00
	Public Involvement	30		40	20			40	130.00	27,450.00
	Cumulative Impacts, Mitigation, and Narrative Preparation		12	40			40		92.00	15,420.00
	Agency Coordination	4	8	20	20			20	72.00	14,140.00
1. Section 6(f) Alternatives Analysis	Narrative Preparation, NPS meetings, and Presentations	4	10	20	20		10	8	72.00	13,630.00
	Robust Section 6(f) Analysis	4	10	10	10	6	10	10	60.00	11,390.00
	NPS Coordination	4	10	10	10		10	4	48.00	9,470.00
	Response to Public Comments	4	10	10	10		10	4	48.00	9,470.00
	Total Hours:	80	136	325	172	70	200	142		1,125
	Hourly Rate (2025):	315.00	285.00	180.00	160.00	130.00	120.00	190.00		
	Cost:	25,200.00	38,760.00	58,500.00	27,520.00	9,100.00	24,000.00	26,980.00		$ 210,060.00

Non-Salary Expenses		
Travel: Number of Trips	3	(trips for studies, meetings)
Travel: Mileage per Trip	125	
Travel: Flights	$ 1,500.00	
Travel: Cost per Mile	$ 0.67	
Total Travel Costs:	$ 1,751.25	
Per Diem: Number of Days On-site	5	
Per Diem Rate ($250/day)	$ 250.00	
Total Per Diem Costs:	$ 1,250.00	
Reoroduction (copies, presentations, boards, plans)	$ 500.00	
Miscellaneous Expenses	$ 460.00	
Total Direct Non-salary Expenses	$ 5,461.25	

Summary of All Fees and Costs:	
Total Hours:	1,125
Total Hourly Costs:	210,060
Overhead (N/A, included above):	-
Total Labor Cost:	210,060
Fixed Fee (N/A, included above):	-
Subtotal:	210,060
Total Non-salary Expenses:	5,461
Total Cost (Hourly Tasks plus Non-Salary Expenses):	215,521
Lump Sum Fee	$ 215,520

Note: This budgetary framework is provided as a reference only, to future task authorizations. It is subject to change, update and revision, since it is provided prior to site investiation and establishment of detailed project parameters, such as specific lease area assignment, facility/site approval, utility location, and specific environmental (and other) study completion. Also, no construction-phase budget can be provided, until specific scheduling and testing requirements are assigned.