



AGENDA
FERNANDINA BEACH CITY COMMISSION
WORKSHOP
JUNE 3, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATION**
 - 4.1 **PRESENTATION** - *The City's consultant, Stantec, will provide a presentation on the 2025 Impact Fee Study. This study relates to fees collected to support levels of service needs resulting from population growth for the City's fire, police, parks and recreation and public facilities.*
5. **DISCUSSION**
 - 5.1 **IMPACT FEES - FIRE, POLICE, PARKS & RECREATION, PUBLIC FACILITIES** - *The City Commission, at their December 3, 2024, Workshop directed staff to place this matter on their April 1, 2025, Workshop agenda for discussion.*
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

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

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

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
2025 Impact Fee Study - Fire, Police, Parks and Recreation, Public Facilities

ITEM TYPE: Presentation

REQUESTED ACTION: Consider Stantec presentation.

SYNOPSIS: The City's consultant, Stantec, will provide a presentation on the 2025 Impact Fee Study. This study relates to fees collected to support levels of service needs resulting from population growth for the City's fire, police, parks and recreation and public facilities.

FISCAL IMPACT: Fiscal impact will be based upon City Commission direction.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): At the pleasure of the City Commission.

Jeremiah Glisson, Deputy City Manager 5/20/2025

Sarah Campbell, City Manager 5/21/2025

Caroline Best

Date: May 13, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

Fernandina Beach, Florida

Assumptions & Results Workbook Fire Impact Fee



Fixed Assets Listing - Fire Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
789	FIRE STATION #1	Buildings	Buildings & Improvements	1996	Active	\$ 329,100	2.4526	\$ 807,142
790	FIRE STATION #2	Buildings	Buildings & Improvements	1978	Active	\$ 287,082	4.9652	\$ 1,425,427
18045	NEW SECURITY LOCK SYSTEM - FIRE 1 & 2	Buildings	Buildings & Improvements	2018	Active	\$ 16,357	1.2456	\$ 20,375
23047	FIRE STATION #1 ROOF	Buildings	Buildings & Improvements	2023	Active	\$ 30,200	1.0318	\$ 31,162
8880	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2011	Active	\$ 28,352	1.5197	\$ 43,087
8949	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2012	Active	\$ 31,599	1.4808	\$ 46,791
8950	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2012	Active	\$ 31,599	1.4808	\$ 46,791
8951	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2012	Active	\$ 31,599	1.4808	\$ 46,791
8952	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2012	Active	\$ 31,598	1.4808	\$ 46,791
9692	LIFEPAK 15 MONITOR/DEFIB	Equipment	Fleet & Equipment	2018	Active	\$ 42,682	1.2456	\$ 53,166
1865	EMS REPORTING SOFTWARE	Equipment	Fleet & Equipment	2008	Active	\$ 14,500	1.6587	\$ 24,051
2309	OPERATIVE IQ SYSTEM SOFTWARE	Equipment	Fleet & Equipment	2017	Active	\$ 9,085	1.2838	\$ 11,663
709	FIRE HOSE	Equipment	Fleet & Equipment	2016	Active	\$ 24,969	1.3332	\$ 33,289
2331	TWO TURNOUT GEAR DRYERS #9464&9465	Equipment	Fleet & Equipment	2017	Active	\$ 13,818	1.2838	\$ 17,739
2502	GENERATOR 70KW 120/40 VOLT	Equipment	Fleet & Equipment	2011	Active	\$ 19,478	1.5197	\$ 29,601
9238	DEXTER WASHER/EXTRACTOR	Equipment	Fleet & Equipment	2015	Active	\$ 6,309	1.3741	\$ 8,669
9258	THERMAL IMAGING CAMERA (TEN 8)	Equipment	Fleet & Equipment	2015	Active	\$ 12,250	1.3741	\$ 16,832
9260	THERMAL IMAGING CAMERA (TEN 8)	Equipment	Fleet & Equipment	2015	Active	\$ 12,250	1.3741	\$ 16,832
10039	AEROCLAVE DECON SYSTEM	Equipment	Fleet & Equipment	2020	Active	\$ 15,438	1.2018	\$ 18,553
10066	AMBUMAN MANIKIN	Equipment	Fleet & Equipment	2020	Active	\$ 9,300	1.2018	\$ 11,177
10090	HURST eDRAULIC CUTTER	Equipment	Fleet & Equipment	2020	Active	\$ 11,973	1.2018	\$ 14,389
10091	HURST eDRAULIC SPREADER	Equipment	Fleet & Equipment	2020	Active	\$ 13,088	1.2018	\$ 15,729
10092	HURST eDRAULIC RAM	Equipment	Fleet & Equipment	2020	Active	\$ 10,048	1.2018	\$ 12,076
10175	AEROCLAVE DECON SYSTEM	Equipment	Fleet & Equipment	2021	Active	\$ 14,738	1.1360	\$ 16,742
10176	AEROCLAVE DECON SYSTEM	Equipment	Fleet & Equipment	2021	Active	\$ 14,738	1.1360	\$ 16,742
10184	ELEGARD SYSTEM	Equipment	Fleet & Equipment	2021	Active	\$ 6,046	1.1360	\$ 6,868
10185	ELEGARD SYSTEM	Equipment	Fleet & Equipment	2021	Active	\$ 6,046	1.1360	\$ 6,868
8916	HPS 510 CUTTER MUNICIPAL EMERG SVS	Equipment	Fleet & Equipment	2011	Active	\$ 5,498	1.5197	\$ 8,355
8917	HPSP 310 SPREADER MUNICIPAL EMERG SVS	Equipment	Fleet & Equipment	2011	Active	\$ 5,498	1.5197	\$ 8,355
8918	HYDRAULIC PUMP	Equipment	Fleet & Equipment	2011	Active	\$ 5,498	1.5197	\$ 8,355
9154	HURST SPREADER (MES)	Equipment	Fleet & Equipment	2014	Active	\$ 10,419	1.4055	\$ 14,644
9155	HURST CUTTER (EMS)	Equipment	Fleet & Equipment	2014	Active	\$ 9,580	1.4055	\$ 13,464
10183	MASK FIT TEST SYSTEM - 2 QUOTE	Equipment	Fleet & Equipment	2021	Active	\$ 8,771	1.1360	\$ 9,964
9216	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9217	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9218	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9219	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9220	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9221	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9222	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9223	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9224	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9225	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2015	Active	\$ 5,371	1.3741	\$ 7,380
9330	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9331	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9332	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9333	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038

Fixed Assets Listing - Fire Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
9334	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9335	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9336	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9337	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9338	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9339	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9340	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2016	Active	\$ 5,279	1.3332	\$ 7,038
9603	MOTOROLA MOBILE RADIO APX 8500	Equipment	Fleet & Equipment	2017	Active	\$ 7,493	1.2838	\$ 9,620
9604	MOTOROLA PORTABLE RADIO APX 8500	Equipment	Fleet & Equipment	2017	Active	\$ 7,493	1.2838	\$ 9,620
9622	MOTOROLA PORTABLE RADIO APX 8000	Equipment	Fleet & Equipment	2017	Active	\$ 9,354	1.2838	\$ 12,009
9623	MOTOROLA PORTABLE RADIO APX 8000	Equipment	Fleet & Equipment	2017	Active	\$ 9,354	1.2838	\$ 12,009
9624	MOTOROLA PORTABLE RADIO APX 8000	Equipment	Fleet & Equipment	2017	Active	\$ 9,354	1.2838	\$ 12,009
9625	MOTOROLA PORTABLE RADIO APX 8000	Equipment	Fleet & Equipment	2017	Active	\$ 9,354	1.2838	\$ 12,009
9626	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,782	1.2838	\$ 7,423
9627	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,782	1.2838	\$ 7,423
9628	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,782	1.2838	\$ 7,423
9629	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,782	1.2838	\$ 7,423
9411B	MOTOROLA MOBILE RADIO APX 8500	Equipment	Fleet & Equipment	2017	Active	\$ 7,098	1.2838	\$ 9,113
8833	CASCADE SYSTEM - FILL STATION FOR SCBA	Equipment	Fleet & Equipment	2013	Active	\$ 36,722	1.4438	\$ 53,019
9077	MSA CONFINED SPACE AIR CART	Equipment	Fleet & Equipment	2013	Active	\$ 10,417	1.4438	\$ 15,041
10386	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10387	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10388	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10389	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10390	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10391	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10392	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10393	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10394	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10395	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10396	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10397	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10398	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10399	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10400	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10401	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10402	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10403	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10404	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10405	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10406	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10407	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10408	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10409	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10410	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10411	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10412	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699

Fixed Assets Listing - Fire Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
10413	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10414	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
10415	SELF-CONTAINED BREATHING APPARATUS	Equipment	Fleet & Equipment	2023	Active	\$ 9,400	1.0318	\$ 9,699
8372	STRYKER 6506 POWER-PRO XT STRETCHER	Equipment	Fleet & Equipment	2007	Active	\$ 9,302	1.7301	\$ 16,094
8737	STRYKER 6500 POWER-PRO XT STRETCHER	Equipment	Fleet & Equipment	2010	Active	\$ 9,204	1.5659	\$ 14,412
8987	STRYKER 6506 POWER-PRO XT STRETCHER	Equipment	Fleet & Equipment	2012	Active	\$ 11,743	1.4808	\$ 17,389
9078	STRYKER 6506 POWER-PRO XT STRETCHER	Equipment	Fleet & Equipment	2014	Active	\$ 11,250	1.4055	\$ 15,812
2289	2002 PIERCE LADDER TRUCK	Equipment	Fleet & Equipment	2002	Active	\$ 507,220	2.1082	\$ 1,069,324
2300	2016 DODGE 5500 AMBULANCE	Equipment	Fleet & Equipment	2017	Active	\$ 235,265	1.2838	\$ 302,029
2334	2017 DODGE 550 RESCUE UNIT	Equipment	Fleet & Equipment	2017	Active	\$ 232,524	1.2838	\$ 298,511
8457	2006 FORD F-150 PICKUP TRUCK	Equipment	Fleet & Equipment	2006	Active	\$ 20,291	1.7787	\$ 36,092
8540	2007 GEM ELECTRIC TRUCK (MERV)	Equipment	Fleet & Equipment	2007	Active	\$ 13,094	1.7301	\$ 22,654
8562	2008 PIERCE ARROW PUMPER FIRE TRUCK	Equipment	Fleet & Equipment	2008	Active	\$ 349,635	1.6587	\$ 579,925
9064	TRAILER ENCLOSED CARGO 8.5 X 24	Equipment	Fleet & Equipment	2013	Active	\$ 7,533	1.4438	\$ 10,876
9294	2016 PIERCE PUMPER FIRE TRUCK	Equipment	Fleet & Equipment	2016	Active	\$ 440,363	1.3332	\$ 587,083
9411	2017 FORD EXPEDITION	Equipment	Fleet & Equipment	2017	Active	\$ 36,435	1.2838	\$ 46,775
9695	2018 FORD F-150	Equipment	Fleet & Equipment	2018	Active	\$ 26,959	1.2456	\$ 33,581
9898	2019 FORD F-250	Equipment	Fleet & Equipment	2019	Active	\$ 36,077	1.2218	\$ 44,078
9926	POLARIS RANGER CREW XP 900 (GRANT \$)	Equipment	Fleet & Equipment	2019	Active	\$ 26,114	1.2218	\$ 31,905
10018	2020 PIERCE ENFORCER CUSTOM PUMPER	Equipment	Fleet & Equipment	2020	Active	\$ 520,100	1.2018	\$ 625,051
10139	2020 DODGE 5500 RESCUE VEHICLE	Equipment	Fleet & Equipment	2021	Active	\$ 249,491	1.1360	\$ 283,413
10378	2022 CHEVY TAHOE RESO 2022-177	Equipment	Fleet & Equipment	2023	Active	\$ 48,924	1.0318	\$ 50,482
10381	2022 FORD F-150 4X4 RESO 2021-156	Equipment	Fleet & Equipment	2022	Active	\$ 43,617	1.0597	\$ 46,222
8562A	EQUIPMENT FOR PUMPER TRUCK #102	Equipment	Fleet & Equipment	2008	Active	\$ 15,319	1.6587	\$ 25,409
8562C	PIERCE ARROW PUMPER TRUCK #102	Equipment	Fleet & Equipment	2009	Active	\$ 8,000	1.6083	\$ 12,867
9411C	EMERGENCY EQUIPMENT KIT #100	Equipment	Fleet & Equipment	2017	Active	\$ 8,603	1.2838	\$ 11,045
9695B	EMERGENCY LIGHTING #18120	Equipment	Fleet & Equipment	2018	Active	\$ 5,505	1.2456	\$ 6,857
799	Storm Shutters FS #1	Improvement	Buildings & Improvements	2011	Active	\$ 24,741	1.5197	\$ 37,599
800	FIRE STATION #2 New Roof	Improvement	Buildings & Improvements	2013	Active	\$ 29,730	1.4438	\$ 42,924
17020	BAY DOOR REPLACEMENT STATION 1	Improvement	Buildings & Improvements	2017	Active	\$ 11,157	1.2838	\$ 14,323
17021	REMODEL FIRE STATION 1	Improvement	Buildings & Improvements	2017	Active	\$ 13,465	1.2838	\$ 17,287
289								\$ 7,824,840

¹ The ENR Factor is based on the Engineering News Record Construction Cost Index

² FY 2024 escalation is based on the 5-year average ENR Construction Cost Index

³ Assets under \$5000 are excluded from the cost basis

Asset Summary Fire Impact Fee

Schedule 2

Asset Category	Description	Cost
Buildings & Improvements	Replacement Cost New	\$ 2,396,238
Fleet & Equipment	Replacement Cost New	\$ 5,428,602
Total Existing Asset Cost		\$ 7,824,840
Less: Assets Funded From Other Sources		\$ (1,173,726)
Net Existing Asset Cost		\$ 6,651,114

Residential Functional Population

Schedule 3

Land Use	Unit	Average People per Unit ¹	Occupancy ²	Functional Pop./Unit ³
Residential	Dwelling	2.21	67.0%	1.48

¹ U.S. Census Bureau's American Community Survey 2021 (ACS), Public Use Microdata for Baker & Nassau Counties.

² The Occupancy Factor was estimated by assuming 15 hours a day at home on weekdays (15 hrs x 5 days = 75 hrs at home) and 19 hrs a day at home on weekends (19 hrs x 2 days = 38 hrs at home).

³ For residential development, functional population is the average household size times the percent of time people are assumed to spend at home.

Commercial Functional Populations

Schedule 4

Land Use	ITE Trip ¹	Trip Rate/2	Persons/ Trip ²	Employees/ Unit ³	Visitors / Unit ⁴	Functional Population/ Unit ⁵	Weight ⁶	Weighted Functional Pop. / Unit
Commercial	37.01	18.51	2.020	0.79	36.59	1.787	44%	0.788
Industrial	4.75	2.38	1.210	0.41	2.47	0.186	28%	0.052
Institutional	5.37	2.69	1.740	1.16	3.52	0.460	28%	0.129
Non-Residential (Avg)	15.71	7.86	1.66	0.78	14.19	0.81	Weighted	0.969

¹ Trip rate is average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), Trip Generation, 11th ed., 2021.

² Persons/trip is average vehicle occupancy from Federal Highway Administration, Nationwide Household Travel Survey, 2017.

³ Employees/Unit is from the U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2018.

⁴ Visitors/Unit is trips times persons/trip minus employees/unit.

⁵ Functional population is estimated employee hours divided by 24hrs in a day (8 hrs times employees / unit plus visitor hours / Unit. Visitor

⁶ Non-Residential land use categories are weighted based on an analysis of Pasco County Property Appraiser's data on existing developed square footage in the City.

Functional Population

Schedule 5

Land Use	Functional Population / Unit	Existing Units	Unit Type	EDUs / Unit ¹	Total EDUs ²	Unit
Residential	1.482	8,196	Dwelling Unit	1.000	8,196	Dwelling Unit
Non-Residential	0.969	8,128	1,000 Square Feet	0.650	5,283	1,000 Square Feet
Total:					13,479	

¹ The existing units for each Land Use are derived from the Fernandina Beach Property Database.

² EDUs/Unit is calculated for the Land Use categories by dividing each Functional Population/Unit by the Residential Functional Population/Unit which represents 1 EDU, rounded to the nearest 2 decimal places.

EDU Summary By Land Use Code

Schedule 6

										Per Dwelling Unit	Per 1,000 Sq Ft		
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non- Residential EDUs	Total	
0	VACANT	Exclude	4	773	0			1.00	0.65			0	
1	VAC W/XFOB	Exclude	0	21	0			1.00	0.65			0	
5	COMMON S/D LANDS	Exclude	0	215	3,504			1.00	0.65			0	
100	SINGLE FAMILY	Residential	5,784	5,816	15,823,744	5,784		1.00	0.65	5,784		5,784	
200	MOBILE HOME	Residential	4	4	3,569	4		1.00	0.65	4		4	
300	MULTI-FAMILY	Residential	502	7	556,532	502		1.00	0.65	502		502	
400	CONDOMINIUM	Residential	1,268	1,268	1,558,749	1,268		1.00	0.65	1,268		1,268	
403	CONDO GRG/PRK SPACES	Non-Residential	0	30	4,312		4,312	1.00	0.65		3	3	
417	CONDO OFFICE	Non-Residential	0	91	128,497		128,497	1.00	0.65		84	84	
419	CONDO MEDICAL	Non-Residential	0	14	74,984		74,984	1.00	0.65		49	49	
428	CONDO COM AREA/PRKN	Non-Residential	0	2	0		0	1.00	0.65		0	0	
496	CONDO COMMON AREA	Non-Residential	0	5	0		0	1.00	0.65		0	0	
600	RETIREMENT HOMES	Non-Residential	0	4	338,140		338,140	1.00	0.65		220	220	
700	MISC RESIDENTIAL	Non-Residential	0	8	6,532		6,532	1.00	0.65		4	4	
800	MULTI-FAMILY	Residential	638	309	958,176	638		1.00	0.65	638		638	
1000	VACANT COMMERCIAL	Exclude	0	102	0			1.00	0.65			0	
1001	V C W/XFOB	Exclude	0	36	0			1.00	0.65			0	
1100	STORES, 1 STORY	Non-Residential	0	68	322,680		322,680	1.00	0.65		210	210	
1200	STORE/OFFICE/RESID	Non-Residential	0	42	225,599		225,599	1.00	0.65		147	147	
1300	DEPARTMENT STORES	Non-Residential	0	1	86,312		86,312	1.00	0.65		56	56	
1410	CONVENIENCE STORES	Non-Residential	0	8	25,775		25,775	1.00	0.65		17	17	
1600	COMMUNITY SHOPPING	Non-Residential	0	17	724,146		724,146	1.00	0.65		471	471	
1700	OFFICE BUILDINGS	Non-Residential	0	41	225,536		225,536	1.00	0.65		147	147	
1720	MEDICAL OFFICE	Non-Residential	0	12	84,977		84,977	1.00	0.65		55	55	
1800	MULTI STORY OFFICE	Non-Residential	0	6	48,178		48,178	1.00	0.65		31	31	
1900	PROFESSIONAL BLDG	Non-Residential	0	4	26,830		26,830	1.00	0.65		17	17	
1920	PROF DAYCARE	Non-Residential	0	4	15,151		15,151	1.00	0.65		10	10	
2000	TRANSIT TERMINALS	Non-Residential	0	3	18,020		18,020	1.00	0.65		12	12	
2100	RESTAURANTS/CAFE	Non-Residential	0	36	226,662		226,662	1.00	0.65		147	147	
2200	DRIVE-IN REST.	Non-Residential	0	5	14,189		14,189	1.00	0.65		9	9	
2300	FINANCIAL BLDG	Non-Residential	0	7	61,760		61,760	1.00	0.65		40	40	
2500	REPAIR SERVICE	Non-Residential	0	7	16,388		16,388	1.00	0.65		11	11	
2610	CAR WASH	Non-Residential	0	1	3,860		3,860	1.00	0.65		3	3	
2700	VEH SALE/REPAIR	Non-Residential	0	2	12,344		12,344	1.00	0.65		8	8	
2800	PARKING/MH LOT	Non-Residential	0	3	0		0	1.00	0.65		0	0	
2850	COMM PARKING LOT	Non-Residential	0	1	0		0	1.00	0.65		0	0	
2900	WHOLESALE OUTLET	Non-Residential	0	2	5,556		5,556	1.00	0.65		4	4	
3000	FLORIST/GREENHOUSE	Non-Residential	0	1	1,383		1,383	1.00	0.65		1	1	
3200	THEATER/AUDITORIUM	Non-Residential	0	2	19,287		19,287	1.00	0.65		13	13	
3300	NIGHTCLUB/BARS	Non-Residential	0	6	28,281		28,281	1.00	0.65		18	18	
3500	TOURIST ATTRACTION	Non-Residential	0	1	3,140		3,140	1.00	0.65		2	2	
3800	GOLF COURSES	Non-Residential	0	1	24,407		24,407	1.00	0.65		16	16	
3900	HOTELS AND MOTELS	Non-Residential	0	20	811,677		811,677	1.00	0.65		528	528	
4000	VACANT INDUSTRIAL	Exclude	0	19	0			1.00	0.65			0	
4001	V IN W/XFOB	Exclude	0	1	0			1.00	0.65			0	
4100	LIGHT MANUFACTURE	Non-Residential	0	6	54,449		54,449	1.00	0.65		35	35	
4200	HEAVY MANUFACTURE	Non-Residential	0	3	1,779,537		1,779,537	1.00	0.65		1,157	1,157	

EDU Summary By Land Use Code

Schedule 6

											Per Dwelling Unit	Per 1,000 Sq Ft
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non- Residential EDUs	Total
4400	PACKING PLANTS	Non-Residential	0	1	14,472		14,472	1.00	0.65		9	9
4500	CANNERIES/BOTTLERS	Non-Residential	0	2	12,347		12,347	1.00	0.65		8	8
4800	WAREHOUSE-STORAGE	Non-Residential	0	22	186,361		186,361	1.00	0.65		121	121
4840	MINI STORAGE	Non-Residential	0	5	205,616		205,616	1.00	0.65		134	134
4900	OPEN STORAGE	Non-Residential	0	1	1,056		1,056	1.00	0.65		1	1
7000	VAC INSTITUTIONAL	Exclude	0	18	0			1.00	0.65			0
7001	V INS W/XFOB	Exclude	0	1	0			1.00	0.65			0
7100	CHURCHES	Non-Residential	0	38	364,418		364,418	1.00	0.65		237	237
7200	PRIVATE SCHOOLS	Non-Residential	0	2	36,667		36,667	1.00	0.65		24	24
7500	NON-PROFIT SERVICE	Non-Residential	0	1	3,201		3,201	1.00	0.65		2	2
7600	MORTUARY/CEMETERY	Non-Residential	0	16	20,576		20,576	1.00	0.65		13	13
7700	CLUBS/LODGES/HALLS	Non-Residential	0	9	58,400		58,400	1.00	0.65		38	38
7800	REST HOMES	Non-Residential	0	1	2,362		2,362	1.00	0.65		2	2
7900	CULTURAL GROUPS	Non-Residential	0	1	8,781		8,781	1.00	0.65		6	6
8000	VAC GOVERNMENTAL	Exclude	0	153	0			1.00	0.65			0
8001	V GV W/XFOB	Exclude	0	11	0			1.00	0.65			0
8300	PUBLIC SCHOOLS	Non-Residential	0	6	642,173		642,173	1.00	0.65		417	417
8500	HOSPITALS	Non-Residential	0	2	180,155		180,155	1.00	0.65		117	117
8600	COUNTY	Non-Residential	0	20	247,225		247,225	1.00	0.65		161	161
8601	COUNTY VACANT	Exclude	0	2	0			1.00	0.65			0
8700	STATE	Non-Residential	0	2	107,288		107,288	1.00	0.65		70	70
8701	STATE VACANT	Exclude	0	1	0			1.00	0.65			0
8800	FEDERAL	Non-Residential	0	2	52,660		52,660	1.00	0.65		34	34
8900	MUNICIPAL	Non-Residential	0	95	523,346		523,346	1.00	0.65		340	340
8901	MUNICIPAL VACANT	Exclude	0	12	0			1.00	0.65			0
9000	LEASEHOLD INTEREST	Non-Residential	0	12	42,022		42,022	1.00	0.65		27	27
9100	UTILITIES	Exclude	0	17	43,384			1.00	0.65			0
9400	RIGHTS-OF-WAY	Exclude	0	12	0			1.00	0.65			0
9500	RIVERS AND LAKES	Exclude	0	29	0			1.00	0.65			0
9600	WASTELAND	Exclude	0	55	0			1.00	0.65			0
9602	RETENTION POND	Exclude	0	6	0			1.00	0.65			0
9700	REC AND PARK LAND	Exclude	0	1	6,694			1.00	0.65			0
9800	CENTRALLY ASSESSED	Exclude	0	1	0			1.00	0.65			0
9900	NO AG ACREAGE	Exclude	0	1	0			1.00	0.65			0
H.	HEADER RECORD	Exclude	0	213	0			1.00	0.65			0
N.	NOTE RECORD	Exclude	0	435	0			1.00	0.65			0
Total			8,200	10,241	27,082,067	8,196	8,127,715			8,196	5,283	13,479
										61%	39%	

Cost Per EDU Calculation

Schedule 7

Hybrid		
Existing Asset Cost	\$	6,651,114
Future Asset Cost (Net of Debt Funded Assets)	\$	-
Total Asset Cost for Fee Calculation	\$	6,651,114
Existing EDU's (Residential, Non-Residential)		13,479
Projected 10-Year EDU Growth (9%)		1,213
Total EDUs for Cost Apportionment		14,692
Cost Recovery		100.0%
Fire Impact Fee per EDU	\$	452.70

Fire Impact Fee By Property Class

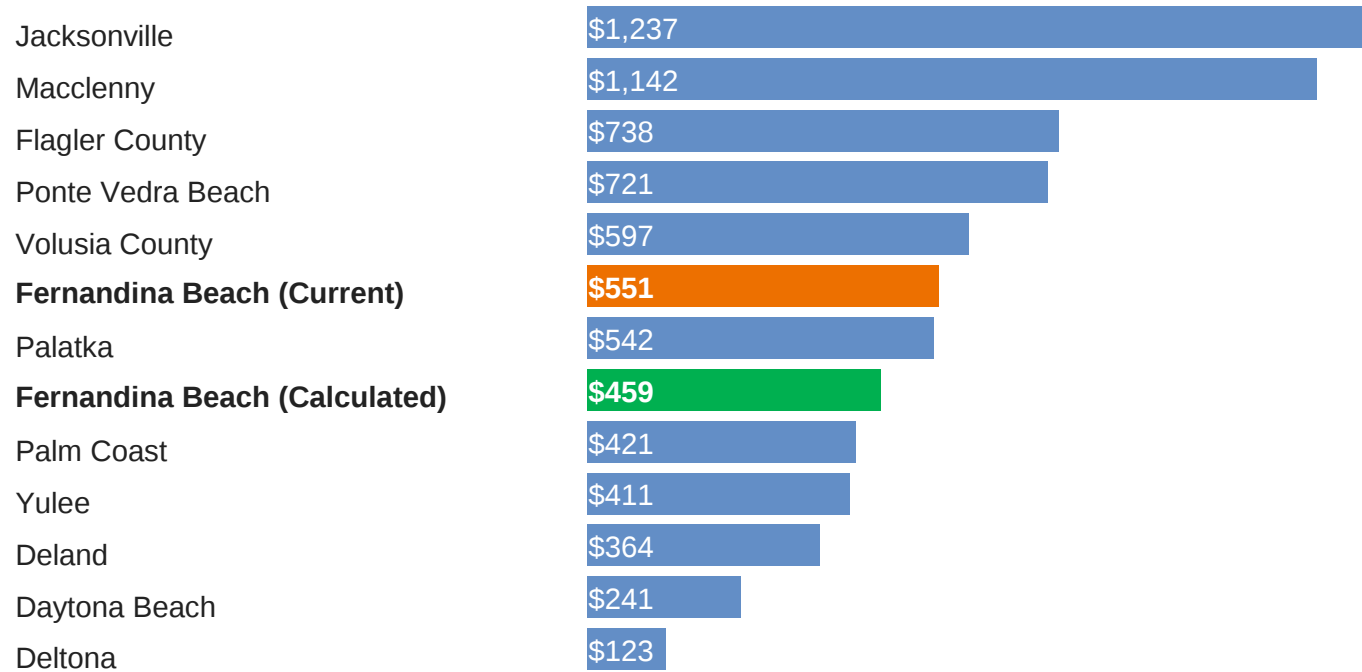
Schedule 8

Land Use	Fire Impact Fee per EDU	EDUs/Unit Factor	Fire Impact Fee per Unit ¹	Avg. Heated Square Feet	Fire Impact Fee	Unit Type	Existing (per Ft ²)	Change %
Residential	\$452.70	1.000	\$453.00	1,530	\$ 0.30	per Ft ² of Heated Area	\$ 0.36	-17%
Non-Residential	\$452.70	0.650	\$294.00	1,000	\$ 0.30	per Ft ² of Heated Area	\$ 0.36	-17%

¹ Rounded to the nearest whole dollar.

Single Family Fire Impact Fee Survey

Schedule 9



Fernandina Beach, Florida

Assumptions & Results Workbook **Police Impact Fee**



Fixed Assets Listing - Police Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
791	POLICE PISTOL RANGE	Buildings	Buildings & Improvements	1950	Active	\$ 39,201	27.0264	\$ 1,059,460
792	POLICE BUILDING ON LIME ST	Buildings	Buildings & Improvements	1997	Active	\$ 1,877,576	2.3659	\$ 4,442,068
22028	PROJ#22028 - POLICE DEPT ROOF	Buildings	Buildings & Improvements	2022	Active	\$ 76,988	1.0597	\$ 81,585
23026	TWO ROLL UP DOORS ON STORAGE BUILDING	Buildings	Buildings & Improvements	2023	Active	\$ 9,041	1.0318	\$ 9,328
6456	BLG TO HOUSE SPARE VEHICLES/SEIZED VEH	Equipment	Fleet & Equipment	2017	Active	\$ 14,500	1.2838	\$ 18,615
9324	PORTABLE BUILDING 12x24	Equipment	Fleet & Equipment	2015	Active	\$ 14,407	1.3741	\$ 19,797
9324A	CONCRETE SLAB AT FIRING RANGE	Equipment	Fleet & Equipment	2017	Active	\$ 6,155	1.2838	\$ 7,902
9324B	CONCRETE SLAB AT GUN RANGE	Equipment	Fleet & Equipment	2017	Active	\$ 10,968	1.2838	\$ 14,080
10467	NETWORK STORAGE ENCLOSURE + HARD DRIVE	Equipment	Fleet & Equipment	2023	Active	\$ 27,911	1.0318	\$ 28,800
2341	VIRTUAL APPLIANCE SOFTWARE	Equipment	Fleet & Equipment	2017	Active	\$ 7,061	1.2838	\$ 9,064
9302	PROLIANT DL 380 GEN 9 SERVER	Equipment	Fleet & Equipment	2015	Active	\$ 19,783	1.3741	\$ 27,183
9346	HP MODULAR SMART ARRAY HARD DRIVE	Equipment	Fleet & Equipment	2016	Active	\$ 36,045	1.3332	\$ 48,054
9347	PROLIANT DL 380 GEN 9 SERVER	Equipment	Fleet & Equipment	2016	Active	\$ 7,525	1.3332	\$ 10,032
9348	PROLIANT DL 380 GEN 9 SERVER	Equipment	Fleet & Equipment	2016	Active	\$ 7,525	1.3332	\$ 10,032
9352	12" TIGERCAM WIRELESS VIDEO SYSTEM	Equipment	Fleet & Equipment	2015	Active	\$ 9,396	1.3741	\$ 12,911
9361	12" TIGERCAM WIRELESS VIDEO SYSTEM	Equipment	Fleet & Equipment	2015	Active	\$ 9,396	1.3741	\$ 12,911
10076	ACCESS CONTROL SYSTEM	Equipment	Fleet & Equipment	2020	Active	\$ 94,180	1.2018	\$ 113,185
10128	NETWORK STORAGE DEVICE	Equipment	Fleet & Equipment	2021	Active	\$ 23,156	1.1360	\$ 26,304
10224	NETWORK STORAGE DEVICE	Equipment	Fleet & Equipment	2021	Active	\$ 25,456	1.1360	\$ 28,917
10512	TELEDYNE FLIR SIRAS DRONE	Equipment	Fleet & Equipment	2023	Active	\$ 11,946	1.0318	\$ 12,326
2632	AIR CONDITIONER UNIT	Equipment	Fleet & Equipment	2019	Active	\$ 5,413	1.2218	\$ 6,614
2687	RADAR DRIVER FEEDBACK SIGN	Equipment	Fleet & Equipment	2020	Active	\$ 10,840	1.2018	\$ 13,027
8524	ULTRASONIC LONG GUN CLEANER	Equipment	Fleet & Equipment	2007	Active	\$ 7,996	1.7301	\$ 13,834
8870	PORTABLE RADAR (TRAILER)	Equipment	Fleet & Equipment	2011	Active	\$ 9,513	1.5197	\$ 14,457
8972	INTOXILIZER I8000	Equipment	Fleet & Equipment	2012	Active	\$ 6,378	1.4808	\$ 9,445
10105	LICENSE PLATE READER AKA ALPR RESO 2020-	Equipment	Fleet & Equipment	2021	Active	\$ 28,000	1.1360	\$ 31,807
10177	AEROCLAVE (SOLE SOURCE)	Equipment	Fleet & Equipment	2021	Active	\$ 14,738	1.1360	\$ 16,742
10198	POLARIS RANGER 1000 VIN#8412944	Equipment	Fleet & Equipment	2021	Active	\$ 18,159	1.1360	\$ 20,628
10233	ACCESS CONTROL-SALLY PORT PEDESTRIAN DR	Equipment	Fleet & Equipment	2022	Active	\$ 11,722	1.0597	\$ 12,422
10235	GENETEC SECURITY CAMERA SYSTEM	Equipment	Fleet & Equipment	2022	Active	\$ 65,042	1.0597	\$ 68,926
10451	AIR CONDITIONING UNIT	Equipment	Fleet & Equipment	2022	Active	\$ 8,784	1.0597	\$ 9,308
10452	AIR CONDITIONING UNIT	Equipment	Fleet & Equipment	2022	Active	\$ 8,784	1.0597	\$ 9,308
10076B	GENETEC ACCESS CONTROL EQUIPME	Equipment	Fleet & Equipment	2021	Active	\$ 33,097	1.1360	\$ 37,598
7440	TREADMILL	Equipment	Fleet & Equipment	2001	Active	\$ 5,614	2.1761	\$ 12,217
31	OFFICE FURNITURE BLDG B	Equipment	Fleet & Equipment	2001	Active	\$ 25,457	2.1761	\$ 55,398
32	OFFICE FURNITURE BLDG C	Equipment	Fleet & Equipment	2001	Active	\$ 26,981	2.1761	\$ 58,714
10443	2023 CHEVY TAHOE	Equipment	Fleet & Equipment	2022	Active	\$ 71,321	1.0597	\$ 75,580
9495	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9496	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9497	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9498	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9499	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9582	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9583	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9584	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9585	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9586	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817

Fixed Assets Listing - Police Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
9587	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9588	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9589	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9590	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9591	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9592	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9593	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9594	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9595	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9596	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9597	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9598	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9599	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9660	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9661	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9662	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9663	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9664	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9665	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9666	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9667	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9668	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
9669	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2017	Active	\$ 5,310	1.2838	\$ 6,817
10081	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2020	Active	\$ 5,270	1.2018	\$ 6,333
10252	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2022	Active	\$ 5,477	1.0597	\$ 5,804
10253	MOTOROLA PORTABLE RADIO APX 6000	Equipment	Fleet & Equipment	2022	Active	\$ 5,477	1.0597	\$ 5,804
10236	LICENSE PLATE READER ON VEH #2057	Equipment	Fleet & Equipment	2022	Active	\$ 19,288	1.0597	\$ 20,440
10237	LICENSE PLATE READER ON VEH #2085	Equipment	Fleet & Equipment	2022	Active	\$ 19,789	1.0597	\$ 20,971
10442	2023 CHEVY TAHOE	Equipment	Fleet & Equipment	2022	Active	\$ 70,776	1.0597	\$ 75,002
8852	2017 FORD EXPLORER	Equipment	Fleet & Equipment	2017	Active	\$ 27,999	1.2838	\$ 35,945
8864	2011 FORD CROWN VICTORIA	Equipment	Fleet & Equipment	2010	Active	\$ 21,489	1.5659	\$ 33,649
8973	MOBILE MESSAGE BOARD	Equipment	Fleet & Equipment	2012	Active	\$ 15,798	1.4808	\$ 23,394
9095	2014 FORD F-150	Equipment	Fleet & Equipment	2014	Active	\$ 23,871	1.4055	\$ 33,552
9108	2014 FORD EXPLORER	Equipment	Fleet & Equipment	2014	Active	\$ 26,551	1.4055	\$ 37,319
9109	2014 FORD EXPLORER	Equipment	Fleet & Equipment	2014	Active	\$ 25,401	1.4055	\$ 35,702
9187	2015 FORD EXPEDITION	Equipment	Fleet & Equipment	2015	Active	\$ 31,010	1.3741	\$ 42,611
9256	2015 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2015	Active	\$ 34,515	1.3741	\$ 47,427
9262	2015 DODGE CHARGER	Equipment	Fleet & Equipment	2015	Active	\$ 22,738	1.3741	\$ 31,244
9281	2016 FORD EXPEDITION	Equipment	Fleet & Equipment	2016	Active	\$ 32,180	1.3332	\$ 42,902
9283	2016 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2016	Active	\$ 26,164	1.3332	\$ 34,881
9296	WATCHGUARD CAMERA #92	Equipment	Fleet & Equipment	2016	Active	\$ 5,220	1.3332	\$ 6,959
9407	2017 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2017	Active	\$ 27,725	1.2838	\$ 35,593
9408	2017 FORD EXPEDITION	Equipment	Fleet & Equipment	2017	Active	\$ 32,303	1.2838	\$ 41,470
9409	2017 FORD EXPEDITION	Equipment	Fleet & Equipment	2017	Active	\$ 32,303	1.2838	\$ 41,470
9410	2017 FORD EXPEDITION	Equipment	Fleet & Equipment	2017	Active	\$ 32,303	1.2838	\$ 41,470
9458	2018 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2018	Active	\$ 28,136	1.2456	\$ 35,047
9480	2018 FORD F-150	Equipment	Fleet & Equipment	2018	Active	\$ 31,255	1.2456	\$ 38,933

Fixed Assets Listing - Police Combat

Schedule 1

Asset #	Asset Description	Asset Type	Asset Type	Acquisition		Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
				Year					
9683	2018 FORD EXPEDITION	Equipment	Fleet & Equipment	2018		Active	\$ 39,134	1.2456	\$ 48,747
9687	2018 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2018		Active	\$ 27,983	1.2456	\$ 34,857
9688	2018 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2018		Active	\$ 27,983	1.2456	\$ 34,857
9689	2018 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2018		Active	\$ 27,983	1.2456	\$ 34,857
9716	2018 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2018		Active	\$ 28,136	1.2456	\$ 35,047
9778	2019 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2019		Active	\$ 39,585	1.2218	\$ 48,365
9781	2019 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2019		Active	\$ 39,684	1.2218	\$ 48,486
9808	2019 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2019		Active	\$ 41,522	1.2218	\$ 50,732
9809	2019 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2019		Active	\$ 42,232	1.2218	\$ 51,599
9873	2019 FORD TRANSIT VAN	Equipment	Fleet & Equipment	2019		Active	\$ 54,933	1.2218	\$ 67,117
9893	2019 FORD INTERCEPTOR SUV	Equipment	Fleet & Equipment	2019		Active	\$ 47,296	1.2218	\$ 57,785
9943	2020 CHEVROLET TAHOE	Equipment	Fleet & Equipment	2019		Active	\$ 58,187	1.2218	\$ 71,092
9945	2020 CHEVROLET TAHOE	Equipment	Fleet & Equipment	2019		Active	\$ 58,187	1.2218	\$ 71,092
9978	2020 CHEVROLET TAHOE	Equipment	Fleet & Equipment	2019		Active	\$ 60,746	1.2218	\$ 74,219
9981	2020 DODGE DURANGO	Equipment	Fleet & Equipment	2020		Active	\$ 35,275	1.2018	\$ 42,393
9982	2020 CHEVROLET TAHOE	Equipment	Fleet & Equipment	2019		Active	\$ 57,752	1.2218	\$ 70,561
10011	2020 FORD RANGER	Equipment	Fleet & Equipment	2020		Active	\$ 31,149	1.2018	\$ 37,435
10095	POLARIS RANGER 1000	Equipment	Fleet & Equipment	2021		Active	\$ 23,572	1.1360	\$ 26,777
10104	2021 FORD F-150	Equipment	Fleet & Equipment	2021		Active	\$ 41,867	1.1360	\$ 47,560
10120	2021 DODGE DURANGO	Equipment	Fleet & Equipment	2021		Active	\$ 40,218	1.1360	\$ 45,686
10179	WATCHGUARD CAMERA #2158	Equipment	Fleet & Equipment	2021		Active	\$ 5,145	1.1360	\$ 5,845
10180	WATCHGUARD CAMERA #2183	Equipment	Fleet & Equipment	2021		Active	\$ 5,145	1.1360	\$ 5,845
10191	2021 CHEV TAHOE	Equipment	Fleet & Equipment	2021		Active	\$ 52,499	1.1360	\$ 59,637
10192	2021 CHEV TAHOE	Equipment	Fleet & Equipment	2021		Active	\$ 52,566	1.1360	\$ 59,713
10243	2022 TAHOE 4WD POLICE RESPONDER	Equipment	Fleet & Equipment	2022		Active	\$ 68,397	1.0597	\$ 72,481
10293	2022 F150 4X4 POLICE RESPONDER	Equipment	Fleet & Equipment	2023		Active	\$ 64,237	1.0318	\$ 66,283
10294	2022 F150 4X4 POLICE RESPONDER	Equipment	Fleet & Equipment	2023		Active	\$ 62,972	1.0318	\$ 64,977
10295	2022 F150 4X4 POLICE RESPONDER	Equipment	Fleet & Equipment	2023		Active	\$ 63,945	1.0318	\$ 65,982
10296	2022 F150 4X4 POLICE RESPONDER	Equipment	Fleet & Equipment	2022		Active	\$ 64,189	1.0597	\$ 68,021
10444	2023 FORD POLICE INTERCEPTOR	Equipment	Fleet & Equipment	2023		Active	\$ 48,493	1.0318	\$ 50,037
10460	2023 FORD POLICE INTERCEPTOR	Equipment	Fleet & Equipment	2023		Active	\$ 49,803	1.0318	\$ 51,389
10465	2023 CHEVY TAHOE (REPLACEMENT)	Equipment	Fleet & Equipment	2023		Active	\$ 45,743	1.0318	\$ 47,200
10660	POLARIS RANGER 570	Equipment	Fleet & Equipment	2024		Active	\$ 13,287	1.0156	\$ 13,495
10076A	LICENSE PLATE READER #2077	Equipment	Fleet & Equipment	2020		Active	\$ 26,666	1.2018	\$ 32,047
8852A	WATCHGUARD CAMERA #98	Equipment	Fleet & Equipment	2017		Active	\$ 5,975	1.2838	\$ 7,671
9187A	WATCHGUARD CAMERA #4	Equipment	Fleet & Equipment	2015		Active	\$ 5,020	1.3741	\$ 6,898
9187B	EMERGENCY EQUIPMENT KIT #4	Equipment	Fleet & Equipment	2015		Active	\$ 6,555	1.3741	\$ 9,007
9187C	EMERGENCY EQUIPMENT KIT #4	Equipment	Fleet & Equipment	2011		Active	\$ 5,062	1.5197	\$ 7,693
9281A	EMERGENCY EQUIPMENT KIT #92	Equipment	Fleet & Equipment	2016		Active	\$ 6,532	1.3332	\$ 8,709
9283A	EMERGENCY EQUIPMENT KIT #90	Equipment	Fleet & Equipment	2016		Active	\$ 6,618	1.3332	\$ 8,823
9407D	WATCHGUARD CAMERA #97	Equipment	Fleet & Equipment	2017		Active	\$ 5,975	1.2838	\$ 7,671
9408B	EMERGENCY EQUIPMENT KIT #95	Equipment	Fleet & Equipment	2017		Active	\$ 6,924	1.2838	\$ 8,889
9408C	WATCHGUARD CAMERA #95	Equipment	Fleet & Equipment	2017		Active	\$ 5,975	1.2838	\$ 7,671
9409B	EMERGENCY EQUIPMENT KIT #96	Equipment	Fleet & Equipment	2017		Active	\$ 6,924	1.2838	\$ 8,889
9409C	WATCHGUARD CAMERA #96	Equipment	Fleet & Equipment	2017		Active	\$ 5,975	1.2838	\$ 7,671
9410B	EMERGENCY EQUIPMENT KIT #94	Equipment	Fleet & Equipment	2017		Active	\$ 6,924	1.2838	\$ 8,889
9410C	WATCHGUARD CAMERA #94	Equipment	Fleet & Equipment	2017		Active	\$ 5,975	1.2838	\$ 7,671

Fixed Assets Listing - Police Combat

Schedule 1

[illegible]

Fixed Assets Listing - Police Combat

Schedule 1

[illegible]

¹ The ENR Factor is based on the Engineering News Record Construction Cost Index

² FY 2024 escalation is based on the 5-year average ENR Construction Cost Index

³ Assets under \$5000 are excluded from the cost basis

Asset Summary Police Impact Fee

Schedule 2

Asset Category	Description	Cost
Land	Original Cost	\$ 645,000
Buildings & Improvements	Replacement Cost New	\$ 5,989,132
Fleet & Equipment	Replacement Cost New	\$ 4,657,489
Total Existing Asset Cost		\$ 11,291,621
Less: Assets Funded From Other Sources		\$ (1,693,743)
Net Existing Asset Cost		\$ 9,597,878

Residential Functional Population

Schedule 3

Land Use	Unit	Average People per Unit ¹	Occupancy ²	Functional Pop./Unit ³
Residential	Dwelling	2.21	67.0%	1.48

¹ U.S. Census Bureau's American Community Survey 2021 (ACS), Public Use Microdata for Baker & Nassau Counties.

² The Occupancy Factor was estimated by assuming 15 hours a day at home on weekdays (15 hrs x 5 days = 75 hrs at home) and 19 hrs a day at home on weekends (19 hrs x 2 days = 38 hrs at home).

³ For residential development, functional population is the average household size times the percent of time people are assumed to spend at home.

Commercial Functional Populations

Schedule 4

Land Use	ITE Trip ¹	Trip Rate/2	Persons/ Trip ²	Employees/ Unit ³	Visitors / Unit ⁴	Functional Population/ Unit ⁵	Weight ⁶	Weighted Functional Pop. / Unit
Commercial	37.01	18.51	2.020	0.79	36.59	1.787	44%	0.788
Industrial	4.75	2.38	1.210	0.41	2.47	0.186	28%	0.052
Institutional	5.37	2.69	1.740	1.16	3.52	0.460	28%	0.129
Non-Residential (Avg)	15.71	7.86	1.66	0.78	14.19	0.81	Weighted	0.969

¹ Trip rate is average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), Trip Generation, 11th ed., 2021.

² Persons/trip is average vehicle occupancy from Federal Highway Administration, Nationwide Household Travel Survey, 2017.

³ Employees/Unit is from the U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2018.

⁴ Visitors/Unit is trips times persons/trip minus employees/unit.

⁵ Functional population is estimated employee hours divided by 24hrs in a day (8 hrs times employees / unit plus visitor hours / Unit. Visitor

⁶ Non-Residential land use categories are weighted based on an analysis of Pasco County Property Appraiser's data on existing developed square footage in the City.

Functional Population

Schedule 5

Land Use	Functional Population / Unit	Existing Units	Unit Type	EDUs / Unit ¹	Total EDUs ²	Unit
Residential	1.482	8,196	Dwelling Unit	1.000	8,196	Dwelling Unit
Non-Residential	0.969	8,128	1,000 Square Feet	0.650	5,283	1,000 Square Feet
Total:					13,479	

¹ The existing units for each Land Use are derived from the Fernandina Beach Property Database.

² EDUs/Unit is calculated for the Land Use categories by dividing each Functional Population/Unit by the Residential Functional Population/Unit which represents 1 EDU, rounded to the nearest 2 decimal places.

EDU Summary By Land Use Code

Schedule 6

										Per Dwelling Unit	Per 1,000 Sq Ft		
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non-Residential EDUs	Total	
0	VACANT	Exclude	4	773	0			1.00	0.65			0	
1	VAC W/XFOB	Exclude	0	21	0			1.00	0.65			0	
5	COMMON S/D LANDS	Exclude	0	215	3,504			1.00	0.65			0	
100	SINGLE FAMILY	Residential	5,784	5,816	15,823,744	5,784		1.00	0.65	5,784		5,784	
200	MOBILE HOME	Residential	4	4	3,569	4		1.00	0.65	4		4	
300	MULTI-FAMILY	Residential	502	7	556,532	502		1.00	0.65	502		502	
400	CONDOMINIUM	Residential	1,268	1,268	1,558,749	1,268		1.00	0.65	1,268		1,268	
403	CONDO GRG/PRK SPACES	Non-Residential	0	30	4,312		4,312	1.00	0.65		3	3	
417	CONDO OFFICE	Non-Residential	0	91	128,497		128,497	1.00	0.65		84	84	
419	CONDO MEDICAL	Non-Residential	0	14	74,984		74,984	1.00	0.65		49	49	
428	CONDO COM AREA/PRKNG	Non-Residential	0	2	0		0	1.00	0.65		0	0	
496	CONDO COMMON AREA	Non-Residential	0	5	0		0	1.00	0.65		0	0	
600	RETIREMENT HOMES	Non-Residential	0	4	338,140		338,140	1.00	0.65		220	220	
700	MISC RESIDENTIAL	Non-Residential	0	8	6,532		6,532	1.00	0.65		4	4	
800	MULTI-FAMILY	Residential	638	309	958,176	638		1.00	0.65	638		638	
1000	VACANT COMMERCIAL	Exclude	0	102	0			1.00	0.65			0	
1001	V C W/XFOB	Exclude	0	36	0			1.00	0.65			0	
1100	STORES, 1 STORY	Non-Residential	0	68	322,680		322,680	1.00	0.65		210	210	
1200	STORE/OFFICE/RESID	Non-Residential	0	42	225,599		225,599	1.00	0.65		147	147	
1300	DEPARTMENT STORES	Non-Residential	0	1	86,312		86,312	1.00	0.65		56	56	
1410	CONVENIENCE STORES	Non-Residential	0	8	25,775		25,775	1.00	0.65		17	17	
1600	COMMUNITY SHOPPING	Non-Residential	0	17	724,146		724,146	1.00	0.65		471	471	
1700	OFFICE BUILDINGS	Non-Residential	0	41	225,536		225,536	1.00	0.65		147	147	
1720	MEDICAL OFFICE	Non-Residential	0	12	84,977		84,977	1.00	0.65		55	55	
1800	MULTI STORY OFFICE	Non-Residential	0	6	48,178		48,178	1.00	0.65		31	31	
1900	PROFESSIONAL BLDG	Non-Residential	0	4	26,830		26,830	1.00	0.65		17	17	
1920	PROF DAYCARE	Non-Residential	0	4	15,151		15,151	1.00	0.65		10	10	
2000	TRANSIT TERMINALS	Non-Residential	0	3	18,020		18,020	1.00	0.65		12	12	
2100	RESTAURANTS/CAFE	Non-Residential	0	36	226,662		226,662	1.00	0.65		147	147	
2200	DRIVE-IN REST.	Non-Residential	0	5	14,189		14,189	1.00	0.65		9	9	
2300	FINANCIAL BLDG	Non-Residential	0	7	61,760		61,760	1.00	0.65		40	40	
2500	REPAIR SERVICE	Non-Residential	0	7	16,388		16,388	1.00	0.65		11	11	
2610	CAR WASH	Non-Residential	0	1	3,860		3,860	1.00	0.65		3	3	
2700	VEH SALE/REPAIR	Non-Residential	0	2	12,344		12,344	1.00	0.65		8	8	
2800	PARKING/MH LOT	Non-Residential	0	3	0		0	1.00	0.65		0	0	
2850	COMM PARKING LOT	Non-Residential	0	1	0		0	1.00	0.65		0	0	
2900	WHOLESALE OUTLET	Non-Residential	0	2	5,556		5,556	1.00	0.65		4	4	
3000	FLORIST/GREENHOUSE	Non-Residential	0	1	1,383		1,383	1.00	0.65		1	1	
3200	THEATER/AUDITORIUM	Non-Residential	0	2	19,287		19,287	1.00	0.65		13	13	
3300	NIGHTCLUB/BARS	Non-Residential	0	6	28,281		28,281	1.00	0.65		18	18	
3500	TOURIST ATTRACTION	Non-Residential	0	1	3,140		3,140	1.00	0.65		2	2	
3800	GOLF COURSES	Non-Residential	0	1	24,407		24,407	1.00	0.65		16	16	
3900	HOTELS AND MOTELS	Non-Residential	0	20	811,677		811,677	1.00	0.65		528	528	
4000	VACANT INDUSTRIAL	Exclude	0	19	0			1.00	0.65			0	
4001	V IN W/XFOB	Exclude	0	1	0			1.00	0.65			0	
4100	LIGHT MANUFACTURE	Non-Residential	0	6	54,449		54,449	1.00	0.65		35	35	
4200	HEAVY MANUFACTURE	Non-Residential	0	3	1,779,537		1,779,537	1.00	0.65		1,157	1,157	
4400	PACKING PLANTS	Non-Residential	0	1	14,472		14,472	1.00	0.65		9	9	
4500	CANNERIES/BOTTLERS	Non-Residential	0	2	12,347		12,347	1.00	0.65		8	8	
4800	WAREHOUSE-STORAGE	Non-Residential	0	22	186,361		186,361	1.00	0.65		121	121	

EDU Summary By Land Use Code

Schedule 6

											Per Dwelling Unit	Per 1,000 Sq Ft
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non-Residential EDUs	Total
4840	MINI STORAGE	Non-Residential	0	5	205,616		205,616	1.00	0.65		134	134
4900	OPEN STORAGE	Non-Residential	0	1	1,056		1,056	1.00	0.65		1	1
7000	VAC INSTITUTIONAL	Exclude	0	18	0			1.00	0.65			0
7001	V INS W/XFOB	Exclude	0	1	0			1.00	0.65			0
7100	CHURCHES	Non-Residential	0	38	364,418		364,418	1.00	0.65		237	237
7200	PRIVATE SCHOOLS	Non-Residential	0	2	36,667		36,667	1.00	0.65		24	24
7500	NON-PROFIT SERVICE	Non-Residential	0	1	3,201		3,201	1.00	0.65		2	2
7600	MORTUARY/CEMETERY	Non-Residential	0	16	20,576		20,576	1.00	0.65		13	13
7700	CLUBS/LODGES/HALLS	Non-Residential	0	9	58,400		58,400	1.00	0.65		38	38
7800	REST HOMES	Non-Residential	0	1	2,362		2,362	1.00	0.65		2	2
7900	CULTURAL GROUPS	Non-Residential	0	1	8,781		8,781	1.00	0.65		6	6
8000	VAC GOVERNMENTAL	Exclude	0	153	0			1.00	0.65			0
8001	V GV W/XFOB	Exclude	0	11	0			1.00	0.65			0
8300	PUBLIC SCHOOLS	Non-Residential	0	6	642,173		642,173	1.00	0.65		417	417
8500	HOSPITALS	Non-Residential	0	2	180,155		180,155	1.00	0.65		117	117
8600	COUNTY	Non-Residential	0	20	247,225		247,225	1.00	0.65		161	161
8601	COUNTY VACANT	Exclude	0	2	0			1.00	0.65			0
8700	STATE	Non-Residential	0	2	107,288		107,288	1.00	0.65		70	70
8701	STATE VACANT	Exclude	0	1	0			1.00	0.65			0
8800	FEDERAL	Non-Residential	0	2	52,660		52,660	1.00	0.65		34	34
8900	MUNICIPAL	Non-Residential	0	95	523,346		523,346	1.00	0.65		340	340
8901	MUNICIPAL VACANT	Exclude	0	12	0			1.00	0.65			0
9000	LEASEHOLD INTEREST	Non-Residential	0	12	42,022		42,022	1.00	0.65		27	27
9100	UTILITIES	Exclude	0	17	43,384			1.00	0.65			0
9400	RIGHTS-OF-WAY	Exclude	0	12	0			1.00	0.65			0
9500	RIVERS AND LAKES	Exclude	0	29	0			1.00	0.65			0
9600	WASTELAND	Exclude	0	55	0			1.00	0.65			0
9602	RETENTION POND	Exclude	0	6	0			1.00	0.65			0
9700	REC AND PARK LAND	Exclude	0	1	6,694			1.00	0.65			0
9800	CENTRALLY ASSESSED	Exclude	0	1	0			1.00	0.65			0
9900	NO AG ACREAGE	Exclude	0	1	0			1.00	0.65			0
H.	HEADER RECORD	Exclude	0	213	0			1.00	0.65			0
N.	NOTE RECORD	Exclude	0	435	0			1.00	0.65			0
Total			8,200	10,241	27,082,067	8,196	8,127,715			8,196	5,283	13,479
											61%	39%

Cost Per EDU Calculation

Schedule 7

Hybrid		
Existing Asset Cost	\$	9,597,878
Future Asset Cost (Net of Debt Funded Assets)	\$	-
Total Asset Cost for Fee Calculation	\$	9,597,878
Existing EDU's (Residential, Non-Residential)		13,479
Projected 10-Year EDU Growth (9%)		1,213
Total EDUs for Cost Apportionment		14,692
Cost Recovery		100.0%
Police Impact Fee per EDU	\$	653.27

Police Impact Fee By Property Class

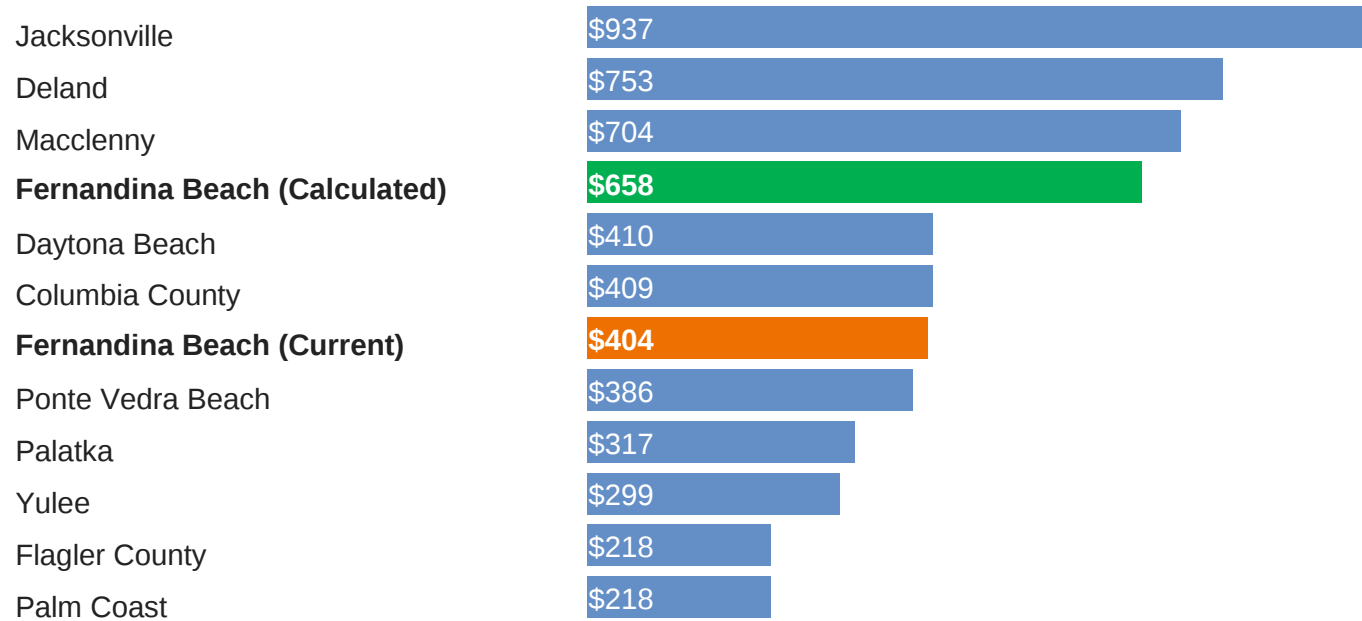
Schedule 8

Land Use	Police Impact Fee per EDU	EDUs/Unit Factor	Police Impact Fee Per Unit ¹	Avg. Heated Square Feet	Police Impact Fee	Unit Type	Existing (per Ft ²)	Change%
Residential	\$653.27	1.000	\$653.00	1,530	\$ 0.43	per Ft ² of Heated Area	\$ 0.26	63%
Non-Residential	\$653.27	0.650	\$425.00	1,000	\$ 0.43	per Ft ² of Heated Area	\$ 0.26	63%

¹ Rounded to the nearest whole dollar.

Single Family Police Impact Fee Survey

Schedule 9



Fernandina Beach, Florida

Assumptions & Results Workbook **Public Facilities Impact Fee**



Fixed Assets Listing - Public Facilities

Schedule 1

Asset #			Asset Description	Asset Type	Asset Type	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included	% Included	
2165	COMMISSION	CITY HALL	CITY HALL	Buildings	Buildings & Improvements	1950	Active	\$ 599,516	27.0264	\$ 12,152,063	75%	Building Department
2166	COMMISSION	CITY HALL	CITY HALL ANNEX	Buildings	Buildings & Improvements	1958	Active	\$ 370,179	18.1600	\$ 5,041,842	75%	
20056	FACILITIES	FACILITY M	FACILITIES STORAGE BUILDING	Buildings	Buildings & Improvements	2021	Active	\$ 23,376	1.1360	\$ 26,554	100%	
22023	FACILITIES	FACILITY M	TWO LEAN-TO STRUCTURES @ FACILITIES	Buildings	Buildings & Improvements	2022	Active	\$ 7,116	1.0597	\$ 7,541	100%	
721	IT	CITY HALL	City Hall Rewiring	Improvement	Buildings & Improvements	2014	Active	\$ 25,648	1.4055	\$ 36,049	100%	
917	COMMISSION	CITY HALL	New Roof at City Hall (Childers Roof)	Improvement	Buildings & Improvements	2006	Active	\$ 52,908	1.7787	\$ 94,110	100%	
918	COMMISSION	CITYWIDE	New Roof Chamber Depot (Childers Roof)	Improvement	Buildings & Improvements	2006	Active	\$ 11,407	1.7787	\$ 20,290	100%	
919	FINANCE	PECK CENTE	Finance/IT Peck Remodel	Improvement	Buildings & Improvements	2009	Active	\$ 47,330	1.6083	\$ 76,123	100%	
923	FINANCE	PECK CENTE	Peck Center Windows Phase 1	Improvement	Buildings & Improvements	2014	Active	\$ 51,032	1.4055	\$ 71,727	100%	
925	FINANCE	PECK CENTE	Peck Center Windows Phase 2	Improvement	Buildings & Improvements	2015	Active	\$ 55,569	1.3741	\$ 76,358	100%	
926	COMMISSION	PECK CENTE	Peck Roof	Improvement	Buildings & Improvements	2015	Active	\$ 16,480	1.3741	\$ 22,645	100%	
927	COMMISSION	CITYWIDE	RR Depot Rehab	Improvement	Buildings & Improvements	2015	Active	\$ 200,000	1.3741	\$ 274,822	100%	
928	COMMISSION	PECK CENTE	Peck Center Windows Phase 3	Improvement	Buildings & Improvements	2016	Active	\$ 45,499	1.3332	\$ 60,658	100%	
929	IT	ATLANTIC R	ARC Rewiring	Improvement	Buildings & Improvements	2016	Active	\$ 19,598	1.3332	\$ 26,128	100%	
9045	COMMISSION	CITY HALL	A/C UNIT COMM CHAMBERS 7.5 TON UNIT	Improvement	Buildings & Improvements	2013	Active	\$ 5,978	1.4438	\$ 8,631	100%	
17032	IT	ATLANTIC R	ARC WIRING	Improvement	Buildings & Improvements	2017	Active	\$ 17,291	1.2838	\$ 22,198	100%	
18033	General Go	CITYWIDE	CABLE REWIRING CITY INFRASTRUCTURE	Improvement	Buildings & Improvements	2018	Active	\$ 29,204	1.2456	\$ 36,378	100%	
20023	FACILITIES	FACILITY M	RESURFACE/COAT FACILITIES BUILDING	Improvement	Buildings & Improvements	2019	Active	\$ 29,387	1.2218	\$ 35,904	100%	
21001	IT	CITYWIDE	NETWORK DROP CONFIGURATION	Improvement	Buildings & Improvements	2021	Active	\$ 9,731	1.1360	\$ 11,054	100%	
22020	IT	IT	FY23 STRUCTURED CABLING	Improvement	Buildings & Improvements	2021	Active	\$ 9,840	1.1360	\$ 11,177	100%	
23057	FACILITIES	CITYWIDE	GATEWAY BEAUTIFICATION	Improvement	Buildings & Improvements	2023	Active	\$ 21,843	1.0318	\$ 22,538	100%	
722	General Go	CITYWIDE	ERP IMPLEMENTATION - TYLER TECH & PLANTE	Improvement	Buildings & Improvements	2016	Active	\$ 297,491	1.3332	\$ 396,608	100%	
742	COMMISSION	CITYWIDE	Land - 1993 Beginning	Land	Land	1993	Active	\$ 355,156	2.6456	\$ 355,156	100%	
743	COMMISSION	CITYWIDE	Land - 1993 Additions	Land	Land	1993	Active	\$ 36,904	2.6456	\$ 36,904	100%	
744	COMMISSION	CITYWIDE	Land - 1994 Additions	Land	Land	1994	Active	\$ 100,826	2.5487	\$ 100,826	100%	
745	COMMISSION	CITYWIDE	Land - 1995 Additions	Land	Land	1995	Active	\$ 565,604	2.5194	\$ 565,604	100%	
746	COMMISSION	CITYWIDE	Land - North 2nd Street	Land	Land	1998	Active	\$ 22,590	2.3283	\$ 22,590	100%	
2891	General Go	CITYWIDE	1ST AVENUE CONSERVATION LAND - STUDDARD	Land	Land	2022	Active	\$ 57,487	1.0597	\$ 57,487	100%	
2967	General Go	CITYWIDE	AVILA PARCEL# 00-00-31-1800-0068-0040	Land	Land	2023	Active	\$ 30,636	1.0318	\$ 30,636	100%	
2968	General Go	CITYWIDE	AVILA PARCEL# 00-00-31-1800-0068-0020	Land	Land	2023	Active	\$ 30,636	1.0318	\$ 30,636	100%	
289										\$ 19,731,238		

¹ The ENR Factor is based on the Engineering News Record Construction Cost Index² FY 2024 escalation is based on the 5-year average ENR Construction Cost Index³ Assets under \$5000 are excluded from the cost basis

Asset Summary Public Facilities Impact Fee Schedule 2

Asset Category	Description	Cost
Land	Original Cost	\$ 1,199,839
Buildings & Improvements	Replacement Cost New	\$ 18,531,400
Fleet & Equipment	Replacement Cost New	\$ -
Total Existing Asset Cost		\$ 19,731,238
Less: Assets Funded From Other Sources		\$ (5,919,372)
Net Existing Asset Cost		\$ 13,811,867

Residential Functional Population

Schedule 3

Land Use	Unit	Average People per Unit ¹	Occupancy ²	Functional Pop./Unit ³
Residential	Dwelling	2.21	67.0%	1.48

¹ U.S. Census Bureau's American Community Survey 2021 (ACS), Public Use Microdata for Baker & Nassau Counties.

² The Occupancy Factor was estimated by assuming 15 hours a day at home on weekdays (15 hrs x 5 days = 75 hrs at home) and 19 hrs a day at home on weekends (19 hrs x 2 days = 38 hrs at home).

³ For residential development, functional population is the average household size times the percent of time people are assumed to spend at home.

Commercial Functional Populations

Schedule 4

Land Use	ITE Trip ¹	Trip Rate/2	Persons/ Trip ²	Employees/ Unit ³	Visitors / Unit ⁴	Functional Population/ Unit ⁵	Weight ⁶	Weighted Functional Pop. / Unit
Commercial	37.01	18.51	2.020	0.79	36.59	1.787	44%	0.788
Industrial	4.75	2.38	1.210	0.41	2.47	0.186	28%	0.052
Institutional	5.37	2.69	1.740	1.16	3.52	0.460	28%	0.129
Non-Residential (Avg)	15.71	7.86	1.66	0.78	14.19	0.81	Weighted	0.969

¹ Trip rate is average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), Trip Generation, 11th ed., 2021.

² Persons/trip is average vehicle occupancy from Federal Highway Administration, Nationwide Household Travel Survey, 2017.

³ Employees/Unit is from the U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2018.

⁴ Visitors/Unit is trips times persons/trip minus employees/unit.

⁵ Functional population is estimated employee hours divided by 24hrs in a day (8 hrs times employees / unit plus visitor hours / Unit. Visitor

⁶ Non-Residential land use categories are weighted based on an analysis of Pasco County Property Appraiser's data on existing developed square footage in the City.

Functional Population

Schedule 5

Land Use	Functional Population / Unit	Existing Units	Unit Type	EDUs / Unit ¹	Total EDUs ²	Unit
Residential	1.482	8,196	Dwelling Unit	1.000	8,196	Dwelling Unit
Non-Residential	0.969	8,128	1,000 Square Feet	0.650	5,283	1,000 Square Feet
Total:					13,479	

¹ The existing units for each Land Use are derived from the Fernandina Beach Property Database.

² EDUs/Unit is calculated for the Land Use categories by dividing each Functional Population/Unit by the Residential Functional Population/Unit which represents 1 EDU, rounded to the nearest 2 decimal places.

EDU Summary By Land Use Code

Schedule 6

										Per Dwelling Unit	Per 1,000 Sq Ft		
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non-Residential EDUs	Total	
0	VACANT	Exclude	4	773	0			1.00	0.65			0	
1	VAC W/XFOB	Exclude	0	21	0			1.00	0.65			0	
5	COMMON S/D LANDS	Exclude	0	215	3,504			1.00	0.65			0	
100	SINGLE FAMILY	Residential	5,784	5,816	15,823,744	5,784		1.00	0.65	5,784		5,784	
200	MOBILE HOME	Residential	4	4	3,569	4		1.00	0.65	4		4	
300	MULTI-FAMILY	Residential	502	7	556,532	502		1.00	0.65	502		502	
400	CONDOMINIUM	Residential	1,268	1,268	1,558,749	1,268		1.00	0.65	1,268		1,268	
403	CONDO GRG/PRK SPACES	Non-Residential	0	30	4,312		4,312	1.00	0.65		3	3	
417	CONDO OFFICE	Non-Residential	0	91	128,497		128,497	1.00	0.65		84	84	
419	CONDO MEDICAL	Non-Residential	0	14	74,984		74,984	1.00	0.65		49	49	
428	CONDO COM AREA/PRKNG	Non-Residential	0	2	0		0	1.00	0.65		0	0	
496	CONDO COMMON AREA	Non-Residential	0	5	0		0	1.00	0.65		0	0	
600	RETIREMENT HOMES	Non-Residential	0	4	338,140		338,140	1.00	0.65		220	220	
700	MISC RESIDENTIAL	Non-Residential	0	8	6,532		6,532	1.00	0.65		4	4	
800	MULTI-FAMILY	Residential	638	309	958,176	638		1.00	0.65	638		638	
1000	VACANT COMMERCIAL	Exclude	0	102	0			1.00	0.65			0	
1001	V C W/XFOB	Exclude	0	36	0			1.00	0.65			0	
1100	STORES, 1 STORY	Non-Residential	0	68	322,680		322,680	1.00	0.65		210	210	
1200	STORE/OFFICE/RESID	Non-Residential	0	42	225,599		225,599	1.00	0.65		147	147	
1300	DEPARTMENT STORES	Non-Residential	0	1	86,312		86,312	1.00	0.65		56	56	
1410	CONVENIENCE STORES	Non-Residential	0	8	25,775		25,775	1.00	0.65		17	17	
1600	COMMUNITY SHOPPING	Non-Residential	0	17	724,146		724,146	1.00	0.65		471	471	
1700	OFFICE BUILDINGS	Non-Residential	0	41	225,536		225,536	1.00	0.65		147	147	
1720	MEDICAL OFFICE	Non-Residential	0	12	84,977		84,977	1.00	0.65		55	55	
1800	MULTI STORY OFFICE	Non-Residential	0	6	48,178		48,178	1.00	0.65		31	31	
1900	PROFESSIONAL BLDG	Non-Residential	0	4	26,830		26,830	1.00	0.65		17	17	
1920	PROF DAYCARE	Non-Residential	0	4	15,151		15,151	1.00	0.65		10	10	
2000	TRANSIT TERMINALS	Non-Residential	0	3	18,020		18,020	1.00	0.65		12	12	
2100	RESTAURANTS/CAFE	Non-Residential	0	36	226,662		226,662	1.00	0.65		147	147	
2200	DRIVE-IN REST.	Non-Residential	0	5	14,189		14,189	1.00	0.65		9	9	
2300	FINANCIAL BLDG	Non-Residential	0	7	61,760		61,760	1.00	0.65		40	40	
2500	REPAIR SERVICE	Non-Residential	0	7	16,388		16,388	1.00	0.65		11	11	
2610	CAR WASH	Non-Residential	0	1	3,860		3,860	1.00	0.65		3	3	
2700	VEH SALE/REPAIR	Non-Residential	0	2	12,344		12,344	1.00	0.65		8	8	
2800	PARKING/MH LOT	Non-Residential	0	3	0		0	1.00	0.65		0	0	
2850	COMM PARKING LOT	Non-Residential	0	1	0		0	1.00	0.65		0	0	
2900	WHOLESALE OUTLET	Non-Residential	0	2	5,556		5,556	1.00	0.65		4	4	
3000	FLORIST/GREENHOUSE	Non-Residential	0	1	1,383		1,383	1.00	0.65		1	1	
3200	THEATER/AUDITORIUM	Non-Residential	0	2	19,287		19,287	1.00	0.65		13	13	
3300	NIGHTCLUB/BARS	Non-Residential	0	6	28,281		28,281	1.00	0.65		18	18	
3500	TOURIST ATTRACTION	Non-Residential	0	1	3,140		3,140	1.00	0.65		2	2	
3800	GOLF COURSES	Non-Residential	0	1	24,407		24,407	1.00	0.65		16	16	
3900	HOTELS AND MOTELS	Non-Residential	0	20	811,677		811,677	1.00	0.65		528	528	
4000	VACANT INDUSTRIAL	Exclude	0	19	0			1.00	0.65			0	
4001	V IN W/XFOB	Exclude	0	1	0			1.00	0.65			0	
4100	LIGHT MANUFACTURE	Non-Residential	0	6	54,449		54,449	1.00	0.65		35	35	
4200	HEAVY MANUFACTURE	Non-Residential	0	3	1,779,537		1,779,537	1.00	0.65		1,157	1,157	
4400	PACKING PLANTS	Non-Residential	0	1	14,472		14,472	1.00	0.65		9	9	
4500	CANNERIES/BOTTLERS	Non-Residential	0	2	12,347		12,347	1.00	0.65		8	8	
4800	WAREHOUSE-STORAGE	Non-Residential	0	22	186,361		186,361	1.00	0.65		121	121	
4840	MINI STORAGE	Non-Residential	0	5	205,616		205,616	1.00	0.65		134	134	
4900	OPEN STORAGE	Non-Residential	0	1	1,056		1,056	1.00	0.65		1	1	
7000	VAC INSTITUTIONAL	Exclude	0	18	0			1.00	0.65			0	
7001	V INS W/XFOB	Exclude	0	1	0			1.00	0.65			0	

EDU Summary By Land Use Code

Schedule 6

											Per Dwelling Unit	Per 1,000 Sq Ft
DOR Code	Descriptions	Type	Dwelling Units	Count	Total Area (Sq. Ft.)	Residential	Non-Residential	Residential Factor	Non Residential Factor	Residential EDU	Non-Residential EDUs	Total
7100	CHURCHES	Non-Residential	0	38	364,418		364,418	1.00	0.65		237	237
7200	PRIVATE SCHOOLS	Non-Residential	0	2	36,667		36,667	1.00	0.65		24	24
7500	NON-PROFIT SERVICE	Non-Residential	0	1	3,201		3,201	1.00	0.65		2	2
7600	MORTUARY/CEMETERY	Non-Residential	0	16	20,576		20,576	1.00	0.65		13	13
7700	CLUBS/LODGES/HALLS	Non-Residential	0	9	58,400		58,400	1.00	0.65		38	38
7800	REST HOMES	Non-Residential	0	1	2,362		2,362	1.00	0.65		2	2
7900	CULTURAL GROUPS	Non-Residential	0	1	8,781		8,781	1.00	0.65		6	6
8000	VAC GOVERNMENTAL	Exclude	0	153	0			1.00	0.65			0
8001	V GV W/XFOB	Exclude	0	11	0			1.00	0.65			0
8300	PUBLIC SCHOOLS	Non-Residential	0	6	642,173		642,173	1.00	0.65		417	417
8500	HOSPITALS	Non-Residential	0	2	180,155		180,155	1.00	0.65		117	117
8600	COUNTY	Non-Residential	0	20	247,225		247,225	1.00	0.65		161	161
8601	COUNTY VACANT	Exclude	0	2	0			1.00	0.65			0
8700	STATE	Non-Residential	0	2	107,288		107,288	1.00	0.65		70	70
8701	STATE VACANT	Exclude	0	1	0			1.00	0.65			0
8800	FEDERAL	Non-Residential	0	2	52,660		52,660	1.00	0.65		34	34
8900	MUNICIPAL	Non-Residential	0	95	523,346		523,346	1.00	0.65		340	340
8901	MUNICIPAL VACANT	Exclude	0	12	0			1.00	0.65			0
9000	LEASEHOLD INTEREST	Non-Residential	0	12	42,022		42,022	1.00	0.65		27	27
9100	UTILITIES	Exclude	0	17	43,384			1.00	0.65			0
9400	RIGHTS-OF-WAY	Exclude	0	12	0			1.00	0.65			0
9500	RIVERS AND LAKES	Exclude	0	29	0			1.00	0.65			0
9600	WASTELAND	Exclude	0	55	0			1.00	0.65			0
9602	RETENTION POND	Exclude	0	6	0			1.00	0.65			0
9700	REC AND PARK LAND	Exclude	0	1	6,694			1.00	0.65			0
9800	CENTRALLY ASSESSED	Exclude	0	1	0			1.00	0.65			0
9900	NO AG ACREAGE	Exclude	0	1	0			1.00	0.65			0
H.	HEADER RECORD	Exclude	0	213	0			1.00	0.65			0
N.	NOTE RECORD	Exclude	0	435	0			1.00	0.65			0
Total			8,200	10,241	27,082,067	8,196	8,127,715			8,196	5,283	13,479
											61%	39%

Cost Per EDU Calculation

Schedule 7

Hybrid		
Existing Asset Cost	\$	13,811,867
Future Asset Cost (Net of Debt Funded Assets)	\$	-
Total Asset Cost for Fee Calculation	\$	13,811,867
Existing EDU's (Residential, Non-Residential)		13,479
Projected 10-Year EDU Growth (9%)		1,213
Total EDUs for Cost Apportionment		14,692
Cost Recovery		100.0%
Public Facilities Impact Fee per EDU	\$	940.09

Public Facilities Impact Fee By Property Class

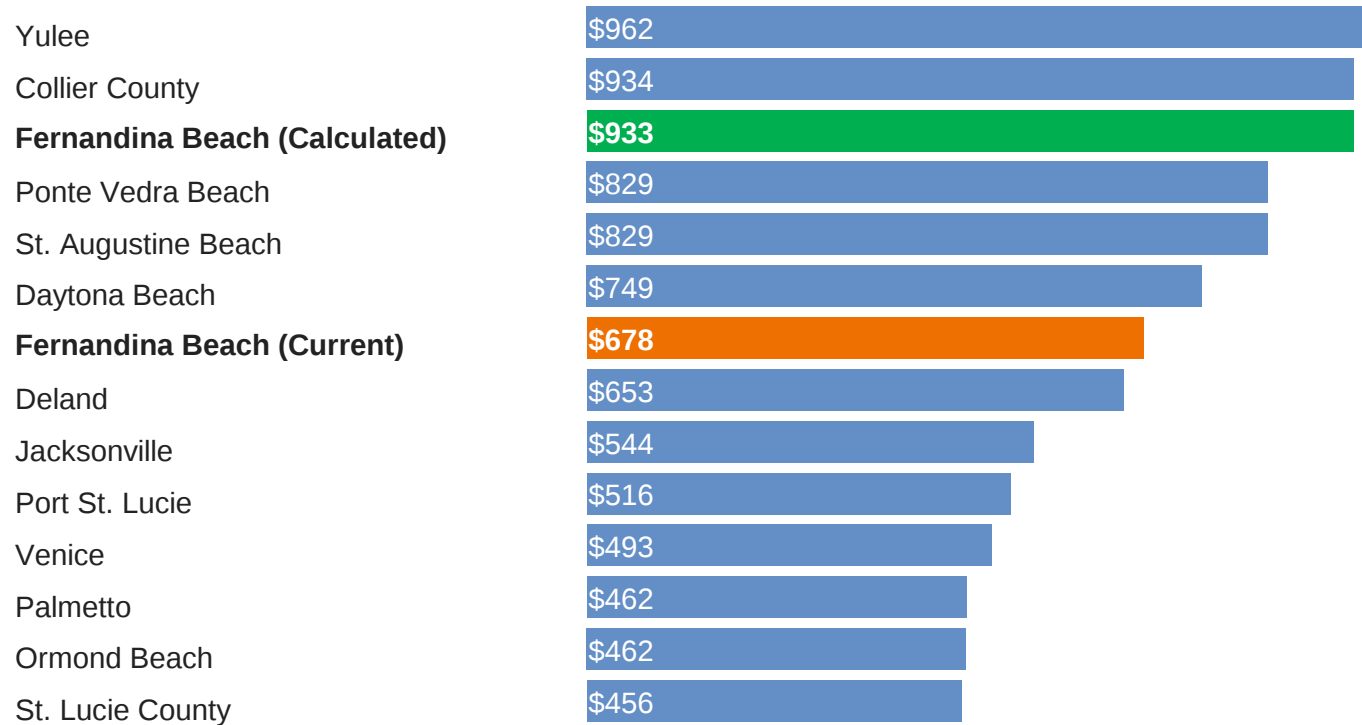
Schedule 8

Land Use	Public Facilities Impact Fee per EDU	EDUs/Unit Factor	Public Facilities Impact Fee Per Unit ¹	Avg. Heated Square Feet	Public Facilities Impact Fees	Unit Type	Existing (per Ft ²)	Change %
Residential	\$940.09	1.000	\$940.00	1,530	\$ 0.61	per Ft ² of Heated Area	\$ 0.44	38%
Non-Residential	\$940.09	0.650	\$611.00	1,000	\$ 0.61	per Ft ² of Heated Area	\$ 0.44	38%

¹ Rounded to the nearest whole dollar.

Single Family Public Facilities Impact Fee Survey

Schedule 9



Fernandina Beach, Florida

Assumptions & Results Workbook **Parks and Rec Impact Fee**



Fixed Assets Listing - Parks & Recreation

Schedule 1

Asset #	Asset Description		Asset Type	Asset Type	Fund	Acquisition		Status	Original Cost ³	ENR Factor ¹	Replacement Cost	
						Year					Included	
843	PARKS	PARKS	Soccer Park Restrooms	Buildings	Buildings & Improvements		2005	Active	\$ 141,517	1.8511	\$	261,966
846	PARKS	PARKS	Skate Park	Buildings	Buildings & Improvements		2006	Active	\$ 209,228	1.7787	\$	372,162
855	PARKS	PARKS	Pop Warner Bathrooms	Buildings	Buildings & Improvements		2008	Active	\$ 139,869	1.6587	\$	231,994
858	PARKS	PARKS	Nature Center	Buildings	Buildings & Improvements		2009	Active	\$ 105,791	1.6083	\$	170,147
864	PARKS	PARKS	Riverfront Sun Shelters	Buildings	Buildings & Improvements		2010	Active	\$ 83,908	1.5659	\$	131,390
866	PARKS	PARKS	Restrooms at Seaside Park	Buildings	Buildings & Improvements		2011	Active	\$ 151,340	1.5197	\$	229,991
888	PARKS	PARKS	Central Park Restroom	Buildings	Buildings & Improvements		2016	Active	\$ 173,435	1.3332	\$	231,220
2178	PARKS	PARKS	MAIN BEACH CABANA	Buildings	Buildings & Improvements		1986	Active	\$ 56,728	3.2092	\$	182,050
2182	PARKS	PARKS	REST ROOMS	Buildings	Buildings & Improvements		1993	Active	\$ 26,290	2.6456	\$	69,553
2183	PARKS	PARKS	REST ROOMS	Buildings	Buildings & Improvements		2001	Active	\$ 21,126	2.1761	\$	45,973
2184	PARKS	PARKS	PARKS DEPT FACILITY	Buildings	Buildings & Improvements		1997	Active	\$ 77,776	2.3659	\$	184,006
2188	PARKS	PARKS	POP WARNER BLDG & PARK	Buildings	Buildings & Improvements		1999	Active	\$ 97,807	2.2749	\$	222,498
2190	PARKS	PARKS	PUBLIC RESTROOM	Buildings	Buildings & Improvements		1995	Active	\$ 54,772	2.5194	\$	137,990
2194	PARKS	PARKS	RESTROOMS	Buildings	Buildings & Improvements		1995	Active	\$ 52,972	2.5194	\$	133,456
2276	PARKS	PARKS	Lighthouse Renovations	Buildings	Buildings & Improvements		2004	Active	\$ 329,008	1.9372	\$	637,367
18018	PARKS	PARKS	MAIN BEACH PARK SUN SHELTERS	Buildings	Buildings & Improvements		2018	Active	\$ 27,201	1.2456	\$	33,883
18019	PARKS	PARKS	EGANS CREEK SUN SHELTERS	Buildings	Buildings & Improvements		2018	Active	\$ 49,989	1.2456	\$	62,269
18040	PARKS	PARKS	PICKLEBALL SHADE STRUCTURE	Buildings	Buildings & Improvements		2018	Active	\$ 13,346	1.2456	\$	16,624
19015	PARKS	PARKS	SHADE STRUCTURE FOR BABE RUTH & POP	Buildings	Buildings & Improvements		2019	Active	\$ 50,481	1.2218	\$	61,677
19016	PARKS	PARKS	SHADE STRUCTURE FOR MAIN BEACH SKATE PAR	Buildings	Buildings & Improvements		2019	Active	\$ 25,745	1.2218	\$	31,455
20047	PARKS	PARKS	LIGHTHOUSE RENOVATIONS	Buildings	Buildings & Improvements		2020	Active	\$ 21,000	1.2018	\$	25,238
204	PARKS	PARKS	Park & Sports Complex	Improvement	Buildings & Improvements		2003	Active	\$ 29,221	2.0588	\$	60,159
837	PARKS	PARKS	Netting added to Ybor Alvarez Field	Improvement	Buildings & Improvements		2005	Active	\$ 5,891	1.8511	\$	10,905
851	PARKS	PARKS	Tennis Court Lights	Improvement	Buildings & Improvements		2008	Active	\$ 66,500	1.6587	\$	110,301
852	PARKS	PARKS	Lights - Charles Albert Fields	Improvement	Buildings & Improvements		2008	Active	\$ 68,500	1.6587	\$	113,618
853	PARKS	PARKS	Lights - Ybor Alvarez Field #3	Improvement	Buildings & Improvements		2008	Active	\$ 75,000	1.6587	\$	124,399
856	PARKS	PARKS	Eagan's Creek Irrigation System	Improvement	Buildings & Improvements		2008	Active	\$ 5,677	1.6587	\$	9,417
863	PARKS	PARKS	Consession & Dugout Roof	Improvement	Buildings & Improvements		2008	Active	\$ 38,860	1.6587	\$	64,455
865	DOWNTOWN	PARKS	Nitelites downtown lighting	Improvement	Buildings & Improvements		2011	Active	\$ 43,167	1.5197	\$	65,602
867	PARKS	PARKS	Ybor Fencing	Improvement	Buildings & Improvements		2012	Active	\$ 61,036	1.4808	\$	90,382
868	PARKS	PARKS	Ybor Dugouts	Improvement	Buildings & Improvements		2012	Active	\$ 7,114	1.4808	\$	10,535
870	PARKS	PARKS	Replace Tennis Court Fencing	Improvement	Buildings & Improvements		2014	Active	\$ 14,165	1.4055	\$	19,909
871	PARKS	PARKS	Resurface 2 Tennis courts	Improvement	Buildings & Improvements		2014	Active	\$ 7,300	1.4055	\$	10,260
872	PARKS	PARKS	Main Beach Boardwalk	Improvement	Buildings & Improvements		2014	Active	\$ 170,949	1.4055	\$	240,276
875	PARKS	PARKS	Thorguard System	Improvement	Buildings & Improvements		2013	Active	\$ 45,000	1.4438	\$	64,971
876	PARKS	PARKS	Tennis Court Improvements	Improvement	Buildings & Improvements		2015	Active	\$ 56,625	1.3741	\$	77,809
877	PARKS	PARKS	Soccer Field Irrigation	Improvement	Buildings & Improvements		2013	Active	\$ 14,987	1.4438	\$	21,639
878	PARKS	PARKS	Artificial Reef	Improvement	Buildings & Improvements		2015	Active	\$ 97,289	1.3741	\$	133,685
881	PARKS	PARKS	Skate Park Improvements - Fencing	Improvement	Buildings & Improvements		2016	Active	\$ 20,062	1.3332	\$	26,747
882	PARKS	PARKS	Ybor Field Improvements Netting	Improvement	Buildings & Improvements		2016	Active	\$ 5,975	1.3332	\$	7,966
889	PARKS	PARKS	Pickleball Courts	Improvement	Buildings & Improvements		2016	Active	\$ 106,732	1.3332	\$	142,293
2180	PARKS	PARKS	BALL PARK	Improvement	Buildings & Improvements		1993	Active	\$ 51,877	2.6456	\$	137,244
2181	PARKS	PARKS	FENCING	Improvement	Buildings & Improvements		1993	Active	\$ 74,333	2.6456	\$	196,654
2187	PARKS	PARKS	BUCCANEER FIELD	Improvement	Buildings & Improvements		1995	Active	\$ 326,933	2.5194	\$	823,663
2189	PARKS	PARKS	CENTRAL PARK	Improvement	Buildings & Improvements		2000	Active	\$ 25,039	2.2156	\$	55,476
2191	PARKS	PARKS	ALVAREZ FIELD	Improvement	Buildings & Improvements		1980	Active	\$ 19,561	4.2581	\$	83,294
2633	PARKS	PARKS	LIGHTS FOR PICKLEBALL COURTS PROJ #19019	Improvement	Buildings & Improvements		2019	Active	\$ 102,500	1.2218	\$	125,233
8250	PARKS	PARKS	SATELLITE LIGHTING SYSTEM	Improvement	Buildings & Improvements		2005	Active	\$ 6,500	1.8511	\$	12,032
17015	PARKS	PARKS	YBOR LIGHTING	Improvement	Buildings & Improvements		2017	Active	\$ 307,791	1.2838	\$	395,138
17033	PARKS	PARKS	MULTIPURPOSE COURT AT MAIN BEACH	Improvement	Buildings & Improvements		2017	Active	\$ 17,000	1.2838	\$	21,824
19020	PARKS	PARKS	SIMMONS ROAD PARK	Improvement	Buildings & Improvements		2021	Active	\$ 371,924	1.1360	\$	422,493
19023	PARKS	PARKS	RESTORE 2 GREENWAY BRIDGES	Improvement	Buildings & Improvements		2018	Active	\$ 10,558	1.2456	\$	13,151
19044	PARKS	PARKS	MAIN BCH BOARDWALK PH II	Improvement	Buildings & Improvements		2020	Active	\$ 286,185	1.2018	\$	343,934
20011	PARKS	PARKS	DUNE WALKOVER ACCESS 2S	Improvement	Buildings & Improvements		2019	Active	\$ 109,296	1.2218	\$	133,536
20016	PARKS	PARKS	RETRO FIT FIELD LIGHTS AT BUCCANNER	Improvement	Buildings & Improvements		2019	Active	\$ 432,645	1.2218	\$	528,599
20039	PARKS	PARKS	SEASIDE PARK DECKING	Improvement	Buildings & Improvements		2020	Active	\$ 9,368	1.2018	\$	11,258

Fixed Assets Listing - Parks & Recreation

Schedule 1

Asset #	Asset Description			Asset Type	Asset Type	Fund	Acquisition Year	Status	Original Cost ³	ENR Factor ¹	Replacement Cost Included
20044	PARKS	PARKS	WATERFRONT PARK IMPROVEMENTS FY22	Improvement	Buildings & Improvements		2020	Active	\$ 271,856	1.2018	\$ 326,714
20055	PARKS	PARKS	PARKS STORAGE BLD AT CITY YARD	Improvement	Buildings & Improvements		2021	Active	\$ 24,228	1.1360	\$ 27,523
21019	PARKS	PARKS	SHADE STRUCTURE FOOTBALL FIELD	Improvement	Buildings & Improvements		2021	Active	\$ 15,079	1.1360	\$ 17,129
22035	DOWNTOWN	PARKS	PETANQUE COURTS DOWNTOWN LOT D	Improvement	Buildings & Improvements		2022	Active	\$ 12,258	1.0597	\$ 12,990
22036	PARKS	PARKS	EGANS CREEK STORMWATER IMPROVEMENTS	Improvement	Buildings & Improvements		2022	Active	\$ 14,610	1.0597	\$ 15,482
19027	PARKS	PARKS	PLAYGROUND SURFACING	Improvement	Buildings & Improvements		2019	Active	\$ 19,000	1.2218	\$ 23,214
21033	PARKS	PARKS	BEACH ACCESS 6 NORTH	Improvement	Buildings & Improvements		2021	Active	\$ 101,666	1.1360	\$ 115,489
18410	PARKS	PARKS	POP WARNER FOOTBALL FIELD SIDEWALKS	Infrastructure	Buildings & Improvements		2018	Active	\$ 17,836	1.2456	\$ 22,217
747	CITYWIDE	ATLANTIC R	Land - North Fletcher	Land	Land		1998	Active	\$ 155,170	1.0000	\$ 155,170
748	CITYWIDE	ATLANTIC R	Land - 136 Tarpon Ave	Land	Land		1998	Active	\$ 131,050	1.0000	\$ 131,050
749	CITYWIDE	ATLANTIC R	Land - Seaside Park	Land	Land		1998	Active	\$ 893,239	1.0000	\$ 893,239
750	CITYWIDE	ATLANTIC R	Land - Seaside Park	Land	Land		1998	Active	\$ 150,051	1.0000	\$ 150,051
751	CITYWIDE	PECK CENTE	Land - Peck Facility	Land	Land		1999	Active	\$ 350,207	1.0000	\$ 350,207
752	CITYWIDE	ATLANTIC R	Land - Greenway Additions	Land	Land		1999	Active	\$ 267,908	1.0000	\$ 267,908
754	CITYWIDE	ATLANTIC R	Land - Baker Property	Land	Land		2000	Active	\$ 25,701	1.0000	\$ 25,701
755	CITYWIDE	ATLANTIC R	Land - Fisher/Woodward Prop	Land	Land		2000	Active	\$ 44,550	1.0000	\$ 44,550
756	CITYWIDE	ATLANTIC R	Land - Courson Property	Land	Land		2000	Active	\$ 19,600	1.0000	\$ 19,600
757	CITYWIDE	ATLANTIC R	Land - Van Andra Property	Land	Land		2000	Active	\$ 93,600	1.0000	\$ 93,600
758	CITYWIDE	ATLANTIC R	Land - Powell Property	Land	Land		2000	Active	\$ 1,300,000	1.0000	\$ 1,300,000
759	CITYWIDE	ATLANTIC R	Land - Straughn Property	Land	Land		2001	Active	\$ 383,305	1.0000	\$ 383,305
760	CITYWIDE	ATLANTIC R	Land - Kelley Property	Land	Land		2001	Active	\$ 36,349	1.0000	\$ 36,349
761	CITYWIDE	ATLANTIC R	Land - Powell Property	Land	Land		2001	Active	\$ 1,300,000	1.0000	\$ 1,300,000
762	CITYWIDE	ATLANTIC R	Land - Lee Property	Land	Land		2001	Active	\$ 269,500	1.0000	\$ 269,500
763	CITYWIDE	ATLANTIC R	Land - Lee Property	Land	Land		2001	Active	\$ 75,100	1.0000	\$ 75,100
764	CITYWIDE	ATLANTIC R	Land - Powell Trust	Land	Land		2001	Active	\$ 50,000	1.0000	\$ 50,000
765	CITYWIDE	ATLANTIC R	Land - Burn Appraisals	Land	Land		2001	Active	\$ 5,200	1.0000	\$ 5,200
767	CITYWIDE	ATLANTIC R	Land - Sell Property	Land	Land		2001	Active	\$ 135,000	1.0000	\$ 135,000
768	CITYWIDE	ATLANTIC R	Land - Sell Property	Land	Land		2001	Active	\$ 138,058	1.0000	\$ 138,058
769	CITYWIDE	ATLANTIC R	Land - Odom Property	Land	Land		2002	Active	\$ 1,287,683	1.0000	\$ 1,287,683
770	CITYWIDE	ATLANTIC R	Land - Burns Property	Land	Land		2002	Active	\$ 402,990	1.0000	\$ 402,990
771	CITYWIDE	ATLANTIC R	Land - Burns Property	Land	Land		2002	Active	\$ 779,715	1.0000	\$ 779,715
772	CITYWIDE	ATLANTIC R	Land - Jasmine - N 10th SWAP	Land	Land		2006	Active	\$ 73,300	1.0000	\$ 73,300
773	CITYWIDE	ATLANTIC R	Land - Perpall Property	Land	Land		2008	Active	\$ 544,694	1.0000	\$ 544,694
774	CITYWIDE	ATLANTIC R	Land - Old Town	Land	Land		2013	Active	\$ 9,584	1.0000	\$ 9,584
289										\$	17,664,079

¹ The ENR Factor is based on the Engineering News Record Construction Cost Index² FY 2024 escalation is based on the 5-year average ENR Construction Cost Index³ Assets under \$5000 are excluded from the cost basis

Asset Summary Parks and Rec Impact Fee

Schedule 2

Asset Category	Description	Cost
Land	Original Cost	\$ 8,921,553
Buildings & Improvements	Replacement Cost New	\$ 8,742,526
Fleet & Equipment	Replacement Cost New	\$ -
Total Existing Asset Cost		\$ 17,664,079
Less: Assets Funded From Other Sources		\$ (2,649,612)
Net Existing Asset Cost		\$ 15,014,467
Plus: Incremental CIP Costs		\$ 6,595,000
Total Asset Cost for Fee Calculation		\$ 21,609,467

Cost Per EDU Calculation

Schedule 3

Hybrid Method

Existing Asset Cost	\$	15,014,467
Future Asset Cost (Net of Debt Funded Assets)	\$	6,595,000
Total Asset Cost for Fee Calculation	\$	21,609,467
Existing Population		13,769
Projected Population Growth		1,711
Total Population for Cost Apportionment		15,480
Cost Recovery		100.0%
Parks and Rec Impact Fee Per Capita	\$	1,395.96

Parks and Rec Impact Fee By Property Class

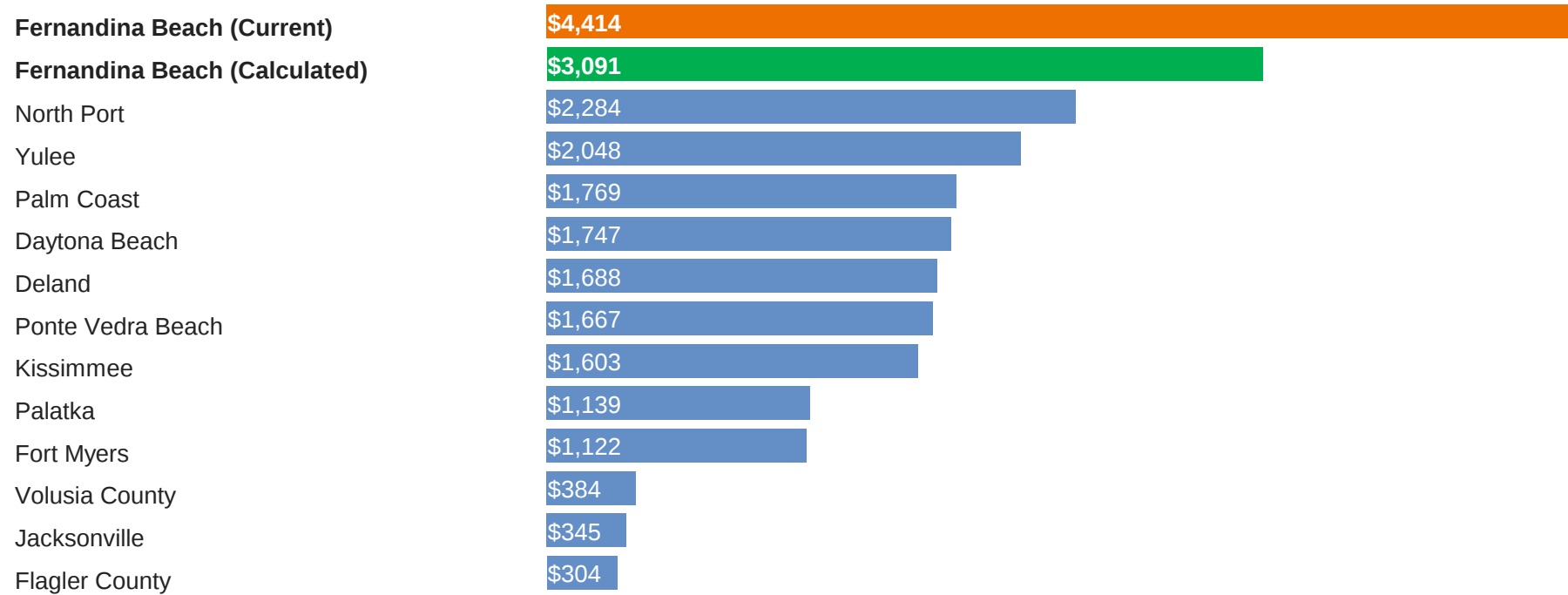
Schedule 4

Land Use	Parks and Rec Impact Fee Per Capita	Household Size	Parks & Rec Impact Fee Per Unit ¹	Avg. Heated Square Feet	Parks & Rec Impact Fee	Unit Type	Existing (per Ft ²)	Change %
Residential	\$1,395.96	2.212	\$3,088.00	1,530	\$2.02	per Ft ² of Heated Area	\$ 2.89	-30%

¹ Rounded to the nearest whole dollar.

Single Family Parks and Rec Impact Fee Survey

Schedule 5



CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Discussion
Impact Fees - Fire, Police, Parks & Recreation, Public Facilities

ITEM TYPE: Discussion

REQUESTED ACTION: City Commission to conduct discussion and provide direction.

SYNOPSIS: The City Commission, at their December 3, 2024, Workshop directed staff to place this matter on their April 1, 2025, Workshop agenda for discussion.

FISCAL IMPACT: Fiscal impact will be based upon City Commission direction.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): At the pleasure of the City Commission.

Jeremiah Glisson, Deputy City Manager 5/20/2025

Sarah Campbell, City Manager 5/23/2025

Caroline Best

Date: December 09, 2024

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION: