

HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator
TOWN ATTORNEY
Christian Waugh

AGENDA

THURSDAY, DECEMBER 18, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

ITEM-1

Ordinance No. 2025-16 – Rezoning of the property from PUD Planned Unit Development to PUD Planned Unit Development located on the east side of Pine Street north of Henry Smith Road known as Holland Walk.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-16

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-16, on First Reading and Set Second Public Hearing & Final Reading for January 15, 2026.

ITEM-2 Ordinance No 2025-17 – Amending Chapter 14 Building to create an article, addressing Unsafe Structures and/or Conditions.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-17

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-17, on Second & Final Reading.

REGULAR MEETING

ITEM-3 Additions/Deletions to Agenda

ITEM-4 Town Council approval of the proposal for engineering services related to assisting the Town of Hilliard with the St Johns River Water Management District Consumptive Use Permit Renewal with CPH Consulting, LLC, in the amount of \$25,000.
Cory Hobbs – Public Works Director

ITEM-5 Presentation to the Town Council of the Local Hazard Mitigation Plan in preparation for adoption via Resolution January 15, 2026.
Tim Cooper, Director – Nassau County Emergency Management

ITEM-6 Town Council to consider the recommendation of the Planning & Zoning Board regarding the Pre-Application for the Vacation of Right of Way for the Alleys and portions of Right of Way within and surrounding Blocks 68, 69, and 71. Project name - Dayspring Cottages, Property Owner – Dayspring Property Services, LLC.
Lee Anne Wollitz – Land Use Administrator

ITEM-7 Town Council approval of Septic Exception Application No. 20251203 allowing for a septic system to be placed within the Town Boundaries to serve a new Dwelling Unit, Parcel ID No. 08-3N-24-2380-0128. Applicant Franklin Properties.
Cory Hobbs – Public Works Director

ITEM-8 Town Council Approval of the Hilliard Volunteer Fire Department 2025 Run Reimbursements.
Lisa Purvis, MMC – Town Clerk

ITEM-9 Town Council Town Council to accept the resignation of Alicia Head, Public Information Officer – Event Coordinator, effective December 31, 2025
Gabe Whittenburg – Parks & Recreation Director

ITEM-10 Town Council update on the progress and status of the Federal & State Grant Funding Awards expended at fiscal year ending September 30, 2025.
Lisa Purvis, MMC – Town Clerk

ITEM-11

Town Council approval of the Minutes for the December 4, 2025, Public Hearing & Regular Meeting.

Lisa Purvis, MMC – Town Clerk

ADDITIONAL COMMENTS

PUBLIC

MAYOR & TOWN COUNCIL

ADMINISTRATIVE STAFF

TOWN ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the first Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.

Live & recorded videos can be accessed at www.youtube.com search - Town of Hilliard, FL.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statues, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the

proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any “proposition” before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2025 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 20, 2025
2. Memorial Day	Monday, May 26, 2025
3. Independence Day	Friday, July 4, 2025
4. Labor Day	Monday, September 1, 2025
5. Veterans Day	Tuesday, November 11, 2025
6. Thanksgiving Day	Thursday, November 27, 2025
7. Friday after Thanksgiving Day	Friday, November 28, 2025
8. Christmas Eve	Wednesday, December 24, 2025
9. Christmas Day	Thursday, December 25, 2025
10. New Year's Eve	Wednesday, December 31, 2025
11. New Year's Day	Thursday, January 1, 2026



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: December 18, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No 2025-16, an Ordinance of the Town of Hilliard, Florida; Rezoning the property consisting of approximately 9.87 acres, more or less, located on the east side of Pine Street north of Henry Smith Road, more particularly describes in Attachment “A”, Legal Description; and Attachment “C” Site Plan; Hilliard Florida, Nassau County Parcel ID No. 16-3N-24-0000-0021-0030; from PUD, Planned Unit Development to PUD, Planned Unit Development; providing for severability, repealer, and setting an effective date.
Setting the Second Public Hearing & Final Reading for January 15, 2026.

BACKGROUND:

See Attached

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Town Council to set a Second Public Hearing and Final Reading for January 15, 2026.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: December 18, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No 2025-16, an Ordinance of the Town of Hilliard, Florida; Rezoning the property consisting of approximately 9.87 acres, more or less, located on the east side of Pine Street north of Henry Smith Road, more particularly describes in Attachment “A”, Legal Description; and Attachment “C” Site Plan; Hilliard Florida, Nassau County Parcel ID No. 16-3N-24-0000-0021-0030; from PUD, Planned Unit Development to PUD, Planned Unit Development; providing for severability, repealer, and setting an effective date.
Setting the Second Public Hearing & Final Reading for January 15, 2026.

BACKGROUND:

See Attached

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Town Council to set a Second Public Hearing and Final Reading for January 15, 2026.

ORDINANCE NO. 2025-16

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, REZONING THE PROPERTY CONSISTING OF APPROXIMATELY 9.87 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF PINE STREET NORTH OF HENRY SMITH ROAD, MORE SPECIFICALLY DESCRIBED IN ATTACHMENT "A", LEGAL DESCRIPTION; AND ATTACHMENT "C" SITE PLAN" HILLIARD, FLORIDA, NASSAU COUNTY, PARCEL ID NO. 16-3N-24-0000-0021-0030; FROM PUD, PLANNED UNIT DEVELOPMENT TO PUD, PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the property owner for the property consisting of approximately 9.87 acres, more or less, which is located on the east side of Pine Street north of Henry Smith Road and more particularly described in Attachment "A" Legal Description, Hilliard, FL, Nassau County Parcel ID No. 16-3N-24-0000-0021-0030, requested and was approved for zoning change for the subject property from A-1, Agricultural to PUD, Planned Unit Development; and

WHEREAS, the Town of Hilliard Planning & Zoning Board, reviewed the proposed rezoning of the subject property to PUD, Planned Unit Development and found it to be consistent with the Town's Comprehensive Plan and the Town's Code, and recommended approval to the Town Council of the rezoning of the subject property from A-1, Agricultural to PUD, Planned Unit Development, at their March 4, 2025, Regular Meeting; and

WHEREAS, since Ordinance 2025-02 passed, the property owner completed an investigation on Section 'F', "Utilities" and desires to materially amend the ordinance regarding the water and fire flow restrictions; and

WHEREAS, due to the material change in the proposal and pursuant to Chapter 62, Section 313 of the Town Code, the request needs to be approved by ordinance; and

WHEREAS, the Town Council has completed a review of the request and finds it in compliance with the Town's Comprehensive Plan and the Town's Code and does not adversely impact on the health, safety, and welfare of the Town's residents; and

NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF HILLIARD, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. PUD PLAN. This Ordinance includes Attachment "B", Written Description and "C", Site Plan, for the Holland Walk PUD. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this Ordinance and in the attached Written Description and Site Plan.

SECTION 3. RECORDING. The Town Clerk is authorized and directed to forward a certified copy of this Ordinance to the Clerk of the Circuit Court for recordation and to the Nassau County Property Appraiser to update any records as may be deemed necessary.

SECTION 4. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective upon passage.

Adopted this ____ day of _____, 2025, by the Hilliard Town Council, Hilliard, Florida.

Kenneth A. Sims, Sr.
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Planning & Zoning Board Publication:	November 12, 2025
Planning & Zoning Boards Signs Posted:	November 12, 2025
Planning & Zoning Board Public Hearing:	December 2, 2025
Town Council First Publication:	December 3, 2025
Town Council First Public Hearings:	December 18, 2025
Planning & Zoning Boards Report:	December 18, 2025
Town Council First Reading:	December 18, 2025
Town Council Second Publication:	December 23, 2025
Town Council Second Public Hearings:	January 15, 2026
Town Council Second & Final Reading:	January 15, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

**THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.**

**LESS AND EXCEPT ROAD RIGHT OF WAY CONVEYED IN OR BOOK 77, PAGE 42, AND
OR BOOK 77, PAGE 44, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

ATTACHMENT “B”
WRITTEN DESCRIPTION

Holland Walk Planned Unit Development
PUD Written Description
April 4, 2025
Revised: November 26, 2025

I. PROJECT DESCRIPTION

Intact Construction Management Group LLC (“Applicant”) proposes to rezone approximately 9.87 acres of property in the northeast quadrant of Pine Street and Henry Smith Road (the “Property”) from A-1 to Planned Unit Development (“PUD”) in the Town of Hilliard (the “Town”). The Property is owned by the Applicant and has Nassau County Parcel Identification No. 16-3N-24-0000-0021-0030. A legal description of the Property is attached as **Exhibit “A”**.

As set forth below, the PUD zoning district is being sought to provide for the development of the Property with as a residential development of a maximum of 28 residential lots (the “Project”). A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design, and engineering factors. The Conceptual Site Plan shows the locations of the proposed uses within the Property. The Project will allow for densities and intensities within the parameters of the proposed Medium Density Residential FLUM designation set forth in the Town of Hilliard Comprehensive Plan 2040.

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD. Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the Project will comply with applicable provisions of the Town of Hilliard Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses shall be as follows: a maximum of 28 residential dwelling units and related amenities and facilities which residential units may include single-family dwelling units and attached single-family dwelling (townhomes and/or duplexes). In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development. Model homes may be constructed within the development. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to four (4) model homes within the PUD. The model homes may be constructed during construction of related infrastructure and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

B. Uses by Special Exception: None.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Such standard residential accessory uses allowed within the building area of the lots, include, without limitation, decks, patios, pools, pool enclosures, storage shed, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence. Air conditioning units and pool equipment shall not be considered structures and may be included within the setback line without violating the setback requirements. Driveways may be allowed within the front and side yard setbacks. Accessory uses such as mail kiosk, customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above.

III. DESIGN GUIDELINES

A. Lot Requirements:

Single-Family Homes:

Minimum Lot Width	60 feet
Minimum Lot Depth	110 feet
Minimum Lot Area	6,600 square feet
Maximum Height	35 feet from established grade
Minimum Setbacks	Front 25 feet, Rear 10 feet, Side 5 feet, Corner Lots 15 feet
Maximum Lot Coverage	60%

Attached Single-Family Homes (Townhome/Duplex):

Minimum Lot Width	37 feet
Minimum Lot Depth	95 feet
Minimum Lot Area	3,515 square feet
Maximum Height	35 feet from established grade
Maximum Lot Coverage	50%

Minimum Setbacks

For attached units, the setbacks shall apply to the building and not the individual unit or platted lot.

Front 20 feet, 15 feet to front façade. Lots having second frontage shall have a setback of 15 feet for the second frontage. Side 0 feet for units that will share an internal wall and 5 feet for end units. Rear 10 feet, providing a minimum 5-foot setback is maintained for accessory structures, including screen enclosures.

The Project will be constructed in five (5) years in one (1) or more phases. Construction will be commenced within three (3) years of approval of this PUD and shall be completed within five (5) years. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause. For purposes of clarification, the commencement and completion periods shall also be subject to any statutory extensions including, without limitation, Section 252.363, Florida Statutes.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, Project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the Project.

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided between a garage and driveway paved to the roadway for each residential unit. For purposes of clarification, it is intended that the attached single-family dwelling units (townhomes and duplexes) will have a single car garage. The Applicant also intends to provide additional parking near the Neighborhood Park/Recreation area as shown on the Conceptual Site Plan. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs.
- b) **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via two (2) points of connection, both off

of Pine Street as depicted on the Conceptual Site Plan, it being intended that the southernmost point of connection will be the entrance, and the northernmost point of connection shall be the exit of the Project. The internal streets shall be designed and constructed with a minimum 50-foot right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems. The roads within the Project shall be privately owned and not dedicated to the Town, and maintenance thereof shall be maintained by the Applicant and/or a homeowners' association ("HOA"). It is the intent of the Applicant that the access drive and/or exit drive into and leaving the Project may include security gate(s) with a common area at the entrance as shown on the Conceptual Site Plan. The Applicant will coordinate with Nassau County to obtain approval of the road connections to Pine Street and any related requirement for turn lanes warranted by the Project. Future connectivity to properties to the north and south shall be provided as shown on the Conceptual Site Plan.

- c) **Pedestrian Access and Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located on one side of all internal rights-of-ways within the Project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of Pine Street. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant's expense.

C. Signs and Entry: Holland Walk will have an entry feature and related community identification signage at the main entrance along Pine Street. All project signage will comply with applicable provisions of the Town Signage Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project shall be provided in accordance with Article XI and Article XII Trees, LDR.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the

standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides more than 20% open space which is comprised of the pond area, recreation areas, and natural areas. The Applicant intends to dedicate all recreation areas to the HOA for active and passive recreation uses. Active recreation uses may include, at the Applicant's sole discretion, a playground, tot lot, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

- a) **Potable Water/Sanitary Sewer:** Existing water lines are located within Pine Street across from the Project. Wastewater shall consist of an internal master pump station complete with a standby emergency generator. The Project will connect to the sanitary force main located north of Pine Street. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The onsite lift station serving the Property shall include a standby emergency generator (diesel). Prior to the date that is ninety (90) days following buildout of the Project, the Applicant shall have the option to dedicate the lift station and standby emergency generator to the Town; provided, that if the lift station remains privately owned and not dedicated to the Town, maintenance thereof shall be maintained by the Applicant and/or a HOA. If the Applicant dedicates the lift station and standby emergency generator to the Town, the Applicant acknowledges it shall be required to enter into a memorandum of understanding or other acknowledgment with the Town to ensure the Town is not responsible for damages and losses within the Property resulting from periods when the emergency generator is offline due to routine maintenance or repair and there is a power outage event.
- b) **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Okefenokee Rural Electric Membership.
- c) **Fire Protection:** An existing hydrant flow and pressure deficiency at the south end of Pine Street may have been attributable to a faulty hydrant that has since been replaced by the Town. The replacement hydrant will be flow-tested, and the Developer shall coordinate with the Town's engineer to provide updated modeling following such testing to confirm whether the flow and pressure deficiency has been resolved. If the deficiency persists, the Developer shall be required, at its sole cost and expense, to design and construct water system improvements, subject to review and approval by Town Staff and the Town's engineer, that are necessary to provide adequate flow and capacity for the subdivision contemplated by this PUD. The improvement may include, without limitation, an upsized branch

line and/or expansion of the City water main from six inches (6") to ten inches (10"), or any other improvement acceptable to the Town's engineer. Regardless of the corrective measures ultimately approved, the newly installed fire hydrant serving the subdivision shall be flow-tested prior to issuance of any certificate of occupancy within the subdivision and again prior to the Town's acceptance of the water facilities. If the hydrant does not meet the required flow, the Developer shall correct the deficiency, at its sole cost and expense, prior to dedication and conveyance of the facilities to the Town.

- d) **Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 0.14 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, all of which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements, which upland buffers are depicted on the Conceptual Site Plan.

There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by the HOA.

I. Homeowners' Association Restrictions: The Applicant shall establish a not-for-profit HOA for the residential portion of the PUD prior to the sale of any lots. Membership shall be mandatory for all lot owners. The HOA shall own and be responsible to manage and maintain the roads, all residential common areas, open spaces, recreational areas, and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the development.

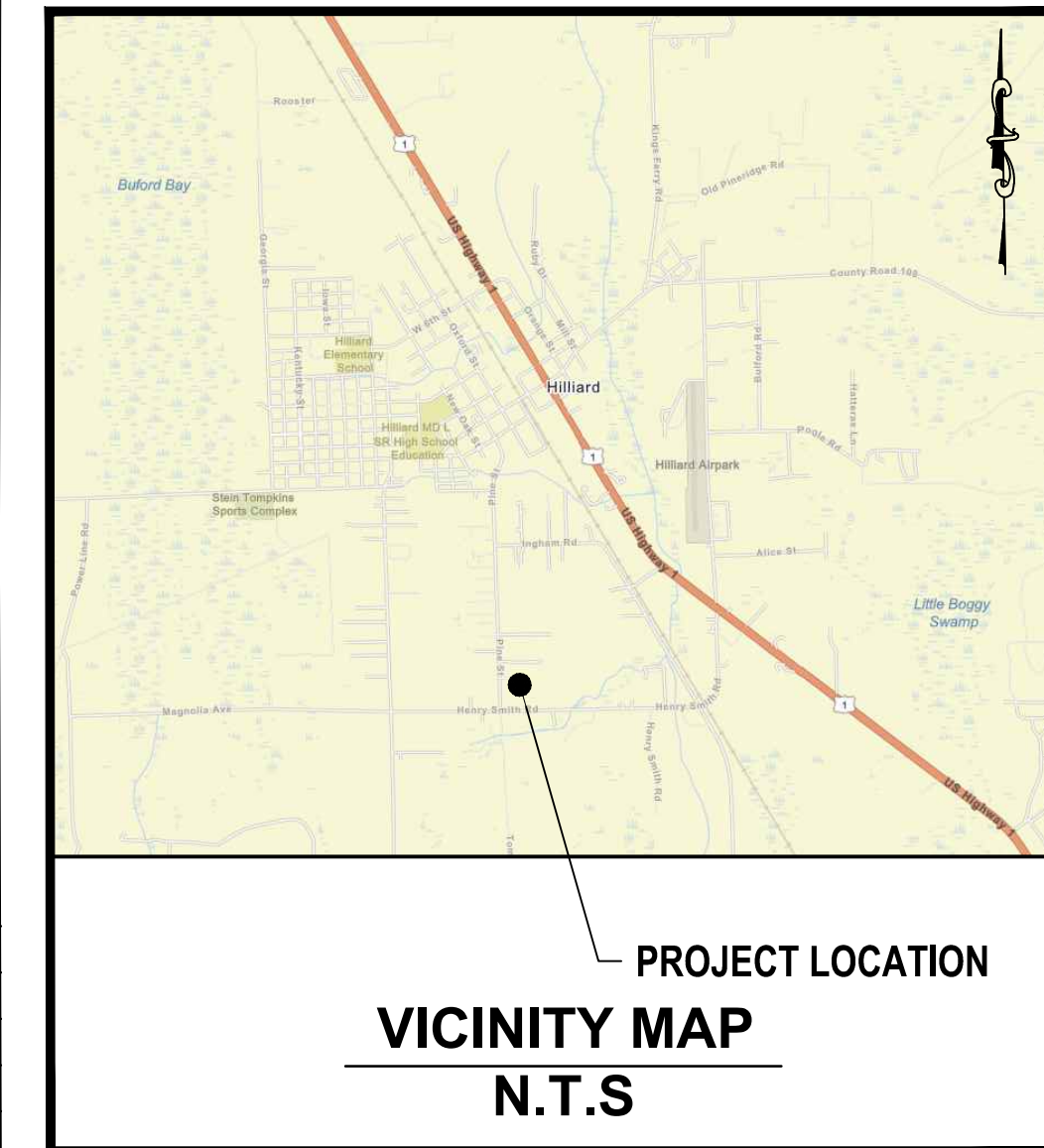
IV. ADDITIONAL CONDITIONS

1. In coordination with the Nassau County School District, the Town, and Nassau County, the Applicant may install a school bus stop, if appropriate, within or adjacent to the PUD, and shall install a minimum of one (1) covered bench to provide a safe waiting area for school

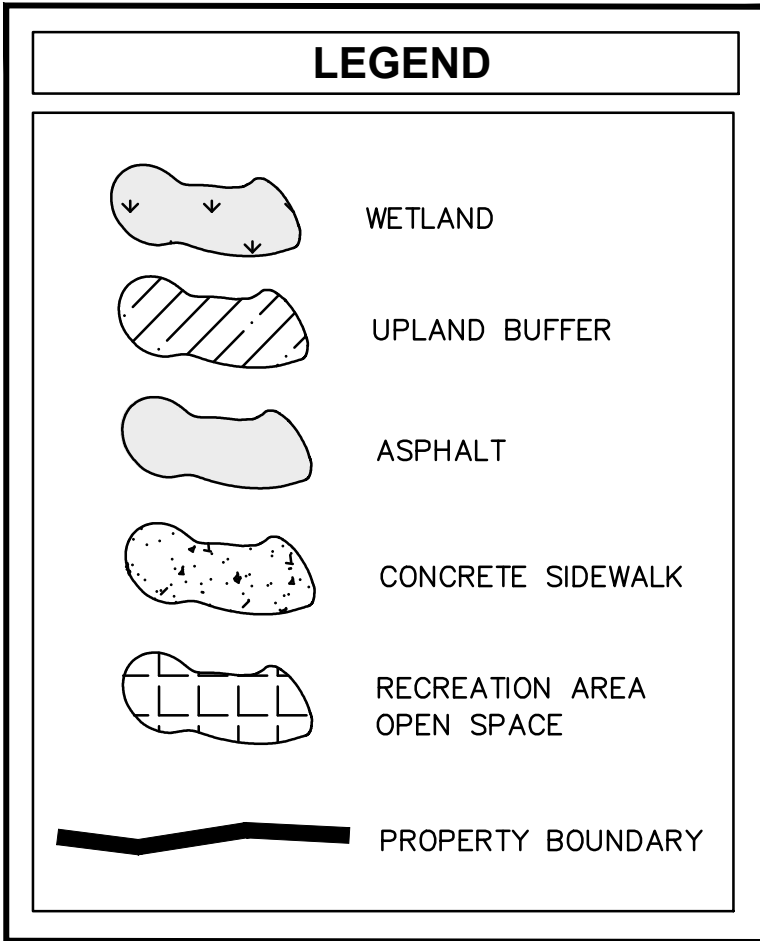
children. The Applicant shall coordinate with the Nassau County School District on the location of the school bus stop and waiting area during the preliminary platting process.

2. Silvicultural practices may continue in areas of the Property where constructed has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the Conceptual Site Plan are compromised. Silvicultural operations would be subject to any applicable provisions of the Code.

ATTACHMENT "C"
SITE DEVELOPMENT PLAN



SITE DATA TABLE		
PARCEL ID NO. :	16-3N-24-0000-0021-0030	
ZONING:	A-1	
PROPOSED ZONING:	PUD	
TOTAL SITE AREA:	9.87 AC	
TOTAL UPLAND ACRES:	9.73 AC	
TOTAL WETLAND ACRES:	0.14 AC	
TOTAL PROPOSED POND AREA:	1.26 AC	
TOTAL UPLAND BUFFERS:	0.18 AC	
TOTAL ACTIVE RECREATION:	0.35 AC	
TOTAL PASSIVE RECREATION:	0.65 AC	
TOTAL OPEN SPACE:	2.58 AC	
SINGLE FAMILY:		
MINIMUM LOT WIDTH	60'	
MINIMUM LOT DEPTH	110'	
MAXIMUM LOT COVERAGE	60%	
MAXIMUM BUILDING HEIGHT	35'	
SETBACKS:		
	FRONT YARD:	25'
	5' SIDE YARD:	5'
	BACK YARD:	10'
TOWNHOUSE:		
MINIMUM LOT WIDTH	37'	
MINIMUM LOT DEPTH	95'	
MAXIMUM LOT COVERAGE	50%	
MAXIMUM BUILDING HEIGHT	35'	



NO.	DATE	DWN	CHRD	APPROV	DESCRIPTION
REVISIONS					

SCALE:	AS SHOWN
DATE:	11/24
DRAWN:	AM
CHECKED:	
APPROVED:	

MASTER SITE PLAN

HOLLAND WALK SUBDIVISION 30% SUBMITTAL
HILLIARD, FL

SEAL



gai consultants
EB 9951
12574 Flagler Center Blvd.
Suite 202
Jacksonville, FL 32207
PHONE: 904-363-1110

PROJECT NO./DASH NO.
R241374.00

SHEET

C100



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing Regular Meeting Meeting Date: Dec. 18, 2025

FROM: ***Lee Anne Wollitz- Land Use Administrator***

SUBJECT: Planning & Zoning Board's recommendation to the Town Council concerning Ordinance 2025-16, Major Modification Application 20251009.01 to modify Ordinance 2025-02, Holland Walk PUD. Applicant Ben Buchanan, Intact Construction.

BACKGROUND:

Documents included:
 Ordinance 2025-16.
 Major Modification Application
 CPH Determination of Completeness Review No 2
 Review Response Letter
 Redline Written Description of PUD dated 11.26.2025

A proposed development at 36107 Pine Street presented a proposal for a Major Modification to the Subdivision, Holland Walk to the Planning & Zoning Board on December 2, 2025, and received their Recommendation for approval regarding Ordinance 2025-16.

The Developer is proposing changes to Ordinance 2025-02 written description with relation to fire flow requirements.

Hydrant flow testing was done in the area on 12.5.2025, after the replacement of one hydrant and maintenance on a second hydrant.
 Unofficial results show improvement in flow and pressure but, official results are still pending.

FINANCIAL IMPACT:

None, the applicant is required to pay all application, advertising, and review fees.

RECOMMENDATION:

Planning & Zoning Board's recommendation to the Town Council concerning Ordinance 2025-

16, Major Modification Application 20251009.01 to modify Ordinance 2025-02, Holland Walk PUD. Applicant Ben Buchanan, Intact Construction.



fee \$1250.00

ITEM-1

File # 20251009.01
Filing Date: 10/09/2025
Acceptance Date: _____
Review Date: P & Z _____ TC _____

PUD Rezoning Modification Application

A. PROJECT

1. Project Name: HOLLAND WALK P.U.D.
2. Address of Subject Property: 36107 PINE STREET
3. Parcel ID Number(s): 16-3N-24-0000-0021-0030
4. Existing Use of Property: PUD
5. Future Land Use Map Designation: _____
6. Existing Zoning Designation: PUD
7. Proposed Zoning Designation: PUD
8. Acreage: ~10
9. PUD Ordinance # 2025-02

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): BEN BUCHANAN Title: PRES.
Company (if applicable): INTACT
Mailing address: P.O. Box 365
City: HILLIARD State: FL ZIP: 32046
Telephone: 904403-6128 FAX: 904212-2005 e-mail: ben@intacteng.com
3. If the applicant is agent for the property owner*
Name of Owner (titleholder): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ATTACHMENTS (Provide any revised documents, identifying changes)

1. Statement of proposed change, including a site plan and/or written description showing the proposed change from approved the PUD zoning ordinance.
2. Warranty Deed or the other proof of ownership
3. Agent Authorization, if applicable.
4. Fee.
\$1,250 plus \$20 per acre

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice for of postage, signs, advertisement, outside consultants shall be paid in full prior to any action of any kind on the application by the Planning and Zoning Board.

One original and a PDF Version of the complete application with any attachments need to be submitted. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]

Signature of Applicant

BENJAMIN W. BUCHANAN

Typed or printed name and title of applicant

10/9/25

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida County of Nassau

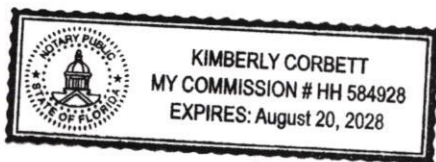
The foregoing application is acknowledged before me this 9th day of Oct, 2025 by Benjamin

Buchanan, who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida





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September 23, 2025

VIA EMAIL

Ms. Lee Anne Wollitz, Land Use Administrator
Town of Hilliard
15859 West County Road 108
Hilliard, FL 32046

RE: Determination of Completeness and Site Plan Review No. 2
Holland Walk Development Investigation
Town of Hilliard, Florida
Project No. M961023.006
Client No. 9610-23-32

Dear Ms. Wollitz:

We have reviewed the Submittal No. 2 / Comment Response Package for the Holland Walk project, which was transmitted to us electronically from the Developer on August 15, 2025. The Submittal No. 2 Package included the following items:

1. Comment Response Letter to Site Plan Review No. 1, prepared by GAI Consultants, and dated August 15, 2025.
2. Revised Drawings entitled "Holland Walk Subdivision" prepared by GAI Consultants on behalf of Intact Construction Management Group, LLC, the Owner. The Drawings consist of 42 sheets and were digitally signed and sealed by James J. Campbell, P.E. on August 15, 2025.
3. Holland Walk Landscape Plan Drawings prepared by GAI Consultants, consisting of 10 sheets, and electronically sealed by Daniel Allen Ashworth, Jr., PLA on August 15, 2025.
4. Mail Kiosk Detail sheet prepared by Higgins Drafting & Design LLC.
5. Monument sign sample sheet.
6. SJRWMD stormwater permit for the Holland Walk Subdivision, dated June 11, 2025.
7. Revised Holland Walk Subdivision Potable Water and Fire Demand Calculations, prepared by GAI Consultants, and digitally signed and sealed by James J. Campbell, P.E. on August 15, 2025.
8. Revised Holland Walk Sanitary Sewer Design Calculations, prepared by GAI Consultants, and digitally signed and sealed by James J. Campbell, P.E. on August 15, 2025.

We have reviewed the Drawings in accordance with the Town's Code of Ordinances, PUD Ordinance No. 2025-02, Chapter 62 - Zoning and Land Development Regulations (LDR), 2040 Comprehensive Plan, and other Town standards and requirements, as applicable. This is the second submittal we have received on this project. Our comments are as follows:

COMPLETENESS DETERMINATION:

Per the Site Plan Application, the following items should be submitted or added to the Drawings to allow for a complete Site/Development Plan Review

1. *Attachment No. 1, Item k: Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).* The Developer indicated the Okefenoke Rural Electric Membership Corporation will provide electrical plans at a later date for Town review/records. Town to advise the Developer if this is acceptable.
2. *Attachment No. 1, Item o: Structures and major features - fully dimensioned - including setbacks, distances between structures, floor area, width of driveways and lot coverage.* The Developer stated the individual lot details will comply with the Sheet C100 and PUD requirements. The Town shall be given the opportunity to review the individual lot details when they are available for confirmation of compliance and Town records prior to construction.
3. *Attachment No. 1, Item t: Lighting Plan.* The Developer indicated the Okefenoke Rural Electric Membership Corporation will provide lighting plans at a later date for Town review/records. Town to advise the Developer if this is acceptable.
4. *Attachment No. 1, Item u: Location, design, height, and orientation of signs.* Specific sign details were not provided other than a sample sheet and notes stating the sign will be designed in compliance by others. The Town should be given the opportunity to review the final sign design for confirmation of compliance and Town records prior to construction.

Per the Subdivision Application, the following items should be submitted or added to the Drawings to allow for a complete Preliminary Plat Review. The Site Plan Review No. 1 items 1 through 8 remain below, as the referenced Manzie preliminary plat drawings were not received by our office.

1. *Attachment No. 1, Item e: date of Plat Drawing, and space for revision dates:* Identify or provide the Drawing that is intended to be used for the formal platting process with proper title and spaces reserved for signatures, certifications, and acknowledgements per LDR Section XIV - Platting.
2. *Attachment No. 1, Item h: Legal description of property to be subdivided:* The designated Preliminary Plat Drawing should include the property legal description.

3. *Attachment No. 1, Item l: Zoning district boundaries on abutting properties:* The zoning district designation of the adjacent properties should be clearly identified/depicted per the Town Zoning Map.
4. *Attachment No. 1, Item o: land subject to the 100year flood as defined by FEMA official flood maps:* Clearly depict any lands indicated in floodplains and provide the FEMA flood map for the property.
5. *Attachment No. 1, Item q: Tree Survey:* Provide a comprehensive list of existing trees, protected trees, and trees to be removed. Provide Town approval/permit for tree removals per LDR Article XII – Trees.
6. *Attachment No. 2: Existing and/or proposed covenants and restrictions:* Confirmation of HOA establishment and covenants and restrictions shall be provided to the Town when available prior to construction and/or sale of any lots in accordance with the PUD Ordinance 2025-02.
7. *Attachment No. 6: Proof of payment of taxes:* Provide to Town.
8. *Attachment No. 8: Concurrency Application:* Provide to Town.

GENERAL COMMENTS

1. Previously stated Town coordination and payment items addressed as ‘Acknowledged’ by the Developer shall be confirmed prior to construction.
2. Previously stated regulatory agency coordination items addressed as ‘Acknowledged’ by the Developer shall be confirmed prior to construction.
3. Previously stated design/construction coordination items addressed as ‘Acknowledged’ by the Developer shall be confirmed prior to construction.
4. The Town shall be provided with final copies of all secured Nassau County access and utility permits, and FDEP water and wastewater construction permits, as applicable.

SHEET C000 - COVER SHEET

1. Recommend Sheet Index for Construction Set includes all project sheets, including Landscaping Plans, Lighting Plans, etc.
2. Recommend incorporating applicable regulatory agency contacts for Contractor’s use following Nassau County and FDEP coordination.

SHEET C001 - GENERAL NOTES

1. Fire Department Note No. 2 – Remove Note if Hydrant Well is no longer proposed.
2. A reference to Sunshine 811 shall be included for the Contractor. A typical recommended note is as follows: “Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underground tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System.”

SHEET S1 – SURVEY

No Comments

SHEET C002 – PRE-DEVELOPMENT PLAN

No Additional Comments

SHEET C003 – POST-DEVELOPMENT PLAN

No Comments

SHEET C004 - DEMOLITION PLAN

1. Adjacent property owner coordination is stated as being the responsibility of the Contractor. Recommend additional coordination/notification with the property owners be completed by the design engineer prior to construction to avoid complications.

SHEET C005 – TYPICAL SECTIONS

1. The interior driveway pavement width has been revised to 11’ per travel lane or 22’ total. Town LDR Section 62-384 indicates an interior drive width of 24’ is required for two-way traffic. Approved PUD Master Plan also shows 24’ pavement.
2. Remove ‘COJ Standards’ reference.
3. It is recommended pressurized pipelines (water main and force main) be installed outside of pavement limits where possible future ease of future access and maintenance.

SHEET C100 – MASTER SITE PLAN

1. Confirm the material and/or provide details of the proposed property buffer fencing.
2. 24' pavement width is stated. Revise as applicable to match proposed sections following confirmation of minimum approved width.
3. The Town shall be provided with final lot improvement layouts for single family and townhouse lots to confirm compliance with the Site Data Table.

SHEET C101 – C103 – SITE PLAN SHEETS

1. 12' pavement width is stated for one-way travel roads. Revise as applicable to match section details.
2. Coordinate proposed bus stop location approval with Nassau County. Storm piping may be required below pavement of bus stop within drainage ditch/swale. All construction details need to be included in the final approved construction drawing set.
3. Developer notes the Town will be provided with monument sign details for review at a later date. Town to confirm if acceptable.
4. Provide callout of dimensions/typical dimensions for the parallel, standard, and ADA parking spaces.

SHEET C200 – OVERALL GRADING & DRAINAGE PLAN

No Comments.

SHEETS C201-C203 – GRADING & DRAINAGE PLAN SHEETS

1. Regarding retaining wall locations and references in the notes: At a minimum, the general location(s) that may require a retaining wall should be identified by the EOR based on internal site grading and related adjacent site grading. It is unreasonable and insufficient to leave the design determination and coordination up to the Contractor. This presents future problems and delays during construction.

SHEETS C204-C205 – GRADING & DRAINAGE PROFILES

No Comments

SHEET C300 – OVERALL UTILITY PLAN

1. Topographic survey data is typically incorporated in the design sheets for utility extensions to aid Construction in lieu of aerial overlays. Nassau County may require

this for work in Nassau County ROW and FDEP may require this for their review. Utility extension sheets, similar to the entrance of the development by Manzie, should show elevations, swale locations, tree locations, power pole locations, etc., to ensure the utilities are adequately designed and constructed.

SHEETS C301-308 – UTILITY PLAN SHEETS

1. An irrigation main is shown with a continuation line. The irrigation main routing and associated irrigation design information and details shall be provided to the Town for review and compliance. Irrigation metering methods shall be confirmed. Irrigation notes on the landscape plans are insufficient. Placing the responsibility of irrigation, utility, and other design and permitting efforts on the Contractor is unreasonable and insufficient.
2. If proposing to cut-in connections to the existing water main in lieu of tapping, coordination with the Town will be required to ensure the existing 6" water main can be isolated/shut down during construction.
3. Design standards allow for hydrants to provide a maximum 500-ft fire protection coverage radius along the proposed roadway lengths. Ensure proposed hydrant location(s) will provide fire protection coverage for all structures within the 500-ft radius between the proposed hydrant and existing hydrant along Pine St.
4. Offsite force main and water main routing shall be designed using surveyed information indicating offsets, elevations, existing utilities, etc. The Contractor needs to be provided with dimensions and data from the EOR for location of the proposed utilities, such as distance from edge of pavement and other offset dimensions with any restoration requirements. Typically, 3 – 6 ft from the edge of pavement is required to avoid restoration of pavement/roadway depending on the proposed utility size. The data on Sheet C308 is not a detailed topographic survey providing construction information and appears to be a desktop export. A standard note stating a 6-ft offset from edge of pavement may not work in all cases and may present issues during construction.
5. Lining of the downstream connection manhole will be required. Please provide note and requirement for the Contractor.
6. Confirmation of the existing force main connection pressure and/or Lorena Dr lift station pumps is typically coordinated by the EOR during design and not the Contractor. This information is useful for pump selection and the proposed pump station design report.
7. Existing force main and water main connection methods should be confirmed. Is a tap proposed or cut-in tee/fitting? If cutting in fittings for connection, connection sleeves/adapters will need to be accounted for, as applicable, and service will need to be disconnected while the work is being performed.

8. Existing water main to be replaced should be shown for reference. Proposed water main cannot align directly with existing water main unless pipe bursting installation is proposed. The offset proposed water main location will impact connection methods to existing water mains and available right-of-way spacing.
9. Directional drills profiles should call out any required fittings for the vertical alignment and upstream/downstream connections, as applicable.

SHEETS C400-C411 – CONSTRUCTION DETAILS

1. The lift station Design Notes, Wet Well dimensions, electrical requirements and other design data should be confirmed and tailored to correspond to the proposed 6-ft wet well and other proposed design components. Ensure stated data conforms with the design report and other specifications. For example, the ‘Design Notes’ table data and other tables on Sheet C405 do not conform to the proposed lift station design. The pump station plan and section view on Sheet C405 does not correspond to the layout on Sheet C406. Other discrepancies are also presented between the various views and details. Revise, as appropriate.
2. Generator-sizing calculations shall be provided for Town review and records. Generator sizing and selection is typically completed by the design engineer. Referenced Okefenoke Rural Electric Membership Corporation design documents were not provided.
3. Typical Sidewalk Section should be adjusted to 5’ to match plan sheets and roadway section.
4. References to a standby backup pump are presented with a corresponding detail. It does not appear that an aboveground backup pump is part of the design intent.
5. A water service with hose station shall be shown from the water main to the lift station site on all plan views and details. This corresponds to the detail on Sheet C407.

SHEET C500 – EROSION AND SEDIMENT CONTROL PLAN

No Comments

SHEETS C700-C702 – STORMWATER POLLUTION PREVENTION PLAN

No Comments

LANDSCAPE PLAN SHEETS

1. Revise to show irrigation plan design, as applicable.
2. Ensure proposed landscaping is proposed outside of the direct limits of underground utilities. Sheet LC102 appears to show proposed trees directly above proposed force main. This can cause issues as the trees mature.

SANITARY SEWER DESIGN CALCULATIONS

1. Assuming the provided operating conditions and elevations for the Lorena Dr Lift Station are correct, the 21.1 ft-TDH at point of connection to the existing 4" force main appears to be accurate. Recommend confirming the POC TDH with pressure readings in the existing force main, and/or confirming the model number and pump curve of the installed Lorena Dr lift station pumps, as applicable.
2. Based on the lift station calculations and selected pump, it appears the plotted design points are near 40 gpm (primary) and 90 gpm (secondary). Corrected final design points should be noted on Sheet C405

HYDRAULIC ANALYSIS REPORT

1. The peak, max, and fire flow demand scenarios do not appear to incorporate anticipated demands from the irrigation system. It is our understanding that the HOA will require lawn irrigation. Irrigation can greatly influence max and peak demand scenarios. Please revise the analysis to incorporate irrigation.
2. Based on the results, the proposed upsizing of the water main along Pine St. to a 10" diameter water main and incorporation of the proposed 8" diameter internal development water main will result in a minimum 500-gpm fire flow with minimum system pressure of 20 psi under max day demand conditions, without consideration of irrigation flows. Incorporation of irrigation flows may impact this determination.

The PUD Ordinance language provides two options required for fire protection in addition to an onsite hydrant from the Town distribution system. One of the two additional fire protection options needs to be incorporated unless Town approval is awarded for a variance from the PUD requirements.

Note that this Determination of Completeness, Site Plan Review, and Preliminary Plat Review does not include Building Permit/Code Inspection review or a Concurrency Review/Certificate and these should be addressed as needed, separate from this Review.

Should you have any questions, comments or concerns, please do not hesitate to contact us at any time.

Ms. Lee Anne Wollitz, Land Use Administrator
September 23, 2025
Page 9

Sincerely yours,
CPH Consulting, LLC,
formerly Mittauer & Associates, Inc.

Jarrold P
Petrohovich

Digitally signed by
Jarrod P Petrohovich
Date: 2025.09.23
11:30:45 -04'00'

Jarrold P. Petrohovich, P.E.
Project Manager

JPP/ab

cc: Town of Hilliard
GAI Consultants, Inc.
Intact Construction Management Group, LLC



Jacksonville Office
12574 Flagler Center Blvd
Suite 202
Jacksonville, Florida 32258

T 904.363.1111
F 904.363.1115

ITEM-1

October 31, 2025
GAI Project R241374.00

Town of Hilliard
Land Use Administrator
15859 West County Road 108
Hilliard, FL 32046

Holland Walk Subdivision
Project No. M961023.006
Client No. 9610-23-32
Response to Comments Dated 09/23/2025

To Whom It May Concern:

Below are the responses to the review comments dated from 09/23/2025 regarding the Holland Walk Subdivision (GAI Project No. R241374.00). For ease of review, we are providing your comments in italics followed by our responses in bold.

Mr. Jarrod P Petrohovich, P.E., CPH Consulting LLC Dated 09/23/2025

SHEET C000 – COVER SHEET

Comment 1: Recommend Sheet Index for Construction Set includes all project sheets, including Landscaping Plans, Lighting Plans, etc.

Response 1: Civil set includes both civil and landscaping plans. Plans by others will be provided by others.

Comment 2: Recommend incorporating applicable regulatory agency contacts for Contractor's use following Nassau County and FDEP coordination.

Response 2: Requested applicable regulatory agencies' information has been provided on Sheet C000.

SHEET C001 – GENERAL NOTES

Comment 1: Fire Department Note No. 2 – Remove Note if Hydrant Well is no longer proposed.

Response 1: Fire Department note No. 2 has been removed as requested.

Comment 2: A reference to Sunshine 811 shall be included for the Contractor. A typical recommended note is as follows: "Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days for normal tickets and 10 full business days for underground tickets prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System."

Response 2: Requested note has been added to C001 under Sunshine 811.

SHEET S1 – SURVEY

No Comments

SHEET C002 – PRE-DEVELOPMENT PLAN

No Additional Comments

SHEET C003 – POST-DEVELOPMENT PLAN

No Comments

SHEET C004 – DEMOLITION PLAN

Comment 1: Adjacent property owner coordination is stated as being the responsibility of the Contractor. Recommend additional coordination/notification with the property owners be completed by the design engineer prior to construction to avoid complications.

Response 1: Property owner will coordinate with adjacent property owners.

SHEET C005 – TYPICAL SECTIONS

Comment 1: The interior driveway pavement width has been revised to 11' per travel lane or 22' total. Town LDR Section 62-384 indicates an interior drive width of 24' is required for two-way traffic. Approved PUD Master Plan also shows 24' pavement.

Response 1: Interior width revised to 24'.

Comment 2: Remove 'COJ Standards' reference.

Response 2: COJ Standards reference removed.

Comment 3: It is recommended pressurized pipelines (water main and force main) be installed outside of pavement limits where possible future ease of future access and maintenance.

Response 3: Pressure pipes have been shown to be outside 24' pavement and also curbing.

SHEET C100 – MASTER SITE PLAN

Comment 1: Confirm the material and/or provide details of the proposed property buffer fencing.

Response 1: Materials for the proposed property buffer fencing is Wood & Picket High Privacy Fence with 85% opacity and has been labeled as such on C100

Comment 2: 24' pavement width is stated. Revise as applicable to match proposed sections following confirmation of minimum approved width.

Response 2: Pavement width has been revised to be 24' and matches typical section.

Comment 3: The Town shall be provided with final lot improvement layouts for single family and townhouse lots to confirm compliance with the Site Data Table.

Response 3: Property owner will provide final lot improvement layouts when available.

SHEET C101 – C103 - SITE PLAN SHEETS

Comment 1: 12' pavement width is stated for one-way travel roads. Revise as applicable to match section details.

Response 1: One-travel roads have been revised to show the requested 12' pavement width.

Comment 2: Coordinate proposed bus stop location approval with Nassau County. Storm piping may be required below pavement of bus stop within drainage ditch/swale. All construction details need to be included in the final approved construction drawing set.

Response 2: Property owner is coordinating bus stop location with Nassau county and will provide correspondence of communication when available.

Comment 3: Developer notes the Town will be provided with monument sign details for review at a later date. Town to confirm if acceptable.

Response 3: Acknowledged.

Comment 4: *Provide callout of dimensions/typical dimensions for the parallel, standard, and ADA parking spaces.*

Response 4: **Dimensions have been provided in Sheets C101 to C103 for all the parking areas requested.**

SHEET C200 – OVERALL GRADING & DRAINAGE PLAN

No Comments

SHEET C201-C203 – GRADING & DRAINAGE PLAN SHEETS

Comment 1: *Regarding retaining wall locations and references in the notes: At a minimum, the general location(s) that may require a retaining wall should be identified by the EOR based on internal site grading and related adjacent site grading. It is unreasonable and insufficient to leave the design determination and coordination up to the Contractor. This presents future problems and delays during construction.*

Response 1: **No retaining walls will be used for the project and all notes regarding retaining walls have been removed.**

SHEET C204-C205 – GRADING & DRAINAGE PROFILES

No Comments

SHEET C300 – OVERALL UTILITY PLAN

Comment 1: *Topographic survey data is typically incorporated in the design sheets for utility extensions to aid Construction in lieu of aerial overlays. Nassau County may require this for work in Nassau County ROW and FDEP may require this for their review. Utility extension sheets, similar to the entrance of the development by Manzie, should show elevations, swale locations, tree locations, power pole locations, etc., to ensure the utilities are adequately designed and constructed.*

Response 1: **Requested topographic information has been included. Please see added data on C300 and C304.**

SHEET C301-308 – UTILITY PLAN SHEETS

Comment 1: *An irrigation main is shown with a continuation line. The irrigation main routing and associated irrigation design information and details shall be provided to the Town for review and compliance. Irrigation metering methods shall be confirmed. Irrigation notes on the landscape plans are insufficient. Placing the responsibility of irrigation, utility, and other design and permitting efforts on the Contractor is unreasonable and insufficient.*

Response 1: **Irrigation for the development will be through private irrigation well located between lot 7 and 8. See Sheet C302 for location**

Comment 2: *If proposing to cut-in connections to the existing water main in lieu of tapping, coordination with the Town will be required to ensure the existing 6" water main can be isolated/shut down during construction.*

Response 2: **Tapping will be used for the existing 6" water main.**

Comment 3: *Design standards allow for hydrants to provide a maximum 500-ft fire protection coverage radius along the proposed roadway lengths. Ensure proposed hydrant location(s) will provide fire protection coverage for all structures within the 500-ft radius between the proposed hydrant and existing hydrant along Pine St.*

Response 3: **Please see sheet C300 for 500 ft fire protection coverage from the fire hydrant located in the middle of the development.**

Comment 4: *Offsite force main and water main routing shall be designed using surveyed information indicating offsets, elevations, existing utilities, etc. The Contractor needs to be provided with dimensions and data from the EOR for location of the proposed utilities, such as*

distance from edge of pavement and other offset dimensions with any restoration requirements. Typically, 3 – 6 ft from the edge of pavement is required to avoid restoration of pavement/roadway depending on the proposed utility size. The data on Sheet C308 is not a detailed topographic survey providing construction information and appears to be a desktop export. A standard note stating a 6-ft offset from edge of pavement may not work in all cases and may present issues during construction.

Response 4: Offsite survey has been provided. Proposed off site water main and force main have been relocated to be 6 ft min from surveyed edge of asphalt. Note has also been revised with the movement of the mains.

Comment 5: Lining of the downstream connection manhole will be required. Please provide note and requirement for the Contractor.

Response 5: Please see updated Note 3 on of Sheet C304.

Comment 6: Confirmation of the existing force main connection pressure and/or Lorena Dr lift station pumps is typically coordinated by the EOR during design and not the Contractor. This information is useful for pump selection and the proposed pump station design report.

Response 6: Force main connection pressure was verified by the Town of Hilliard to be between 5 psi and 10 psi. 10 psi was used for sanitary calculation as a worst-case scenario for point of connection.

Comment 7: Existing force main and water main connection methods should be confirmed. Is a tap proposed or cut-in tee/fitting? If cutting in fittings for connection, connection sleeves/adapters will need to be accounted for, as applicable, and service will need to be disconnected while the work is being performed.

Response 7: POC method will be a wet tap so service will not be affected.

Comment 8: Existing water main to be replaced should be shown for reference. Proposed water main cannot align directly with existing water main unless pipe bursting installation is proposed. The offset proposed water main location will impact connection methods to existing water mains and available right-of-way spacing.

Response 8: Proposed water main has been offset and avoids survey conflicts.

Comment 9: Directional drills profiles should call out any required fittings for the vertical alignment and upstream/downstream connections, as applicable.

Response 9: Any required fittings have been called out. Downstream connection located in alignment 3 has been called out.

SHEET C400-C411 – CONSTRUCTION DETAILS

Comment 1: The lift station Design Notes, Wet Well dimensions, electrical requirements and other design data should be confirmed and tailored to correspond to the proposed 6-ft wet well and other proposed design components. Ensure stated data conforms with the design report and other specifications. For example, the 'Design Notes' table data and other tables on Sheet C405 do not conform to the proposed lift station design. The pump station plan and section view on Sheet C405 does not correspond to the layout on Sheet C406. Other discrepancies are also presented between the various views and details. Revise, as appropriate.

Response 1: Multiple items have been removed from Sheets C405 to C409 as requested.

Comment 2: Generator-sizing calculations shall be provided for Town review and records. Generator sizing and selection is typically completed by the design engineer. Referenced Okefenoke Rural Electric Membership Corporation design documents were not provided.

Response 2: Acknowledged.

Comment 3: Typical Sidewalk Section should be adjusted to 5' to match plan sheets and roadway section.

Response 3: Typical sidewalk section has been adjusted as requested.

Comment 4: References to a standby backup pump are presented with a corresponding detail. It does not appear that an aboveground backup pump is part of the design intent.

Response 4: Standby pack up pump presented has been removed.

Comment 5: A water service with hose station shall be shown from the water main to the lift station site on all plan views and details. This corresponds to the detail on Sheet C407.

Response 5: Hose station has been provided. Please see Sheet C302 and C303

SHEET C500 – EROSION AND SEDIMENT CONTROL PLAN

No Comments

SHEET C700-C702 – STORMWATER POLLUTION PREVENTION PLAN

No Comments

LANDSCAPE SHEETS

Comment 1: Revise to show irrigation plan design, as applicable.

Response 1: Irrigation plan will be provided by property owner.

Comment 2: Ensure proposed landscaping is proposed outside of the direct limits of underground utilities. Sheet LC102 appears to show proposed trees directly above proposed force main. This can cause issues as the trees mature.

Response 2: Sheet LC102 has been amended with revised tree locations.

SANITARY SEWER DESIGN CALCULATIONS

Comment 1: Assuming the provided operating conditions and elevations for the Lorena Dr Lift Station are correct, the 21.1 ft-TDH at point of connection to the existing 4" force main appears to be accurate. Recommend confirming the POC TDH with pressure readings in the existing force main, and/or confirming the model number and pump curve of the installed Lorena Dr lift station pumps, as applicable.

Response 1: POC TDH was provided by the Town of Hilliard. Pressure reading provided was between 5 and 10 psi.

Comment 2: Based on the lift station calculations and selected pump, it appears the plotted design points are near 40 gpm (primary) and 90 gpm (secondary). Corrected final design points should be noted on Sheet C405.

Response 2: Final design points shifted with Town of Hilliard pressure reading. Design points should now match calculations on graph.

HYDRAULIC ANALYSIS REPORT

Comment 1: The peak, max, and fire flow demand scenarios do not appear to incorporate anticipated demands from the irrigation system. It is our understanding that the HOA will require lawn irrigation. Irrigation can greatly influence max and peak demand scenarios. Please revise the analysis to incorporate irrigation.

Response 1: Irrigation for the development will be from a private irrigation well and not connected to the Town of Hilliard water supply.

Comment 2: Based on the results, the proposed upsizing of the water main along Pine St. to a 10" diameter water main and incorporation of the proposed 8" diameter internal development water main will result in a minimum 500-gpm fire flow with minimum system pressure of

20 psi under max day demand conditions, without consideration of irrigation flows. Incorporation of irrigation flows may impact this determination.

The PUD Ordinance language provides two options required for fire protection in addition to an onsite hydrant from the Town distribution system. One of the two additional fire protection options needs to be incorporated unless Town approval is awarded for a variance from the PUD requirements.

Response 2: Irrigation is now independent of the Town of Hilliard water system. Property owner to provide variance or updated PUD.

Intact Construction Management Group, LLC and GAI Consultants, Inc. thank you in advance for your review of this additional information. Should you have any questions or comments, please feel free to contact me at (904) 559-8130.

Sincerely,

GAI Consultants, Inc.

James J. Campbell, P.E.
Project Engineer

Cc: Jarrod P. Petrohovich, P.E.
CPH Consulting LLC

Intact Construction Management Group, LLC

Town of Hilliard

Holland Walk Planned Unit Development
PUD Written Description
April 4, 2025
Revised: November 26, 2025

I. PROJECT DESCRIPTION

Intact Construction Management Group LLC (“Applicant”) proposes to rezone approximately 9.87 acres of property in the northeast quadrant of Pine Street and Henry Smith Road (the “Property”) from A-1 to Planned Unit Development (“PUD”) in the Town of Hilliard (the “Town”). The Property is owned by the Applicant and has Nassau County Parcel Identification No. 16-3N-24-0000-0021-0030. A legal description of the Property is attached as **Exhibit “A”**.

As set forth below, the PUD zoning district is being sought to provide for the development of the Property with as a residential development of a maximum of 28 residential lots (the “Project”). A preliminary conceptual site plan indicating the general layout of the site is attached to the PUD as **Exhibit “B”** (the “Conceptual Site Plan”). The Conceptual Site Plan is conceptual only and may be subject to change due to site characteristics, design, and engineering factors. The Conceptual Site Plan shows the locations of the proposed uses within the Property. The Project will allow for densities and intensities within the parameters of the proposed Medium Density Residential FLUM designation set forth in the Town of Hilliard Comprehensive Plan 2040.

The Applicant will provide access roads and drives, utilities, recreational facilities and other infrastructure to serve the PUD. Unless specified otherwise in this PUD text and the PUD ordinance approving the same, the Project will comply with applicable provisions of the Town of Hilliard Zoning and Land Development Regulations (hereafter, “LDR” or the “Code”). All references herein to the Applicant shall include the Applicant’s successors and assigns.

II. USES AND RESTRICTIONS

A. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses shall be as follows: a maximum of 28 residential dwelling units and related amenities and facilities which residential units may include single-family dwelling units and attached single-family dwelling (townhomes and/or duplexes). In addition, all typical residential accessory and ancillary uses will be allowed as outlined in the LDR and provided herein. Temporary construction/sales trailers may be utilized and placed on the Property until completion of the development. Model homes may be constructed within the development. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of up to four (4) model homes within the PUD. The model homes may be constructed during construction of related infrastructure and may include real estate services, sales activities, administration, and construction offices within the model homes. Associated parking for the model homes and sales offices may be located within the driveway or adjacent to the model homes.

B. Uses by Special Exception: None.

C. Accessory Uses: Accessory uses and structures will be allowed as prescribed in the LDR, provided such uses and structures are of the nature customarily incidental and clearly subordinate to the permitted or principal use of a residential structure. Such standard residential accessory uses allowed within the building area of the lots, include, without limitation, decks, patios, pools, pool enclosures, storage shed, garages, workshops, and guest houses. Accessory uses will be subject to the same setbacks as the residence. Air conditioning units and pool equipment shall not be considered structures and may be included within the setback line without violating the setback requirements. Driveways may be allowed within the front and side yard setbacks. Accessory uses such as mail kiosk, customary home occupations, pets, and yard sales will be allowed as per the requirements for residential districts stipulated within the LDR and in accordance with any applicable neighborhood covenants and restrictions.

D. Restriction on Uses: As provided, the development will only include the uses described in Section II.A.-C. above.

III. DESIGN GUIDELINES

A. Lot Requirements:

Single-Family Homes:

Minimum Lot Width	60 feet
Minimum Lot Depth	110 feet
Minimum Lot Area	6,600 square feet
Maximum Height	35 feet from established grade
Minimum Setbacks	Front 25 feet, Rear 10 feet, Side 5 feet, Corner Lots 15 feet
Maximum Lot Coverage	60%

Attached Single-Family Homes (Townhome/Duplex):

Minimum Lot Width	37 feet
Minimum Lot Depth	95 feet
Minimum Lot Area	3,515 square feet
Maximum Height	35 feet from established grade
Maximum Lot Coverage	50%

Minimum Setbacks

For attached units, the setbacks shall apply to the building and not the individual unit or platted lot.

Front 20 feet, 15 feet to front façade. Lots having second frontage shall have a setback of 15 feet for the second frontage. Side 0 feet for units that will share an internal wall and 5 feet for end units. Rear 10 feet, providing a minimum 5-foot setback is maintained for accessory structures, including screen enclosures.

The Project will be constructed in five (5) years in one (1) or more phases. Construction will be commenced within three (3) years of approval of this PUD and shall be completed within five (5) years. For purposes of this PUD, “commencement” shall mean securing approved construction drawings. “Completion” shall be defined as the installation of horizontal infrastructure and Town approval of as-builts. Upon request from the Applicant, the Town Council may extend the commencement period by an additional one (1) year for good cause. For purposes of clarification, the commencement and completion periods shall also be subject to any statutory extensions including, without limitation, Section 252.363, Florida Statutes.

The Conceptual Site Plan indicates the preliminary, general layout for the PUD for construction of the development. The location and size of all lots, roads, Project entrances, recreation/open space and other areas shown on the Conceptual Site Plan are conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans for the particular phase of the Project.

B. Ingress, Egress and Circulation:

- a) **Parking Requirements:** Two (2) parking spaces per residential unit will be provided between a garage and driveway paved to the roadway for each residential unit. For purposes of clarification, it is intended that the attached single-family dwelling units (townhomes and duplexes) will have a single car garage. The Applicant also intends to provide additional parking near the Neighborhood Park/Recreation area as shown on the Conceptual Site Plan. The PUD shall comply with applicable off-street parking and loading requirements of the LDRs.
- b) **Vehicular Access/Interconnectivity:** The Conceptual Site Plan depicts preliminary vehicular circulation system and shows all points of connection with public rights-of-way. Access to the Property will be provided via two (2) points of connection, both off

of Pine Street as depicted on the Conceptual Site Plan, it being intended that the southernmost point of connection will be the entrance, and the northernmost point of connection shall be the exit of the Project. The internal streets shall be designed and constructed with a minimum 50-foot right-of-way, curb and gutter, potable water and sanitary sewer treatment and collection systems. The roads within the Project shall be privately owned and not dedicated to the Town, and maintenance thereof shall be maintained by the Applicant and/or a homeowners' association ("HOA"). It is the intent of the Applicant that the access drive and/or exit drive into and leaving the Project may include security gate(s) with a common area at the entrance as shown on the Conceptual Site Plan. The Applicant will coordinate with Nassau County to obtain approval of the road connections to Pine Street and any related requirement for turn lanes warranted by the Project. Future connectivity to properties to the north and south shall be provided as shown on the Conceptual Site Plan.

- c) **Pedestrian Access and Streetlights:** Pedestrian circulation will be provided via sidewalks that are a minimum width of five (5) feet. Sidewalk will be located on one side of all internal rights-of-ways within the Project, which locations are depicted on the Conceptual Site Plan. In addition, sidewalks will be located on one side of Pine Street. All pedestrian accessible routes shall meet the requirements of the LDR, Florida Accessibility Code for Building Construction ("FACBC") and Americans Disability Act Accessibility Guidelines ("ADAAG") established by Florida law and 28 CFR Part 36. Common area sidewalks located along any parks, ponds and open space will be constructed during the roadway construction phase. Streetlights will be purchased and installed at the Applicant's expense.

C. Signs and Entry: Holland Walk will have an entry feature and related community identification signage at the main entrance along Pine Street. All project signage will comply with applicable provisions of the Town Signage Code. Exact sign locations will be depicted on construction plans. The Applicant shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with the Code. Because construction of the Project may be phased, the Applicant shall be permitted to place temporary signage within portions of the Property in which construction is underway to direct tenants, customers and other visitors to other areas of the Property that are in operation.

D. Landscaping: Landscaping for the Project shall be provided in accordance with Article XI and Article XII Trees, LDR.

E. Recreation and Open Space: The design of the PUD incorporates common open space, as well as varied active and passive recreation opportunities, meeting and exceeding the

standards of the LDR. Open space and common areas will exceed the 20% open space requirement of LDR Section 62-316(b). The Conceptual Site Plan provides more than 20% open space which is comprised of the pond area, recreation areas, and natural areas. The Applicant intends to dedicate all recreation areas to the HOA for active and passive recreation uses. Active recreation uses may include, at the Applicant's sole discretion, a playground, tot lot, open sports field area, walking trails, community garden, and similar uses.

F. Utilities:

- a) **Potable Water/Sanitary Sewer:** Existing water lines are located within Pine Street across from the Project. Wastewater shall consist of an internal master pump station complete with a standby emergency generator. The Project will connect to the sanitary force main located north of Pine Street. This work will be installed by the Applicant and no public funds shall be needed for the provision of new infrastructure. The onsite lift station serving the Property shall include a standby emergency generator (diesel). Prior to the date that is ninety (90) days following buildout of the Project, the Applicant shall have the option to dedicate the lift station and standby emergency generator to the Town; provided, that if the lift station remains privately owned and not dedicated to the Town, maintenance thereof shall be maintained by the Applicant and/or a HOA. If the Applicant dedicates the lift station and standby emergency generator to the Town, the Applicant acknowledges it shall be required to enter into a memorandum of understanding or other acknowledgment with the Town to ensure the Town is not responsible for damages and losses within the Property resulting from periods when the emergency generator is offline due to routine maintenance or repair and there is a power outage event.
- b) **Electrical Utilities:** All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Okefenokee Rural Electric Membership.
- c) **Fire Protection:** An existing hydrant flow and pressure deficiency at the south end of Pine Street may have been attributable to a faulty hydrant that has since been replaced by the Town. The replacement hydrant will be flow-tested, and the Developer shall coordinate with the Town's engineer to provide updated modeling following such testing to confirm whether the flow and pressure deficiency has been resolved. If the deficiency persists, the Developer shall be required, at its sole cost and expense, to design and construct water system improvements, subject to review and approval by Town Staff and the Town's engineer, that are necessary to provide adequate flow and capacity for the subdivision contemplated by this PUD. The improvement may include, without limitation, an upsized branch

line and/or expansion of the City water main from six inches (6") to ten inches (10"), or any other improvement acceptable to the Town's engineer. Regardless of the corrective measures ultimately approved, the newly installed fire hydrant serving the subdivision shall be flow-tested prior to issuance of any certificate of occupancy within the subdivision and again prior to the Town's acceptance of the water facilities. If the hydrant does not meet the required flow, the Developer shall correct the deficiency, at its sole cost and expense, prior to dedication and conveyance of the facilities to the Town.

- d) Solid Waste:** Solid waste will be handled by the licensed franchisee in the area.

G. Wetlands/Environmental: The Property contains approximately 0.14 acres of jurisdictional wetlands as depicted on the Conceptual Site Plan, all of which will be retained to preserve and enhance the natural attributes of the Property. Appropriate buffers will be provided as required by the LDR and St. Johns River Water Management District ("SJRWMD") requirements, which upland buffers are depicted on the Conceptual Site Plan.

There are no Significant Natural Communities Habitat on the proposed site and no listed species were observed at this time. As there may be a potential for gopher tortoise habitat in the future, any gopher tortoise burrows which may become active prior to construction, will be relocated in accordance with Florida Fish and Wildlife Conservation Commission ("FWC") requirements.

H. Stormwater: Stormwater will be handled on site within retention areas, with conveyance via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the LDR in effect at the time of permitting, subject to SJRWMD standards. The stormwater treatment facility will be maintained by the HOA.

I. Homeowners' Association Restrictions: The Applicant shall establish a not-for-profit HOA for the residential portion of the PUD prior to the sale of any lots. Membership shall be mandatory for all lot owners. The HOA shall own and be responsible to manage and maintain the roads, all residential common areas, open spaces, recreational areas, and enforce the covenants and restrictions of the community to be recorded in the Public Records of Nassau County, Florida. The covenants and restrictions shall notify all property owners that they are living in a Planned Unit Development and shall run with the land in order to protect both present and future property owners within the development.

IV. ADDITIONAL CONDITIONS

1. In coordination with the Nassau County School District, the Town, and Nassau County, the Applicant may install a school bus stop, if appropriate, within or adjacent to the PUD, and shall install a minimum of one (1) covered bench to provide a safe waiting area for school

children. The Applicant shall coordinate with the Nassau County School District on the location of the school bus stop and waiting area during the preliminary platting process.

2. Silvicultural practices may continue in areas of the Property where constructed has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the Conceptual Site Plan are compromised. Silvicultural operations would be subject to any applicable provisions of the Code.



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Public Hearing & Regular Meeting Meeting Date: December 18, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council to consider Ordinance No. 2025-17, an ordinance of the Town of Hilliard, Nassau County, Florida, Amending Chapter 14 of the Town Code to create an article, addressing Unsafe Structures and/or Conditions; Providing for Conflict, Severability, Administrative Correction of Scriveners Error, Publication and Effective Date. Adopting on Second & Final Reading.

BACKGROUND:

Amendment to Chapter 14 Buildings would allow the Town Code some tools for dealing with dilapidated structures within the Town.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-17, on Second & Final Reading.



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FINANCIAL IMPACT:

NA

RECOMMENDATION:

Town Council adoption of Ordinance No. 2025-17, on Second & Final Reading.

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE TOWN OF HILLIARD, NASSAU COUNTY, FLORIDA, AMENDING CHAPTER 14 OF THE TOWN CODE TO CREATE AN ARTICLE ADDRESSING UNSAFE STRUCTURES AND/OR CONDITIONS; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, blighted and slum areas constitute a serious growing menace, injurious to public health, safety, and welfare of the residents of the community;

WHEREAS, the existence of such areas contribute substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, and substantially impairs or arrests sound growth, and aggravates traffic problems;

WHEREAS, the prevention and elimination of slums and blight is a matter of policy and concern so that the community shall not continue to be endangered by such areas; and

WHEREAS, certain blighted and slum areas may be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants in such areas.

SECTION 1: AUTHORITY

The Town Council of the Town of Hilliard has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2: AMENDING CHAPTER 14

The Hilliard Code of Ordinances Chapter 14, "Building and Regulations," is hereby amended to add the following Article IV:

ARTICLE IV. – UNSAFE STRUCTURES AND/OR CONDITIONS

Sec. 14-81. - Findings.

The Town Council hereby finds that the existence of blighted or slum structures and conditions creates health hazards and attractive nuisances, interferes with the comfort of the public and the enjoyment of private property, and impairs the economic

welfare of neighboring properties. Such structures or conditions are hereby declared to be a public nuisance.

Sec. 14-82. - Definitions.

For the purpose of this section, the following definitions shall apply:

Blighted structure or condition means a deteriorated or deteriorating structure damaged by fire or other causes, unsanitary or unsafe condition(s) or deterioration of a site and its improvements, which condition(s) impair or endanger the life, health, or safety of the occupants or the surrounding area or otherwise violate the Florida Building Code.

Slum structure or condition means building or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence cause inadequate provision for ventilation, light, air, sanitation, or open spaces, or the existence of condition(s) which contribute to ill health, transmission of disease, juvenile delinquency, or crime are detrimental to the occupant's or the public health, safety, morals, or welfare or otherwise violate the Florida Building Code.

Sec. 14-83. - Procedure for demolitions.

Due to a variety of reasons, including but not limited to abandonment, neglect, inadequate property management or obsolescence, the condition(s) of a property may constitute a danger or nuisance to the public that cannot be made safe. Factors evidencing the determination that a property cannot be made safe may include, but are not limited to: a demonstrated history of the property owner's failure to exercise reasonable control over the property to keep it safe or secure; a demonstrated history of a proliferation of criminal activity on or around the property due to the property's dilapidated or unsecure conditions; a demonstrated history of the property remaining in a condition that is imminently dangerous to the health, safety, welfare, and morals of the occupants or the public despite the reasonable efforts of the Town and Code Enforcement.

Upon notice and inspection that a property may constitute a blighted structure or condition in violation of this article, the certified building official shall inspect the property to determine if it is unsafe and constitutes a blighted or slum structure. In the event that a property may constitute a blight or slum structure, the property owner will be given a citation by the code enforcement officer. After a citation is given, the property owner shall have a hearing with the Nassau County Code Enforcement Magistrate.

Sec. 14-84. - Criteria.

(a) In determining whether structure(s) and/or condition(s) constitute blight for the purposes of this section, the certified building official must find the existence of one or more of the following:

(1) That the structure is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public.

(2) That the structure has any or all of the following defects:

a. Interior walls or other structural members list, lean, or buckle, or the support for which has become damaged or deteriorated, to such an extent that there is a reasonable likelihood that such walls or other structural members may fall or give way;

b. Improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;

c. Damaged by fire, wind or other causes so as to have become dangerous to life, safety, or the general health and welfare of the occupants or citizens of the Town of Hilliard;

d. Has become or is so dilapidated, decayed, unsafe, unsanitary, or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease, so as to cause injury to the health, safety, or general welfare of those living therein;

e. Have light, air and sanitation facilities which are inadequate to protect the health, safety, or general welfare of human beings who live or may work therein;

f. Have inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of egress, affording to the standards in effect when the building was constructed;

g. Have parts thereof which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general;

h. Because of its condition is unsafe and unsanitary or dangerous to a degree that constitutes a hazard to the health, safety, or general welfare of the occupants or the citizens of the Town of Hilliard;

i. Vacant and not sufficiently secured to prevent easy access to trespassers, loiterers, and vagrants;

j. Untended or unkempt to the extent they pose a health or safety hazard;

k. The structure or portion thereof is obsolete, inadequately maintained, or abandoned;

l. The existence of any other condition(s) of blight as defined herein.

(4) The criteria set forth above shall not be the exclusive criteria upon which the certified building official may rely in determining whether a structure(s) and/or condition(s) create blight within the meaning of this section.

(b) In determining whether structure(s) and/or condition(s) constitute slum for purposes of this section, the certified building official must find the existence of one or more of the following:

(1) That the structure is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public.

(2) That the structure lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public.

(3) That the structure has any or all of the following defects:

a. Because of its condition is unsafe and unsanitary or dangerous to a degree that constitutes a hazard to the health, safety, or general welfare of the citizens of the Town of Hilliard;

b. Vacant and not sufficiently secured to prevent easy access to trespassers, loiterers and vagrants;

c. Untended or unkempt to the extent they pose a health or safety hazard;

d. The structure or portion thereof is obsolete, inadequately maintained, or abandoned;

e. The structure is frequently the site of drug-related or other illegal activity due to its dilapidated or unsecure condition; and

f. The existence of any other condition(s) of slum as defined herein.

(3) The criteria set forth above shall not be the exclusive criteria upon which the certified building official may rely in determining whether a structure(s) and/or condition(s) create slum within the meaning of this section.

Sec. 14-85. - Authority.

(a) Upon determination by the certified building official that a structure(s) and/or condition(s) meets the criteria of blight or slum, the code enforcement officer may issue any one or more of the following order(s) as is warranted by the circumstances:

(1) Order to repair. Whenever the certified building official determines that a structure does not meet the standards required by this article for demolition, the code enforcement officer may order the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the Land Development Regulations and/or Code of Ordinances. Once the property has been brought into compliance with the order, it is the responsibility of the owner, occupant or operator to notify the code compliance division to demonstrate to the Town of Hilliard's satisfaction that the violation(s) have been corrected and proper permits obtained. If the owner, occupant or operator does not repair, restore or replace the structure or portion(s) thereof ordered to be repaired, restored or replaced within the time fixed in the order and no appeal has been filed, the certified building official may order the vacation, demolition or removal of the structure as a nuisance.

(2) Order to designate building or dwelling as unfit for human habitation. Whenever the certified building official determines that any building or dwelling or any part thereof constitutes a hazard to the safety, health or welfare of the occupants or to the general public because it lacks maintenance, sanitary facilities or otherwise fails to comply with the standards established by this article, the code compliance officer may issue an order designating such building or dwelling unfit for human habitation. Any building or dwelling or any part thereof designated as unfit for human habitation shall be posted with notice of the same.

(3) Order to vacate. Whenever the certified building official designates a building or dwelling as unfit for human habitation, determines that an emergency exists, orders a building or dwelling to be demolished, or whenever there is a violation of a final order of repair, the code compliance officer may order that the affected building or dwelling be vacated. The code compliance officer may also issue an order to vacate in conjunction with an order to repair when the building is not safe for occupancy unless repaired.

(4) Order to secure. Whenever the certified building official determines that a structure may be made safe by securing such structure, the code compliance officer

may issue an order directing the owner to secure the property or structure within 48 hours. Securing the structure means taking all necessary measures to prevent unauthorized entry, including but not limited to boarding up openings, locking doors and windows, and enclosing the property as needed to restrict access. If the owner fails to comply with the order within 48 hours, the certified building official may cause the structure to be secured until such time as the structure is repaired or demolished.

(5) Order to demolish. Whenever the certified building official determines that a structure constitutes a blight structure as defined herein, or that such structure is damaged, deteriorated or defective to such an extent that the cost of restoration or repair thereof will exceed 75 percent of the assessed value thereof, the code compliance officer may order the demolition or removal of the structure. If the owner does not demolish or remove the structure within 30 days, and no appeal has been requested, the certified building official may cause the demolition or removal of the structure.

(6) Emergency order. Whenever, in the opinion of the certified building official, any building or structure has become so unsafe as to imminently endanger life or limb by reason of the condition of walls, overloaded floors, defective construction, decay, conditions that are dangerous in case of fire or any other cause, the code compliance officer shall notify the owner, occupant, operator or other party having an interest in the building or structure of such decision. Immediately upon receipt of the notice, the owner, occupant, operator or other party shall cause the same to be made safe and secure or taken down. When public safety requires immediate action, the certified building official may cause the structure to be secured or taken down without delay, at the expense of the owner, occupant, operator or other interested party.

Sec. 14-86. - Final order; order binding; penalties.

- (a) Final order. All orders of the code compliance officer shall be final upon the expiration of 31 days from the date notice thereof is provided unless, prior to the expiration of such period, a written petition for appeal is filed with the Nassau County Special Magistrate on Code Enforcement.
- (b) Orders binding. No order of the code compliance officer issued pursuant to this article shall be diminished, cancelled or in any way affected by the conveyance of the title to any real property, building or other structure or of any interest in any real property, building or other structure. A person who acquires such an interest in any property or improvement while it is subject to an order of the code compliance officer shall comply with that order to the same extent as if he/she had held the interest at the time the order was issued.

(c) Penalties.

(1) It shall be a second-degree misdemeanor, punishable as set forth in F.S. §775.082 and §775.083, to alter, deface or remove any notice posted pursuant to this article during the pendency of the order.

(2) It shall be a second-degree misdemeanor punishable as set forth in F.S. §775.082 and §775.083, to enter a building or structure under an order specified in this article, other than an order to repair, until a written certificate of compliance is issued or until the order is rescinded or modified.

Sec. 14-87. - Notice; hearing; remedial action.

(a) Upon determining that a structure(s) and/or condition(s) meets one or more of the blighted and slum criteria set forth herein, a notice to owner shall be posted at the entrance to the structure(s) or on the property where the condition(s) exists. The notice shall provide substantially as follows:

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: SLUM OR BLIGHTED STRUCTURE(S) AND/OR CONDITION(S) HAVE BEEN FOUND TO EXIST AT THIS SITE located at (briefly described location). Pursuant to the Town of Hilliard Code Chapter 14, it has been determined that the structure(s) and/or condition(s) located on this site pose a threat to the life, health, or safety of the public.

By order of the Certified Building Official and the Code Compliance Officer, this property (describe order). It is the responsibility of the property owner(s) to contact the Code Compliance Division of the Town of Hilliard and to take action to properly and legally comply with the order and correct the slum or blighted structure(s) and/or condition(s) (within thirty (30) days) of the date of this notice. If corrective actions have not been taken within this time period, demolition and/or clearance or basic remedial action to temporarily secure the structure(s) and/or site shall be taken by the county on the owner's behalf and at the owner's expense. Demolition and/or clearance may include all tangible personal property such as vehicles, appliances, etc., and other structure(s) that may pose a threat to the health and safety of the general public.

IT SHALL BE A SECOND-DEGREE MISDEMEANOR TO ALTER, DEFACE OR REMOVE THIS NOTICE OR TO ENTER THIS BUILDING DURING THE PENDENCY OF THIS ORDER.

You have the right to a Code Compliance Hearing for the purpose of showing cause why this structure(s) and/or condition(s) should not be deemed slum or blight. You must request a hearing not later than thirty (30) days from the date of this notice. If you do not request a hearing within such time, do not attend such hearing or if you do not show good cause, the county shall demolish the structure(s) and/or clear the condition(s). You as owner or the person responsible will be liable for the cost thereof.

Dated this _____ day of _____, 20____. Signed (set forth name, title, address and telephone number of the code compliance officer.

- (b) The notice shall also be provided to the violator and property owner by certified mail, return receipt requested, or as otherwise provided in Section 162.12, Florida Statutes.
- (c) The notice of an order to demolish shall also be published in a newspaper of general circulation. The publication shall state the Code violation, the parcel identification number, the legal description and address of the site and the requirement for persons having a legal interest to contact the Nassau County Special Magistrate on Code Enforcement and request a hearing within thirty days of the date of the notice.
- (d) Upon timely request for hearing of any person or entity claiming an interest in the structure(s) and/or site, such hearing shall be set before the Nassau County Special Magistrate on Code Enforcement. No action shall be taken until such hearing has been held. The purpose of such hearing is to provide an opportunity for the owner, interested party or person or entity responsible, to demonstrate that the structure(s) and/or condition(s) do not meet the criteria for slum or blight and/or do not constitute a threat to the health or safety of the general public.
- (e) Failure to remedy the violation, request a hearing or failure to attend a scheduled hearing shall constitute a waiver of the right to a hearing and consent to the demolition and/or clearing of the structure(s) and/or condition(s) as a public nuisance. If a hearing is waived or if it is determined pursuant to hearing that the structure(s) and/or condition(s) constitute slum or blight, such shall be ordered demolished, cleared, repaired, secured, vacated and/or unfit for human habitation, and shall be remedied as soon thereafter as practicable.
- (f) Any salvage value received by the town pursuant to the demolition and/or clearing shall be retained by the town to be applied against the cost of removal and destruction thereof.

SECTION 3: CONFLICT

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 5: CODIFICATION

The text of Section 2 to 3 of this Ordinance shall be codified as a part of the Hilliard Town Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 2 to 3 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Clerk or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective upon its passage.

ADOPTED this _____ day of _____, _____, by the Hilliard Town Council.

Kenneth A. Sims
Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor

Town Council First Reading:	November 20, 2025
Town Council Publication:	December 3, 2025
Town Council Public Hearing:	December 18, 2025
Town Council Final Reading:	December 18, 2025



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of the proposal for engineering services related to assisting the Town of Hilliard with the St Johns River Water Management District Consumptive Use Permit Renewal with CPH Consulting, LLC, in the amount of \$25,000.

BACKGROUND:

This proposal is submitted under the existing Continuing Consulting Engineering Services Agreement with CPH Consulting, LLC (Mittauer & Associates, Inc.). The Proposal is for the work related to the renewal of the Town's CUP (Consumptive Use Permit) which is due April 2026.

FINANCIAL IMPACT:

\$25,000.00 - Accounted for through W&S Professional Services in the 2025-2026 FY Budget.

RECOMMENDATION:

Town Council approval of the proposal for engineering services related to assisting the Town of Hilliard with the St Johns River Water Management District Consumptive Use Permit Renewal with CPH Consulting, LLC, in the amount of \$25,000.



580-1 Wells Road
Orange Park, FL 32073
Phone: 904.278.0030

December 11, 2025

The Honorable John Beasley, Mayor
Town of Hilliard
P.O. Box 249
Hilliard, FL 32073

RE: Engineering Services Agreement
2026 SJRWMD CUP Renewal
Town of Hilliard, Florida
Client No. 9610-65-1

Dear Mayor Beasley:

We are pleased to present the following proposal for Engineering Services related to assisting the Town of Hilliard with the St. Johns River Water Management District (SJRWMD) Consumptive Use Permit renewal. Mittauer & Associates, Inc., hereinafter referred to as the Engineer, proposes to provide services as described in the Scope of Services to the Town of Hilliard, the Client, for the fees stipulated hereafter.

SCOPE OF SERVICES

The Engineer will complete a Consumptive Use Permit (CUP) renewal application with supporting documentation to renew the Town's existing CUP that is set to expire on April 11, 2026. Renewal of the CUP will include an analysis into growth projections throughout the Town in attempts to define necessary water use requirements for the next 20 years. It is anticipated the St Johns River Water Management District (SJRWMD) will issue a permit for a 5-year duration going forward, but a 20-year analysis will be provided. The review will include potable water use, non-potable water use (i.e., potable irrigation), and reclaimed water use feasibility, as required by the SJRWMD.

In addition, as required by the SJRWMD, the Town's existing water conservation plan will be reviewed and modifications will be presented for the Town's consideration.

CONDITIONS

The Client shall provide the following items in a timely manner at no expense to the Engineer:

1. Copies of monthly operating reports, water use records, and previous related correspondence with SJRWMD.

Town of Hilliard, Florida
 Engineering Services Agreement
 December 11, 2025
 Page 2

2. Information on planned/proposed developments.
3. Any required laboratory sampling and analysis.
4. Any permit processing fees charged by regulatory agencies.

EXCLUSIONS

The Engineer's scope does not include groundwater modeling, design services, geotechnical services, or surveying related tasks.

Given the uncertainty of the SJRWMD reviewing criteria, any additional items required by the SJRWMD can be done hourly or under separate authorization.

**PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN
 INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD
 INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

SCHEDULE OF FEES

The Engineer shall be paid the following fees for the various items of the Scope of Work:

<u>Meetings with Town and SJRWMD</u>	
a) (1) Pre-Application Meeting	
b) (1) Town Commission Meeting	\$5,000
c) (1) Town Staff Coordination Meeting	
Water Use Projections and Reporting	\$15,000
Reuse Feasibility Analysis	\$2,000
CUP Application	\$3,000
Total	\$25,000

TOTAL ENGINEERING FEE = \$25,000

The Engineer shall make himself available to the Client at the Engineer's standard hourly rates for additional services as requested.

Town of Hilliard, Florida
Engineering Services Agreement
December 11, 2025
Page 3

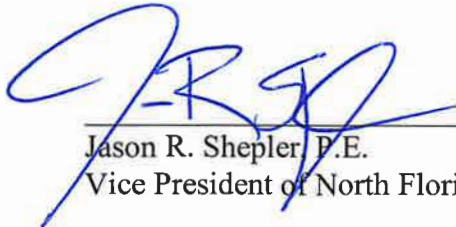
Invoices for services in progress are prepared monthly and are due in accordance with Florida Statute 218, The Local Government Prompt Payment Act. Payments which are not received in accordance herewith are subject to late fees as outlined in the Act as well as collection fees and may cause the Engineer to stop work on the Client's projects. The fees listed above do not include state sales tax, federal sales tax, or value added tax (VAT), should they be required by law.

ACCEPTANCE

Acceptance of this proposal may be indicated by the signature of a duly authorized official of the Client in the space provided below. One signed copy of the proposal returned to the Engineer shall serve as Notice to Proceed. Should this proposal not be accepted within a period of thirty (30) days, it shall become null and void.

Sincerely,
CPH Consulting, LLC


Accepted by
Town of Hilliard, Florida



Jason R. Shepler, P.E.
Vice President of North Florida Infrastructure

By: _____
The Honorable John Beasley, Mayor

Date: _____



Nikhel Jindal
Chief Strategy & Success Officer

JRS/NJ/JPP/pj



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Tim Cooper, Director – Nassau County Emergency Management***

SUBJECT: Presentation to the Town Council of the Local Hazard Mitigation Plan in preparation for adoption via Resolution January 15, 2026.

BACKGROUND:

The Natural Hazard Mitigation Strategy is produced every 5 years in partnership with each jurisdiction within the County.

Nassau Emergency staff has led a team of representatives from Nassau County, City of Fernandina and the Town of Hilliard in producing the document over the last year.

Our document has been approved by the state and is now ready for adoption by the local jurisdictions.

FINANCIAL IMPACT:

TBD

RECOMMENDATION:

Director Cooper will make Presentation to the Town Council of the Local Hazard Mitigation Plan and answer questions in relation to preparation for adoption via Resolution January 15, 2026.

Natural Hazard Mitigation Strategy



NCEM
2025

June 2026 –
June 2031

Discussion Points



Natural Hazard
Vulnerabilities



Local Mitigation
Objectives



Prioritized
Project List



Funding
Opportunities



Improved
Resilience!

Strategy Development Participants

- Ad Hoc Local Mitigation Strategy Task Force
 - Emergency Management
 - Town of Hilliard
 - City of Fernandina Beach
 - Unincorporated County
- Stakeholder and Public Input



Examination of Local Natural Hazards

- Probability, Frequency, and Magnitude of Occurrence
- Vulnerable Areas, Structures, and Community Lifelines
- Risks to the Community (financial, public safety)



Areas for Improvement

- What can be done to reduce local damage/losses from natural hazards?
 1. Facility hardening (wind) and structure elevation (flood)
 2. Stronger building ordinances, land conservation, underground utilities
 3. Green infrastructure, permeable pavement, rain gardens, etc.
 4. Defensible space (wildfire)
 5. Early warning systems
 6. Public awareness programs, insurance policies, etc.



Score & Rank Local Mitigation Project Proposals

- Hazard to be Mitigated
- Point of Contact
- Proposed Action (brief narrative)
- Cost Estimate (ballpark)
- Estimated Time Needed to Complete the Project
(months, years, are there design and implementation phases?)



Funding for Projects on the Ranked List

- Federal Hazard Mitigation Assistance (HMA)
 - *Flood Mitigation Assistance (FMA) Grant Program*
 - *Pre-Disaster Mitigation (PDM) Grant Program*
 - *Post-Disaster Hazard Mitigation Grant Program (HMGP)*
- State Mitigation Assistance Programs
 - *Hurricane Loss Mitigation Grants*
 - *Resilient Florida Grants*
 - *Elevate Florida Grants*
- Non-government sources



Next Steps

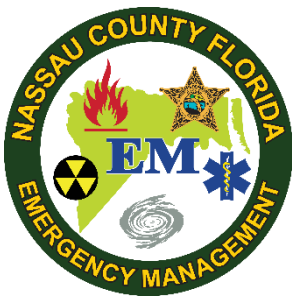
1. Adopt the FDEM/FEMA-approved strategy for local hazard mitigation by formal resolution.
2. Promulgate the
*June 2026 – June 2031
Multi-Jurisdictional Natural Hazard
Mitigation Strategy.*
3. Develop project proposals ready for a notice of funding opportunity (NOFO)



Questions?

Nassau County, FL

Multi-Jurisdictional Natural Hazard Mitigation Strategy



2026-2031

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FEMA-Approved LMS – Jurisdictional Promulgation Dates

The *Robert T. Stafford Disaster Relief & Emergency Assistance Act*, as amended in 2000 by the *Disaster Mitigation Act*, mandates that all local governments in the United States prepare local hazard mitigation plans to reduce vulnerabilities to natural hazards and risks associated with future growth and development. These strategies must be approved by both the Federal Emergency Management Agency (FEMA) and the state.

The Florida Division of Emergency Management (FDEM) formally reviewed and provisionally approved the *Multi-Jurisdictional Natural Hazard Mitigation Strategy 2026-2031 (a.k.a. Local Mitigation Strategy or LMS)* on behalf of the State of Florida and FEMA as of the date indicated below.

Office of the Governor of the State of Florida

Division of Emergency Management

Mitigation Bureau

Date: _____

The local governing bodies listed below have read the FEMA-approved document and adopted it as their *Multi-Jurisdictional Natural Hazard Mitigation Strategy 2026-2031* as of the dates indicated.

Copies of the jurisdictional resolutions adopting the Strategy are provided as **Appendix A**.

It is understood that this is a living document, to which additional mitigation actions and project proposals, once evaluated and prioritized by the LMS Project Review Committee, may be added at any time during this Strategy's life cycle. Likewise, project proposals may be removed from the active ranked list upon the project's completion or withdrawn at the request of the jurisdiction as their community needs and priorities change.

Nassau County (unincorporated)

Board of County Commissioners

Date: _____

City of Fernandina Beach

City Commission

Date: _____

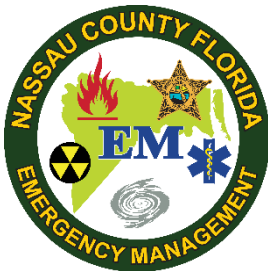
Town of Hilliard

Town Council

Date: _____

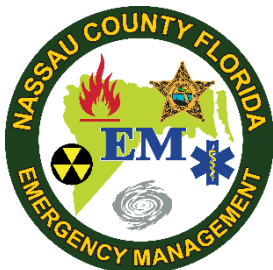
Summary of Subsequent Changes and Annual Updates

Date	Short Description



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EXECUTIVE SUMMARY



Executive Summary

This Multi-Jurisdictional Natural Hazard Mitigation Strategy has been developed by and for the City of Fernandina Beach, Town of Hilliard, and unincorporated Nassau County. The State Hazard Mitigation Plan (SHMP) defines hazard mitigation as any action taken to reduce or eliminate the long-term risk to human life and property from manmade or natural hazards. A hazard is any event or condition with the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, environmental damage, business interruption, or other structural or financial loss.

According to the National Oceanic and Atmospheric Association (NOAA, climate.gov) Earth's temperature has risen 0.14 degrees Fahrenheit (°F) per decade since 1880, about 2 °F in the past 150 years, and is expected to continue.

Multiple *National Climate Assessment Reports* released by the US Global Change Research Program indicate climate change is bringing different types of challenges to each region of the country. In the southeastern United States (US), extreme heat, severe storms, tropical cyclones, and flooding will continue to pose widespread threats to the natural and built environment as well as to the economy, agriculture, and public health. Changes in climate can exacerbate these threats. The magnitude of future natural hazard impacts and local risks depend strongly on near-term mitigation and adaptation actions.

Natural hazard mitigation usually involves enhancing the built environment but can also mean adopting conservative building codes and ordinances, removing structures from disaster-prone areas, utilizing nature-based mitigation techniques and maintaining natural features such as dunes, wetlands, vegetative cover, and floodplains. Hazard mitigation makes it easier and less expensive for the community to respond to and recover from natural disasters.

The *Code of Federal Regulations (44 CFR ss201.6)* specifies standards that must be met before the Federal Emergency Management Agency (FEMA) will approve a local hazard mitigation plan, and Section **252.38(2)** of the *Florida Statutes (FS)* and **27P-6.0023** of the *Florida Administrative Code (FAC)* require mitigation as a component of every Florida county's *Comprehensive Emergency Management Program's Base Plan (CEMP)*. The *Robert T. Stafford Disaster Relief & Emergency Assistance Act*, as amended in 2000 by the *Disaster Mitigation Act*, also requires local governments to adopt comprehensive all-hazard mitigation programs to reduce their need for federal public assistance dollars to recover after a natural disaster.

Because it is more cost-effective to prevent losses than to repair and recover, federal Hazard Mitigation Assistance (HMA) programs have been developed to support mitigation projects at the state and local levels. However, formal adoption of a FEMA-approved strategy to mitigate known natural hazards is required before a local government is eligible to apply for that funding. FEMA suggests various strategies jurisdictions can implement to develop successful local hazard mitigation programs:

- Enhanced mitigation standards, regulations, policies, and programs.
- Land use and zoning ordinances that protect coastal and marsh areas.

- Strong building codes and floodplain management regulations.
- “Environmentally conscious” flood control, seawalls, and levee systems.
- Acquisition and conservation of flood prone and environmentally sensitive lands.
- Retrofitting, “code-plus” hardening, and elevating public buildings and critical facilities.
- Relocation of structures, infrastructure, and facilities out of vulnerable areas.
- Public awareness and resident education campaigns.
- Improvement of public warning and evacuation systems.

Benefits of these strategies include, but are not limited to:

- Saving lives and protecting public health.
- Protecting Community Lifelines.
- Protecting ecological corridors and natural systems.
- Preventing or minimizing property damage.
- Preserving infrastructure.
- Minimizing social dislocation and stress.
- Reducing economic losses.
- Reducing legal liability of government and public officials.
- Decreasing costs for response and recovery operations.

When developing or revising all-hazards preparedness and response plans, Nassau County Emergency Management (NCEM) enlists input from the multi-jurisdictional group of stakeholders who make up the *Whole Community Emergency Management Program Stakeholders Working Group* (a.k.a. the EM Program Stakeholders) to ensure the needs of all disciplines and at-risk populations in each of the municipalities and the unincorporated area of the county are considered and addressed. Hazard mitigation plans are no exception. Local mitigation planning is intended to identify vulnerabilities to natural hazards, ways to reduce the risk of damage and losses, and decrease the need for emergency assistance in the future.

Reducing the impacts of unavoidable natural hazards is a core component of the National Incident Management System (NIMS) and hazard mitigation is one of the five mission areas described in the National Preparedness Goal:

“A secure and resilient nation with the capabilities required across the whole community to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose the greatest risk.”

EM Program Stakeholders have long advocated for proactive hazard mitigation policies and protective actions at the municipal and county levels to improve disaster resilience as an investment in the community’s long-term sustainability and future economic growth. During the comprehensive review of local hazards and community vulnerabilities, existing jurisdictional plans and ordinances, historic data, and projected conditions were used to estimate future risks from natural hazards, and identify strategic actions that might be taken to address those issues locally. This resulted in the development of a new **Multi-Jurisdictional Natural Hazard Mitigation Strategy** (a.k.a. the Local Mitigation Strategy or LMS).

It is noteworthy to add that each of the jurisdictions participating in the development of this *Multi-Jurisdictional Natural Hazard Mitigation Strategy* has been recognized by the National Weather Service (NWS) as “Storm Ready” and NCEM has been further recognized as an official “Weather Ready Nation Ambassador” for its pro-active public outreach, posting relevant weather-related information to social media accounts almost daily, providing NWS content for multiple weather hazards on [OneNassau.com](https://www.one Nassau.com), and distributing an all-hazards Disaster Preparedness Guide which describes local weather hazards and the preparedness and mitigation measures residents can take to lessen the impacts of these hazards on lives and property.

Mitigation Goals and Objectives

The ad hoc LMS Task Force assembled to develop the new *Multi-Jurisdictional Natural Hazard Mitigation Strategy* realizes that the ultimate goal for each participating jurisdiction **continues to be: *implement long-term natural hazard mitigation measures that reduce risks; protect their residents’ health, safety, and property; and preserve the natural environment.*** The ad hoc LMS Task Force developed six objectives to clarify this goal. Natural hazard mitigation priorities have not changed for any participating jurisdiction since the last LMS was approved by FEMA in January 2021 and formally adopted locally in May 2021.

To meet the overarching natural hazard mitigation goal, the participating jurisdictions, agreed upon the following objectives (previously referred to in the 2021 LMS as goals) and reworded them for clarity:

1. Reduce potential environmental and structural damage from natural hazards.
2. Minimize casualties and property losses from natural hazards.
3. Encourage safe, efficient population growth while preserving natural resources.
4. Reduce risks from natural hazards through infrastructure improvements and public service enhancements.
5. Protect areas of special concern, including water resources, coastal environment, wildlife corridors, agriculture, and public infrastructure.
6. Collaborate among public, private, and non-governmental entities to improve awareness of hazard risks and increase implementation of mitigation measures.

PLANNING PROCESS



Planning Process

The **US Code of Federal Regulations, Title 44, Chapter 1, Subchapter D, Part 201, § 201.6 Local Mitigation Plans** provides explicit detail regarding the development and content of natural hazard mitigation strategies for local jurisdictions:

The local mitigation plan is the representation of the jurisdiction's commitment to reduce risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards. Local plans also serve as the basis for the State to provide technical assistance and to prioritize project funding.

- (a) Plan requirements.** *A local government must have a mitigation plan approved (by FEMA) pursuant to this section in order to apply for and receive Hazard Mitigation Grant Program (HMGP) project grants and project grants under all other mitigation grant programs.*
- (b) Planning process.** *An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process must include:*
 - (1)** *An **opportunity for the public to comment** on the plan during the drafting stage and prior to plan approval;*
 - (2)** *An **opportunity for neighboring communities**, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and nonprofit interests to be involved in the planning process; and*
 - (3)** *Review and incorporation, if appropriate, of **existing plans, studies, reports, and technical information**.*
- (c) Plan content.** *The plan must include the following:*
 - (1)** ***Documentation of the planning process** used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.*
 - (2)** ***A risk assessment** that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards. The risk assessment must include:*
 - (i)** *A description of the **type, location, and extent of all of the natural hazards** that can affect the jurisdiction. The plan must include*

information on **previous occurrences** of hazard events and on the **probability of future hazard events**.

(ii) A description of the **jurisdiction's vulnerability to the hazards** described. This description must include an overall summary of each hazard and its impact on the community. All plans must also address **NFIP-insured structures** that have been repetitively damaged by floods. The plan should describe vulnerability in terms of:

(A) The types and numbers of **existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas**;

(B) An estimate of the **potential dollar losses to the vulnerable structures** identified in (A) and a description of the methodology used to prepare the estimate;

(C) A general description of **land uses and development trends** within the community so that mitigation options can be considered in future land use decisions.

(iii) For multi-jurisdictional plans, the risk assessment section must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.

(3) **A mitigation strategy** that provides the jurisdiction's **blueprint for reducing the potential losses** identified in the risk assessment, based on existing authorities, policies, programs and resources, and its **ability to expand on and improve** these existing tools. This must include:

(i) A **description of mitigation goals** to reduce or avoid long-term vulnerabilities to the identified hazards.

(ii) A section that identifies and analyzes **a comprehensive range of specific mitigation actions and projects** being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. **All plans approved by FEMA must also address the jurisdiction's participation in the NFIP**, and continued compliance with NFIP requirements, as appropriate.

(iii) An action plan describing **how the identified mitigation actions will be prioritized, implemented, and administered** by the local jurisdiction. Prioritization will include a special emphasis on **the extent to which benefits are maximized** according to a cost benefit review of the proposed projects and their associated costs.

(iv) For multi-jurisdictional plans, there must be identifiable **action items specific to each jurisdiction** requesting FEMA approval or credit of the plan.

(4) **A plan maintenance process** that includes:

- (i) A section describing the **method and schedule** of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.
 - (ii) A process by which **local governments incorporate the requirements of the mitigation plan** into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.
 - (iii) Discussion on how the community will continue **public participation in the plan maintenance process**.
- (5) **Documentation** that the plan has been formally adopted by the governing body of the jurisdiction requesting FEMA's approval of the plan (e.g., City Council, County Commissioner, Tribal Council). For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

In compliance with *Chapter 252, FS*, Nassau County Emergency Management (NCEM), a Division of the Nassau County Sheriff's Office, in an agreement with the Nassau Board of County Commissioners (BOCC), is responsible for all-hazards disaster preparedness and the county's comprehensive Emergency Management Program, including implementation of the National Incident Management System (NIMS), disaster response planning, intergovernmental coordination, community preparedness outreach, collaborative responder training, operational drills, and local incident management. NCEM staff regularly publishes preparedness and hazard mitigation articles in local print and electronic media in order to inform the public and encourage participation in the whole community planning process.

Since oversight of the Statewide Hazard Mitigation Plan (SHMP) is tasked to the Florida Division of Emergency Management (FDEM) by *Chapter 252.3655, FS*, NCEM's professional planners and subject matter experts have taken responsibility for all administrative tasks surrounding development and maintenance of this *Multi-Jurisdictional Natural Hazard Mitigation Strategy*, also known as a *Local Mitigation Strategy (LMS)*, including: chairing the LMS Project Proposal Review Committee, facilitating planning and review meetings, documenting and maintaining the active mitigation plan and related project proposals, corresponding with FDEM and EM Program Stakeholders, chairing the ad hoc LMS Task Force, compiling information provided by jurisdictions and authoring the new formal LMS document, ensuring compliance with state and federal LMS criteria, and obtaining formal approval of the plan, first through the FDEM Bureau of Mitigation and ultimately from FEMA. Jurisdictional adoption of the FEMA-approved LMS is required before each political subdivision can be considered for federal funding assistance for mitigation efforts.

Nassau's first *Five-Year Local Hazard Mitigation Strategy (LMS)* was developed in 1998 to meet established FEMA standards. Since then, local EM Program subject matter experts have come together every five years to create a new strategy that addresses local vulnerabilities, meets updated FEMA criteria, and aligns with the State of Florida's regularly updated LMS Manual guidelines. Once adopted, the ranked Mitigation Project List is considered a "living document" with hazard mitigation priorities discussed, updates to mitigation efforts recorded, project

proposals added, and rankings adjusted as needed during quarterly EM Program Stakeholder meetings.

The *Multi-Jurisdictional Natural Hazard Mitigation Strategy* for 2026-2030 has been developed with the local jurisdictions' overarching goal in mind, "implement long-term natural hazard mitigation measures that reduce risks; protect their residents' health, safety, and property; and preserve the natural environment." It includes an analysis of local hazards and the risk-reduction strategies that EM Program Stakeholders from the jurisdictions seeking plan approval (i.e. unincorporated Nassau County, the City of Fernandina Beach, and Town of Hilliard) consider mitigation priorities for the next five years. Each participating jurisdiction's active participation throughout the planning and development process was required, not only to ensure their vulnerabilities and risks are well documented and that location-specific mitigation measures are both considered and prioritized, but as FEMA prerequisite for the jurisdiction to be eligible to adopt the approved *Multi-Jurisdictional Natural Hazard Mitigation Strategy* and to apply for federal mitigation grant funds. The incorporated Town of Callahan did not participate in the planning and development of this document and is therefore not eligible to adopt this *Natural Hazard Mitigation Strategy*, submit projects for LMS prioritization, or seek federal hazard mitigation assistance unless the jurisdiction chooses to pursue the State's FEMA-approved process to adopt a mitigation strategy in the future.

The ***Whole Community EM Program Stakeholders Working Group*** (a.k.a. the ***EM Program Stakeholders***) is made up of individuals from county and municipal government, non-governmental organizations, and the private sector interested in disaster preparedness, incident management, and/or local hazard mitigation. On an ongoing basis, the ***LMS Project Review Committee*** evaluates proposed hazard mitigation projects and ranks them based upon community priorities. Quarterly workshops/meetings of EM Program Stakeholders (held on the second Wednesdays of March, June, September, and December) are all open to the public. EM Programs in neighboring counties also provide subject matter expertise and contribute ideas for best-practices throughout the local hazard preparedness and mitigation planning cycle. Local EM Program event announcements and reminders about opportunities to participate in the planning, preparedness, and mitigation processes are regularly posted on various social media platforms. EM Program Stakeholder meeting schedules, agendas, and minutes are published as "resources" on NCEM's public-facing [OneNassau.com](https://www.one Nassau.com) website. Additionally, NCEM maintains an extensive email distribution list of stakeholders, meeting attendees, and other interested members of the public who receive electronic calendar invitations and programmatic updates. **Appendix B** provides examples of EM Program Stakeholder Meeting announcements, sign-in sheets, agendas, and minutes, as well as a list of typically invited participants with their affiliations.

To improve access to programmatic information for both stakeholders and the general public, electronic copies of the current FEMA-approved LMS document, ranked project list, and programmatic survey links are also posted on the [OneNassau.com/EM-Stakeholders](https://www.one Nassau.com/EM-Stakeholders) webpage. During the cyclical LMS planning process, public surveys and community workshops are used to gauge hazard concerns and assess vulnerabilities to the multiple natural threats that could

impact the area. Residents are afforded the opportunity to comment on local hazards and mitigation measures via email, through the [OneNassau.com](https://www.onenassau.com) website, during EM Program Stakeholders Meetings, and at public outreach events held throughout the year.

The current ad hoc **LMS Task Force (Appendix C)** is an independent, multi-jurisdictional group made up of eight individuals (i.e. two from Emergency Management serving as Chair and Vice-Chair, two representing unincorporated Nassau County, two representing the Town of Hilliard, and two representing the City of Fernandina Beach) assembled to ensure a comprehensive evaluation of local hazards, vulnerabilities, risks, and potential mitigation measures during the drafting of this iteration of the LMS.

The LMS Task Force Chair and Vice-Chair have been responsible for writing the formal LMS document, ensuring that all FEMA and FDEM criteria are met, and obtaining formal approval of the strategy from FDEM and FEMA. The remaining members were expected to participate fully during the planning process by gathering their jurisdictions' factual information, relaying future priorities, and providing content for the LMS to the rest of the Task Force. They served as the points of contact for their jurisdiction's leadership, subject-matter experts, and stakeholders with information that should be included in the five-year mitigation strategy. Between regularly scheduled meetings of the EM Program Stakeholders, the LMS Task Force members collaborated in person, by phone, and via email. The LMS Task Force members are the individuals responsible for seeking formal adoption of the *Multi-Jurisdictional Natural Hazard Mitigation Strategy* for 2026-2030 through their jurisdictions' governing bodies once the document is approved by FDEM and FEMA.

In 2024, LMS Task Force members were charged with identifying their jurisdiction's vulnerabilities and risks, reviewing their local mitigation programs and policies, reviewing public input, evaluating new projects to protect and harden vulnerable structures and critical systems, and ensuring that all relevant information would be included in the final LMS document. During development of this document, members were expected to meet with subject-matter experts and/or form ad hoc sub-committees within their respective jurisdictions to evaluate local natural hazard vulnerabilities and identify initiatives that could reduce future risks.

To ensure each jurisdiction's policies, mitigation objectives, and local priorities were incorporated as guiding principles for the *2026-2031 Multi-Jurisdictional Natural Hazard Mitigation Strategy*, their long-range vision plans, governing documents, ordinances, existing programs, and local vulnerability studies were reviewed by the LMS Task Force. Scientific and historical data from a variety of authoritative sources documenting natural hazard incidents and analyzing impacts were also researched:

- Centers for Disease Control and Prevention (CDC)
- Federal Emergency Management Agency (FEMA)
- Florida Division of Emergency Management (FDEM)
- Florida Forest Service (FFS)
- Joint Fire Science Program (JFSP)

- Louisiana State University (LSU) SURGEDAT
- National Aeronautics and Space Administration (NASA)
- National Oceanic and Atmospheric Administration (NOAA)
- National Centers for Environmental Information (NCEI)
- National Hurricane Center (NHC)
- National Weather Service (NWS)
- National Lightning Safety Council (NLSC)
- National Environmental Public Health Tracking Network
- University of Florida (UF) Bureau of Economic and Business Research (BEBR)
- UF Institute of Food & Agricultural Sciences (IFAS)
- US Drought Monitor
- US Fish and Wildlife Service (FWS)
- US Forest Service (USFS)
- US Department of Agriculture (USDA)
- US Geological Survey (USGS)
- World Health Organization (WHO)

Local documents, plans, studies, and technical reports reviewed to help inform this natural hazard mitigation strategy include:

- *FDEM Enhanced State Hazard Mitigation Plan 2023*
- *FDEM Local Mitigation Strategy Update Manual 2023*
- *NE Florida Regional Threat and Hazard Incidence Risk Assessment (THIRA) 2024*
- *Nassau County Local Mitigation Strategy 2020-2025 and Ranked LMS Project List*
- *Nassau County's Comprehensive Emergency Management Program Base Plan (CEMP) June 2023 – June 2027*
- *City of Fernandina Beach (CoFB) 2030 Comprehensive Plan*
- *Town of Hilliard Comprehensive Plan 2040*
- *Unincorporated Nassau's 2010-2030 Comprehensive Plan*
- *Unincorporated Nassau's Capital Improvement Plan* adopted September 2024
- *Unincorporated Nassau's Conservation Land Acquisition and Management (CLAM) Manual and Conservation Plan 2020*
- *Unincorporated Nassau's Vision 2032* document and a draft version of the *Vision 2050* document
- Florida Department of Health (FDOH) www.FLHealthCHARTS.gov

- Florida Department of Children and Families (DCF) *Florida's Council on Homelessness Annual Report 2024*
- Florida Department of Environmental Protection (DEP) *Florida Forever Plan - Northeast Florida Timberlands and Watershed Reserve Project Report 2024*
- USDA quinquennial *Nassau County Profile 2022* (**Appendix D**)
- Southern Fire Exchange (SFE) *Southern Area Spring 2025 Wildfire Risk Assessment* issued February 2025
- Ordinances and resolutions addressing natural hazard mitigation (**Appendix E**)
- Vulnerability Assessments conducted by contractors in 2024 for the CoFB and unincorporated Nassau County and the *Fernandina Beach Flood Adaptation Plan* published in July 2025; executive summaries provided in **Appendix F**
- Florida Atlantic University, Urban and Regional Planning, *Flood Analysis in Nassau County, FL*, Michelle Hewitt, Copyright 2021; Table of Contents, Purpose, and Scope provided in **Appendix F**
- FEMA National Flood Insurance Program (NFIP) *Flood Risk Map for Nassau County* (included in **Appendix G**) highlighting known flood risks in geographical Nassau County that should be mitigated
- FEMA NFIP's regulatory *Digital Flood Insurance Rate Maps (D-FIRMS, effective 12/17/2010)* on <https://msc.fema.gov/portal/search> were searched for panels specific to unincorporated Nassau County (**Figure 1**), the Town of Hilliard (**Figure 2**), and City of Fernandina Beach (**Figure 3**) and individually reviewed during December 2024.

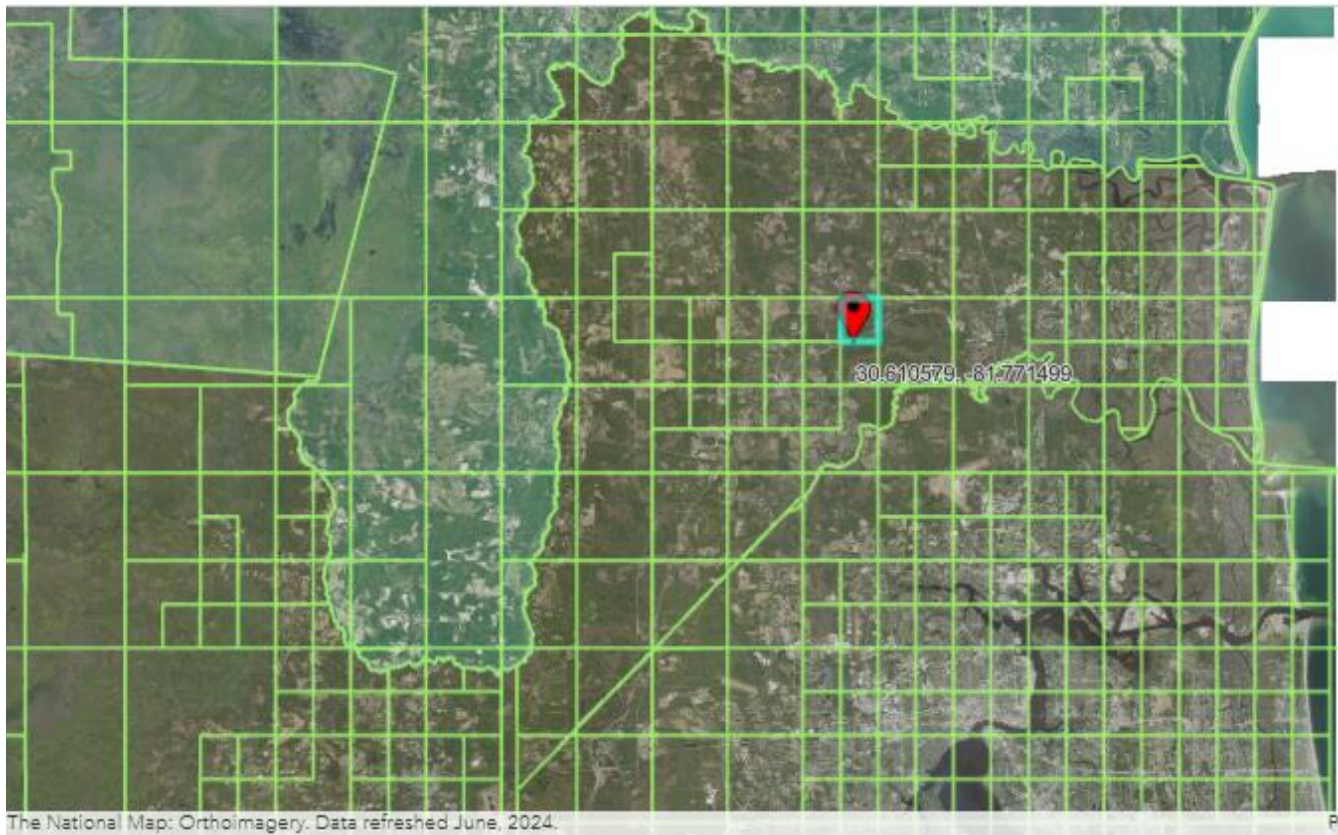


FIGURE 1 – DIGITAL FIRM PANELS FOR UNINCORPORATED NASSAU COUNTY, FL

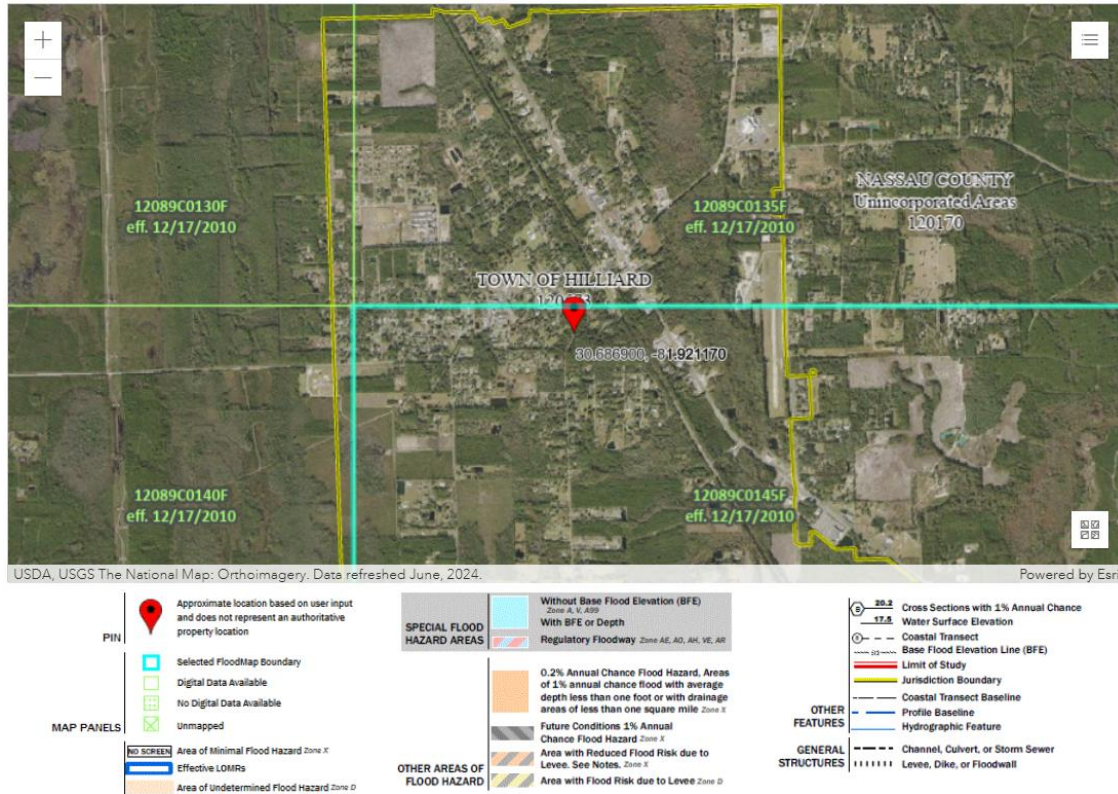


FIGURE 2 – DIGITAL FIRM PANELS FOR THE TOWN OF HILLIARD

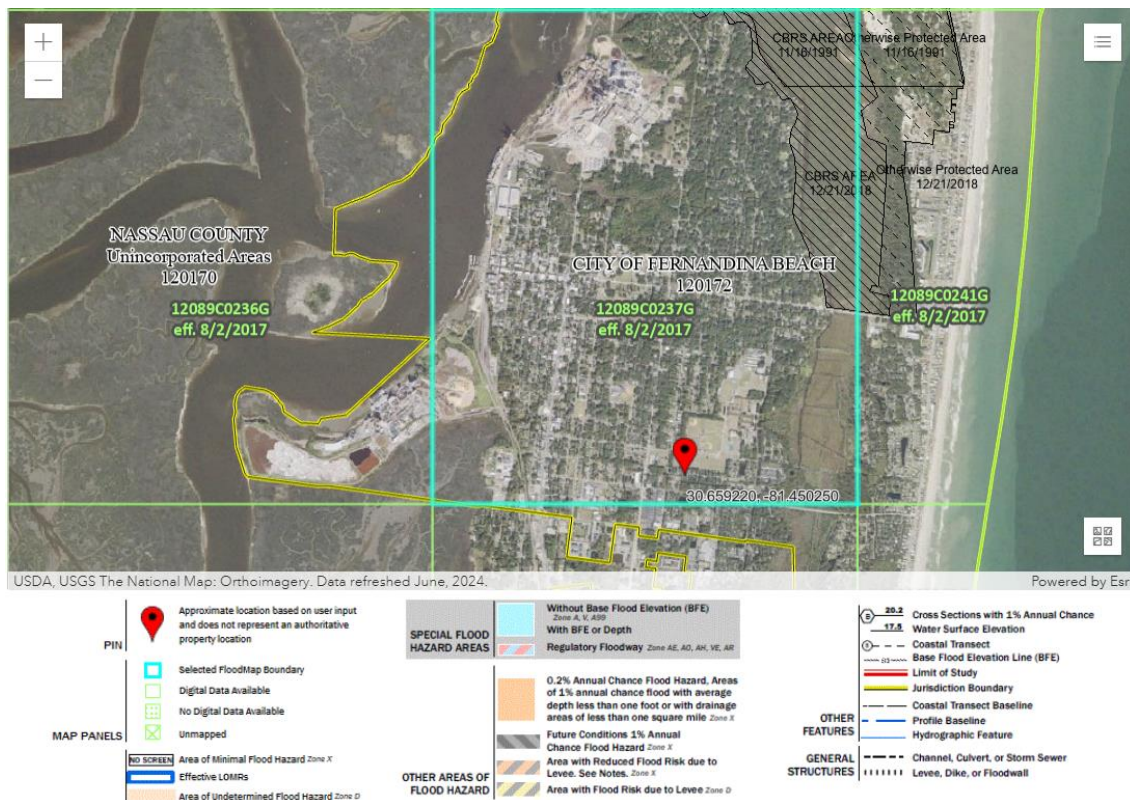


FIGURE 3 – DIGITAL FIRM PANELS FOR THE CITY OF FERNANDINA BEACH

Once approved by FDEM and FEMA, the new *Multi-Jurisdictional Natural Hazard Mitigation Strategy* will be presented to the council or board of commissioners governing each participating jurisdiction for their review, formal adoption, and promulgation. To ensure the tenets of the adopted *Multi-Jurisdictional Natural Hazard Mitigation Strategy* are well publicized and understood, the approved document will be promulgated to all governmental departments in each jurisdiction with the intent that directors and program managers identify ways to include these strategies in operational plans moving forward, just as the last LMS was.

The approved *Multi-Jurisdictional Natural Hazard Mitigation Strategy* will be used to inform updates to local land use and development plans, stormwater management and flood adaptation plans, and capital projects. Mitigation actions identified in the document will help guide each jurisdiction's long-range vision and can be incorporated into comprehensive plans for their communities. This document should also be used to inform the Northeast Florida Regional Planning Council's *Resilient First Coast Action Plan* project detailed on resilientfirstcoast.com.

JURISDICTIONAL PROFILES



Jurisdictional Profiles

Location, Topography, and Geology

At 726 square miles (sq mi) in area, with 649 sq mi of land and 77 sq mi of water, Nassau is the 39th largest county in Florida (**Figure 4**). State forests, designated wildlife management areas, and conservation land make up 69 sq mi of the land mass. The county is physically located on the Atlantic Coast at the far northeast corner of Florida, separated from southeast Georgia by the St. Mary's River, which creates a natural border for the north and northwest sides of the jurisdiction. The 500 ft wide and 51 ft deep Atlantic outlet of the St. Mary's River has been stabilized and maintained by jetties and dredging operations since the late 1800s. The relatively shallow Nassau River forms the southern border of the county. All of geographical Nassau County is situated within these two river basins.

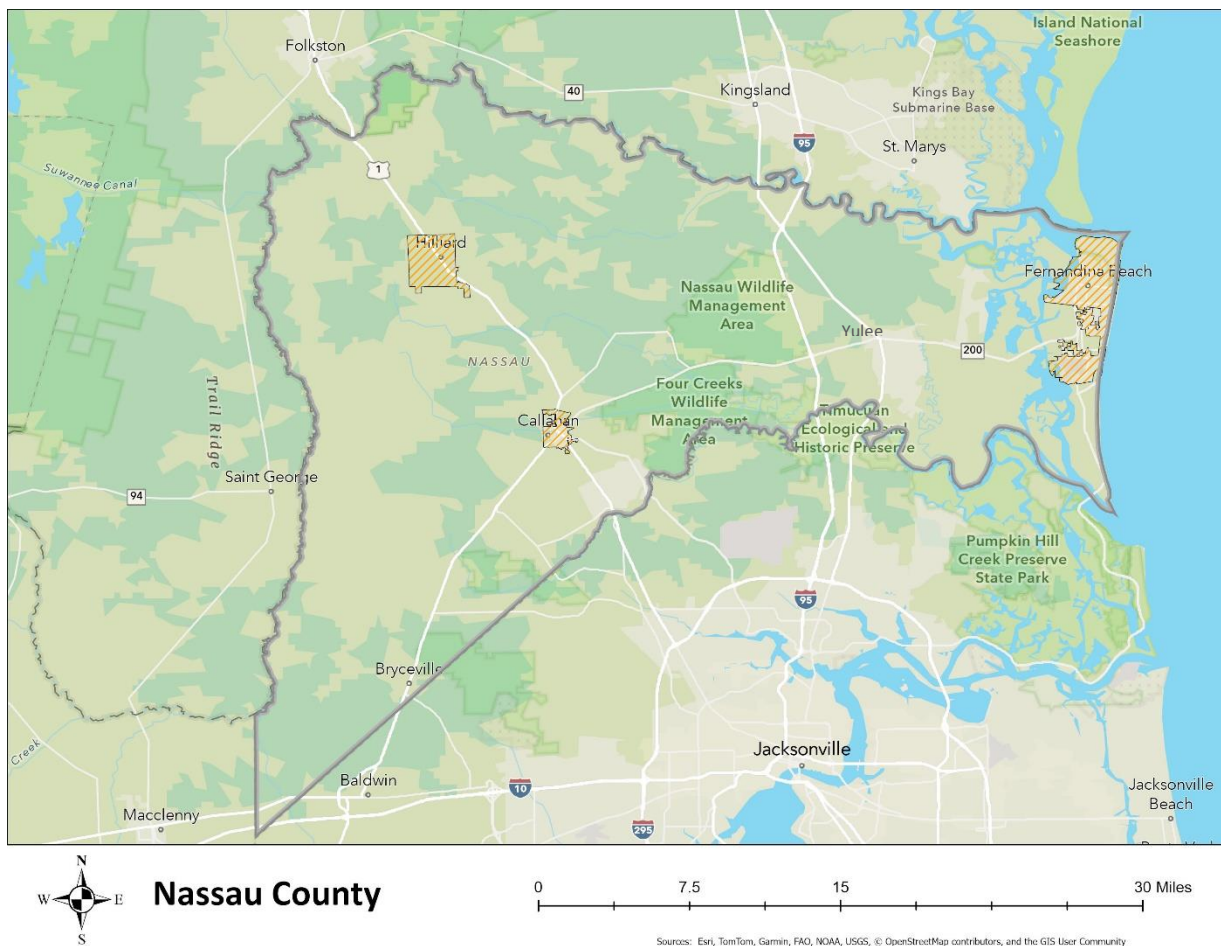


FIGURE 4 – NASSAU COUNTY GEOGRAPHY

The Atlantic intracoastal waters of the St. Mary's River and Nassau River were designated ecologically sensitive preserve areas by Florida's Department of Environmental Protection (DEP) in 1969 and 1970 respectively. The *Nassau-St. Johns River Marshes Preserve* is a vast salt-marsh estuary covering 69,000 acres with numerous interconnecting tidal creeks, rivers, and channels

with some small tree islands. The 7,600-acre *Fort Clinch Aquatic Preserve* is largely composed of open waters around St. Mary's Inlet, extensive salt marsh along the intracoastal Amelia River, and a three-mile extension into the Atlantic Ocean.

Nassau's concave ocean shoreline and the slope of the continental shelf offshore make it vulnerable to seasonal tidal flooding and storm surge inundation. Combining information from the US Geological Survey (USGS) and Florida's DEP, the Nassau County Property Appraiser's (NCPA) Geographic Information System (GIS) mapping tool has been used to graphically depict the bodies of water and potential wetlands covering the county in **Figure 5**.

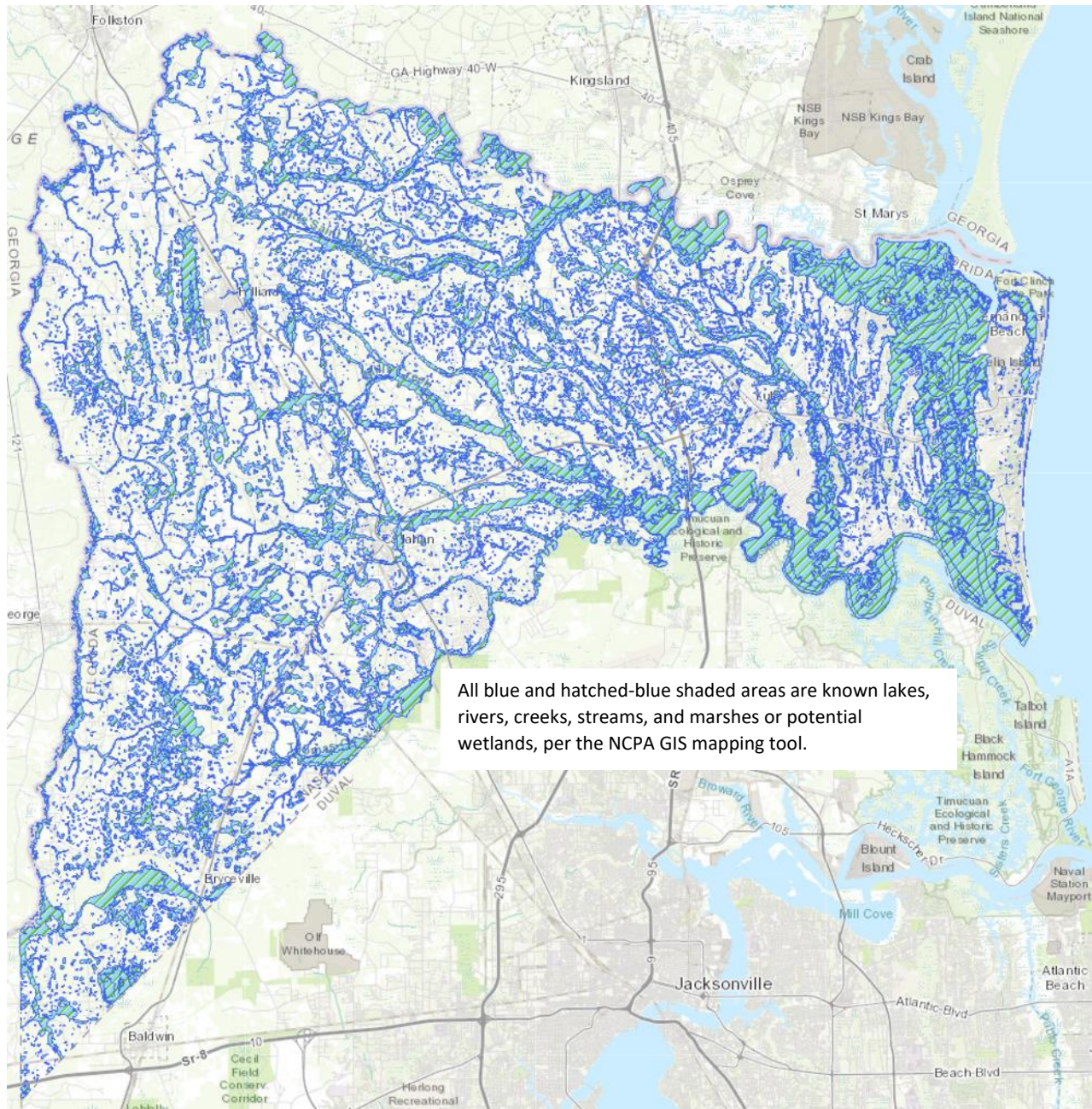


FIGURE 5 – NASSAU'S KNOWN SURFACE WATERS AND POTENTIAL WETLANDS

Florida's inland water resources are managed by the Florida DEP's five water management districts, each responsible for their regional level administration. Nassau falls within their St. Johns River Water Management District (SJRWMD). Regulatory programs delegated to the districts include the construction, operation, and maintenance of flood protection structures throughout their regions to prevent increases in flooding events; however, DEP has no inland flood control structures in the county. The *National Inventory of Dams* dataset, maintained by the US Army Corps of Engineers (USACE), indicates there are four small dams established on private properties, none of which impact flood vulnerability to the sparsely populated areas downstream.

With the mainland primarily characterized as flat coastal plain with sandy soils over clay and characteristically poor drainage, the USGS and DEP consider Nassau one of the few counties in Florida with little to no risk of sinkhole formation. The area's land can be divided into 12 fairly distinct topographical "zones," mostly running in narrow north-south bands. From west to east, they are:

1. Directly against the western border with Baker County, topography of the land adjacent to the St. Mary's River is rather flat and slightly elevated. The soil is sandy but drainage capacity and rates are poor.
2. The next north-south band is divided into two zones. The northern zone is higher ground with moderate drainage; the highest point of the county is in this band (Boulogne, a small community 110 ft above sea level).
3. The southern half of that band is a zone of lower, mostly level land that has extremely poor drainage.
4. A stretch of low-lying land with fairly sandy soil and little drainage capacity creates a zone ranging from a few miles wide in the extreme northern areas to about 6-8 miles wide in its southern area. It includes the Town of Hilliard, US Highway 301, and much of County Road 108.
5. Next, moving east, is a zone made up of scattered areas of high, sandy land with limited drainage.
6. A zone that includes the Town of Callahan, extending about six miles wide at the north end and narrowing to three miles wide in the south, has very sandy soil on top with clay underneath. This section is heavily covered with small creeks and waterways surrounded by low, poorly drained soil.
7. The next large band of land, with a consistent width of about eight miles, is low and level with extremely poor drainage, also infiltrated with creeks. In the northern section, these are tributaries to the St. Mary's River, while in the south the tributaries drain into the Nassau River.
8. The next three-mile wide section has extremely sandy soils with poor drainage.

9. A zone about four miles wide runs from the north border into Yulee. The sandy soil found at higher elevations has limited slow drainage, and the drainage in large patches of low land that pockmark the zone is even worse.
10. The zone further to the south is low-lying, organic soils, essentially marshes and wetlands along the northern bank of the Nassau River.
11. In the northeast area, the Bells River and Jolly River run through a large zone with small islands, marshes, and organic soil.
12. Furthest to the east is Amelia Island, a well-populated, 13-mile-long barrier island, approximately three miles wide at its widest point, and rising 20-25 feet (ft) above sea level. It is characterized by salt marshes, estuaries, and poor drainage to the intra-coastal waterway on the west, with dunes and sandy beaches on the ocean-facing side.

Climate

Northeast Florida has a subtropical climate with several months of hot, humid weather and an average annual rainfall of about 51 inches. Rain is fairly consistent throughout the year, with heavier rain events during the warmer months; the Atlantic Hurricane Season spans June through November. Brief dry spells can occur, usually in the cooler months.

The county's high temperatures range from 85 to 95 degrees Fahrenheit (°F) in the summer and humidity levels usually hover around 75-80%. Winters are generally mild, with daytime temperatures reaching at least 55 °F to 65 °F and only a handful of incidences of overnight temperatures falling below freezing. Snowflakes are not unheard of, but snow accumulation is rare. The following graphics generated by *WeatherSpark.com* use historical data from the National Weather Service (NWS) to illustrate climatological (**Figure 6**) and monthly average temperature data (**Figure 7**) for geographical Nassau County.

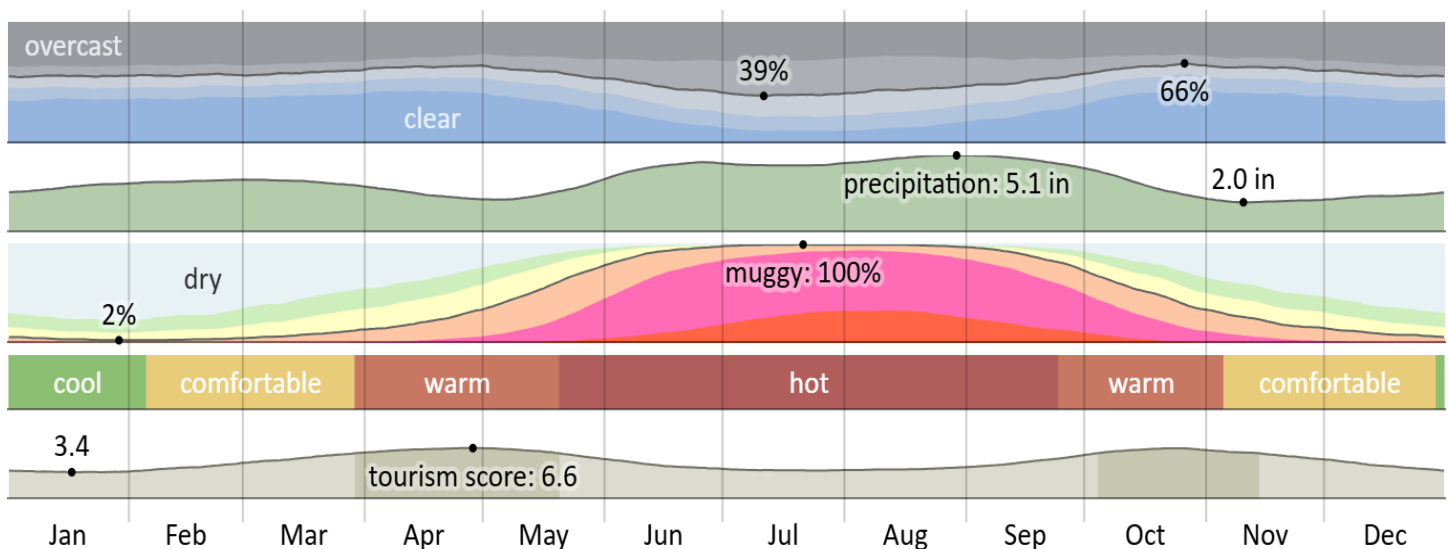


FIGURE 6 – NASSAU CLIMATE SUMMARY

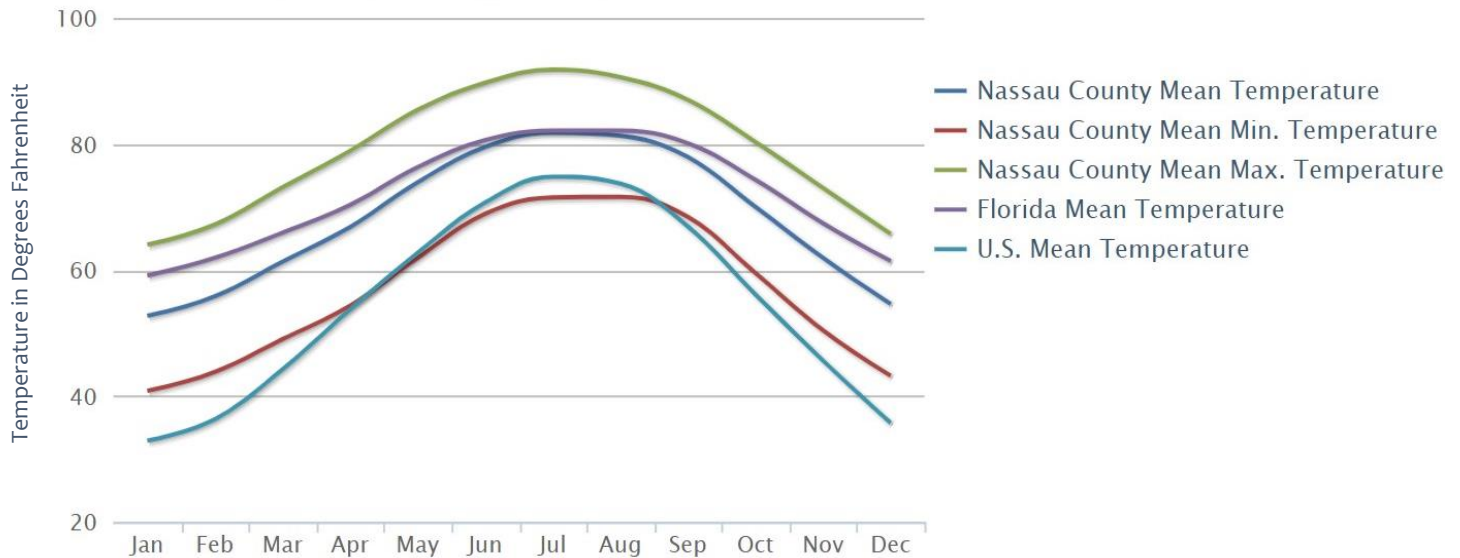


FIGURE 7 – COMPARATIVE AVERAGE TEMPERATURE RANGES BY MONTH

The National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (NCEI) have tracked and recorded a wide range of weather parameters from all over the country for more than a century. NCEI data for the Nassau environment, graphed in **Figure 8**, shows a tendency toward higher seasonal temperatures, most obvious over the last 50 years; evidence that supports international scientific studies widely reported in the past decade which indicate a global trend toward warmer climates.

Nassau County, Florida Average Temperature

12-Month Period

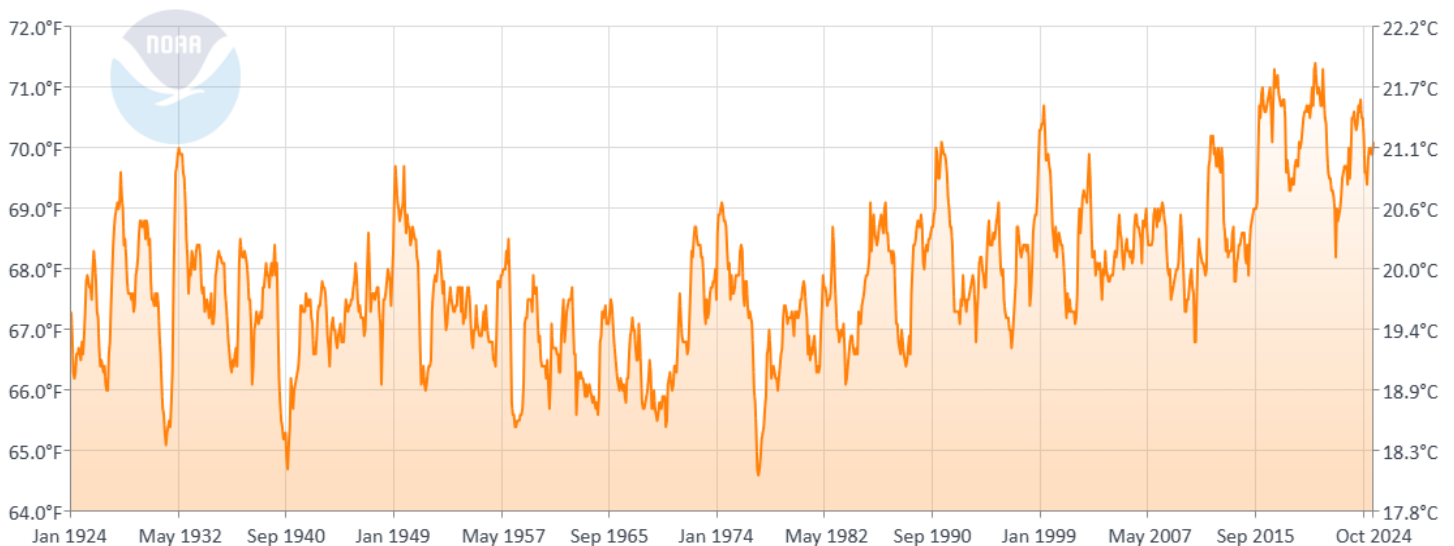


FIGURE 8 – 12-MONTH AVERAGE TEMPERATURES IN NASSAU 1924-2024

Weather data collected by the NWS were further analyzed through *WeatherSpark.com* to generate **Figure 9**, which charts the average rainfall accumulation (solid line) over the course of

a sliding 31-day period centered on the day in question. The darker (25th to 75th percentiles) and lighter (10th to 90th percentiles) bands displayed on the graph indicate the range and likelihood of those rainfall amounts on each date.

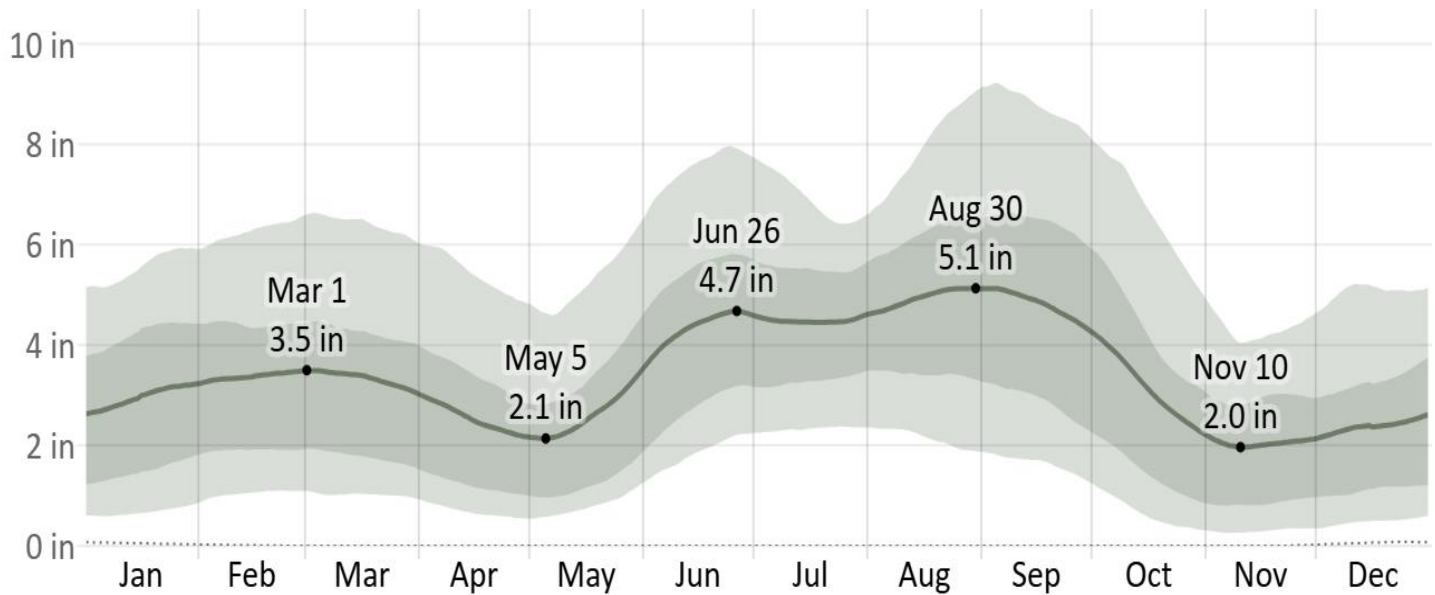


FIGURE 9 – 31-DAY AVERAGE RAINFALL IN NASSAU COUNTY BY DATE

While rainfall totals fluctuate with the season of the year, data collected by the NCEI indicate the average annual precipitation for Nassau County, Florida has remained relatively consistent over the past 100 years (**Figure 10**).

Nassau County, Florida Precipitation

12-Month Period

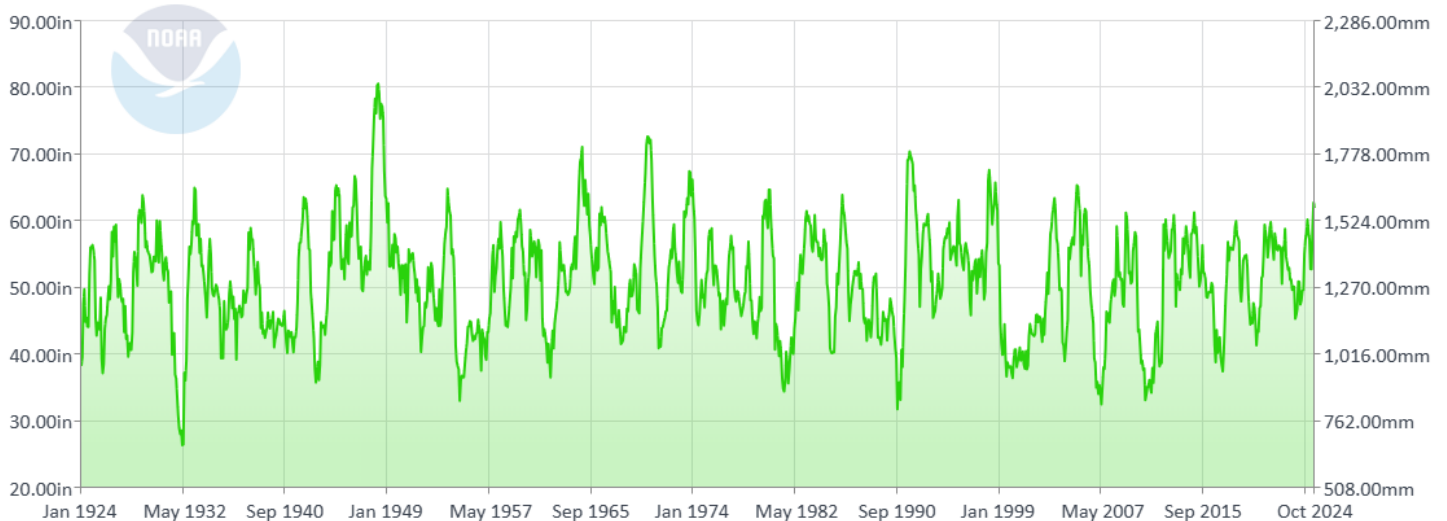


FIGURE 10 – AVERAGE ANNUAL PRECIPITATION IN NASSAU 1924-2024

Land Use

The county land mass has more than 220,000 acres of forest and cultivated timberland as well as 12,000 acres of farmland (**Appendix D**). Given the multitude of creeks, rivers, environmentally sensitive marshes, and predominantly low-lying landscape, most of the population resides in close proximity to a body of water and less than 30 ft above sea-level; a significant number of structures are built in known floodplains.

The average population density for the entire county is approximately 145 residents per square mile, but the population is actually concentrated in the unincorporated eastern third of the county and on Amelia Island. The two rural communities located west of the I-95 corridor are the Town of Callahan and Town of Hilliard. The Town of Hilliard has a fully-funded volunteer fire department (VFD) with forest firefighting equipment and a back-up location for government services, currently utilized as a sub-station by the Nassau County Sheriff's Office; however, a frequently traveled railroad track separates a significant part of the population from the emergency services' headquarters. An inter-local agreement between the Town of Hilliard and Nassau County outlines the VFD responsibilities to include responding to all fire protection, hazardous materials release, and emergency medical service calls within its jurisdiction and the surrounding response zone, as mutually dispatched with Nassau County. The NE FL Fairground, used for agricultural and civic events, is located on US Hwy 1 only a couple of miles north of the Town of Callahan.

According to the Nassau County Economic Development Board (NCEDB), Amelia Island, and the City of Fernandina Beach at its north end, attract more than 500,000 tourists and many seasonal residents each year. In addition to private residences, the following significant entities are located on the environmentally sensitive barrier island and vulnerable to the high wind and surge components of tropical cyclones:

- Fort Clinch State Park and several other registered National Historic Sites (i.e. Amelia Island Lighthouse, American Beach Historic District, Fernandina Beach Historic District, the Historic Nassau County Jail, and Museum of History)
- The Port of Fernandina
- Wood pulp processing mills (i.e. Rayonier Advanced Materials/Ryam and Smurfit Westrock Paper & Packaging)
- City government, law enforcement, fire stations, school district administration
- Municipal airport and two public marinas
- Water treatment and public utilities facilities
- Baptist Medical Center-Nassau, the county's only hospital (62-beds) on the island
- Nassau County Council on Aging, assisted living facilities, and a dialysis center
- Beach resorts (e.g., The Ritz-Carlton and the Omni Amelia Island Plantation)
- Eco-tourism and recreational facilities (e.g., Amelia Island State Park, Fort Clinch State Park, hiking and birding trails, golf courses, kayaking, charter fishing, public beaches)

The county is a major commerce gateway into the Florida peninsula. The region serves as an inter-modal transportation hub with multiple federal highways, state road, and county arteries connecting Jacksonville Metropolitan Statistical Area (MSA) logistics and distribution centers, industrial sites, the Port of Fernandina, and Port of Jacksonville to the south. Florida East Coast Railway, Norfolk Southern Corporation, CSX Transportation, and First Coast Railroad also transport a wide variety of freight through NE Florida several times a day. The most common hazardous materials carried through the county by train are liquid sulfur and various alcohols. The area's primary ground transportation and rail lines are mapped in **Figure 11** and **Figure 12**.

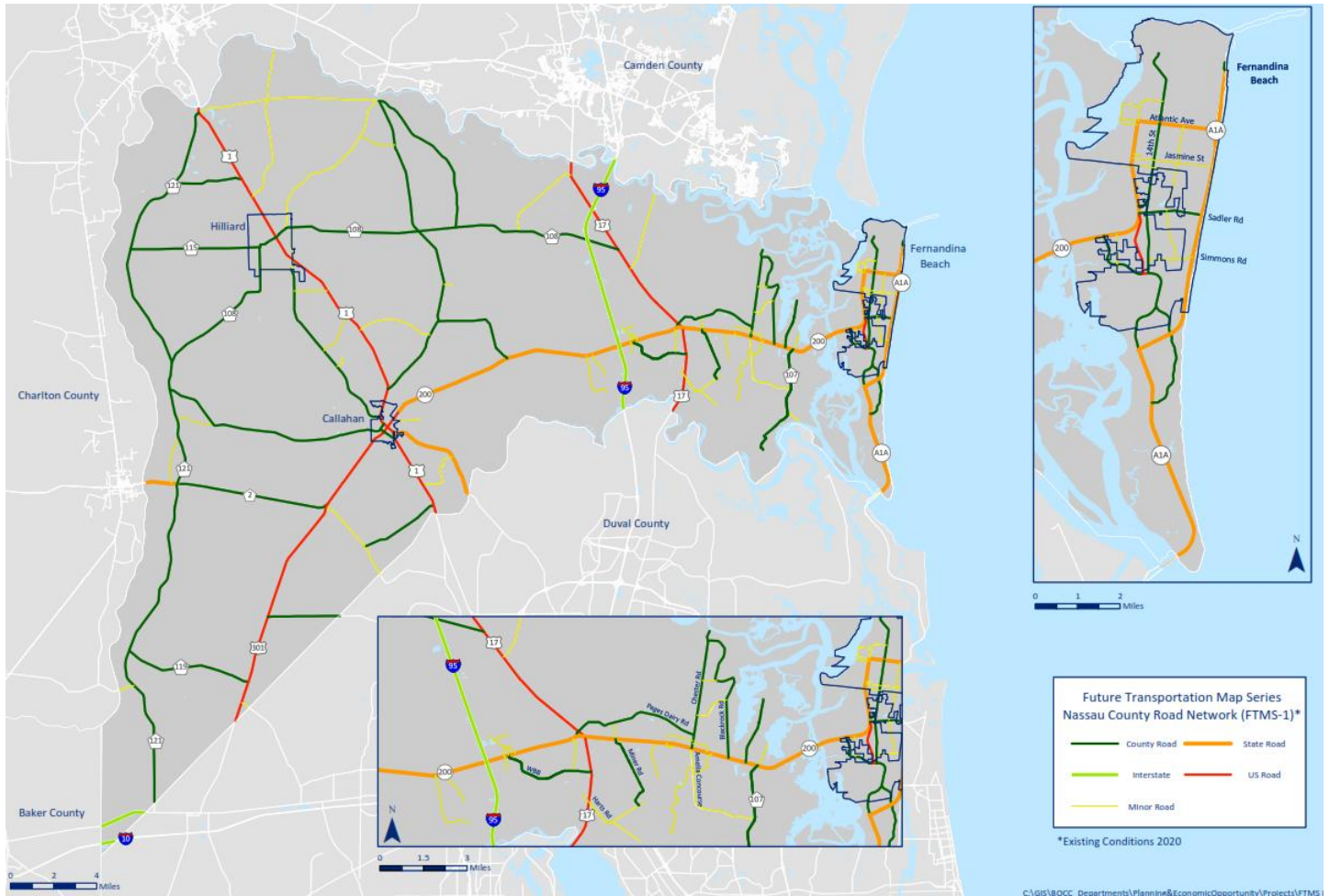


FIGURE 11 – MAJOR ROADWAYS IN NASSAU COUNTY



There are a number of vulnerable populations within the county, including those living below the poverty level or in mobile homes, the homeless, individuals living in coastal and flood-prone areas or in the wildland-urban interface. Current United States (US) Census data (<https://census.gov>) show that Nassau County, Florida's population grew by 23% from 2010 to 2020. The population base increased from the 2020 US Census Bureau count of 90,352 residents (41,628 housing units) to an estimated 101,500 in 2023. By percentage, it ranks second in fastest growing Florida counties with populations over 80,000 (only St. Johns County is higher). As the population continues to grow, so do the numbers of people and structures vulnerable to natural hazards.

As of mid-2023, the median age of the local population was 46.3 years (compared to 39.2 nationally), with 19.2% of the population < 18 years old and 24.3% > 65 years old (compared to 17.7% nationally). Approximately 5.3% of households report speaking a language other than English at home. Access to information technology is higher in the county than the national rate (98% have a computer vs 94% nationally, 94.4% have broadband internet access vs 88% nationally). The number of Nassau residents over the age of 25 with a high school diploma is

slightly higher than the national statistic (92% vs 89%), and 34.5% of county residents over 25 years of age have a bachelor's degree compared to 34.3% nationally.

The county's largest employment sectors are local government and public education; hospitality, health care, manufacturing, and retail also provide a significant number of local jobs. The average amount of time a local resident spends traveling to work is 30.8 minutes one-way. The 2023 per capita income for Nassau residents was \$46,463, with a median household income of \$88,900 and approximately 9.5% of the population living in poverty.

Data from the Nassau County Property Appraiser (NCPA) indicated mobile and pre-fabricated or manufactured homes made up 15.4% of the 47,784 housing units within the jurisdiction as of January 2025. The Florida Department of Health (FDOH) reports 317 permitted mobile home spaces in 18 mobile home parks (MHPs) and 383 recreational vehicle (RV) hook-up sites in seven RV parks. Approximately 7,025 additional manufactured and mobile home residences are located on private property in other areas (**Figure 13**). According to the 2023 and 2024 estimates reported by the FDOH, *Florida Council on Homeless*, and non-profit *Coalition for the Homeless of Nassau County* (CHNC), the jurisdiction had a steady population of approximately 55 homeless individuals (17 of whom were residing in temporary or transitional shelter during those point-in-time data collections). The nonprofit *Changing Homelessness* "People Count 2025 Point in Time Report" for Clay, Duval, and Nassau counties conducted January 30, 2025 indicated 10 homeless (i.e. residing in a place not meant for human habitation, such as parks, sidewalks, cars, or abandoned buildings) and six sheltered (i.e. residing in emergency shelter or temporary transitional housing) in Nassau County.

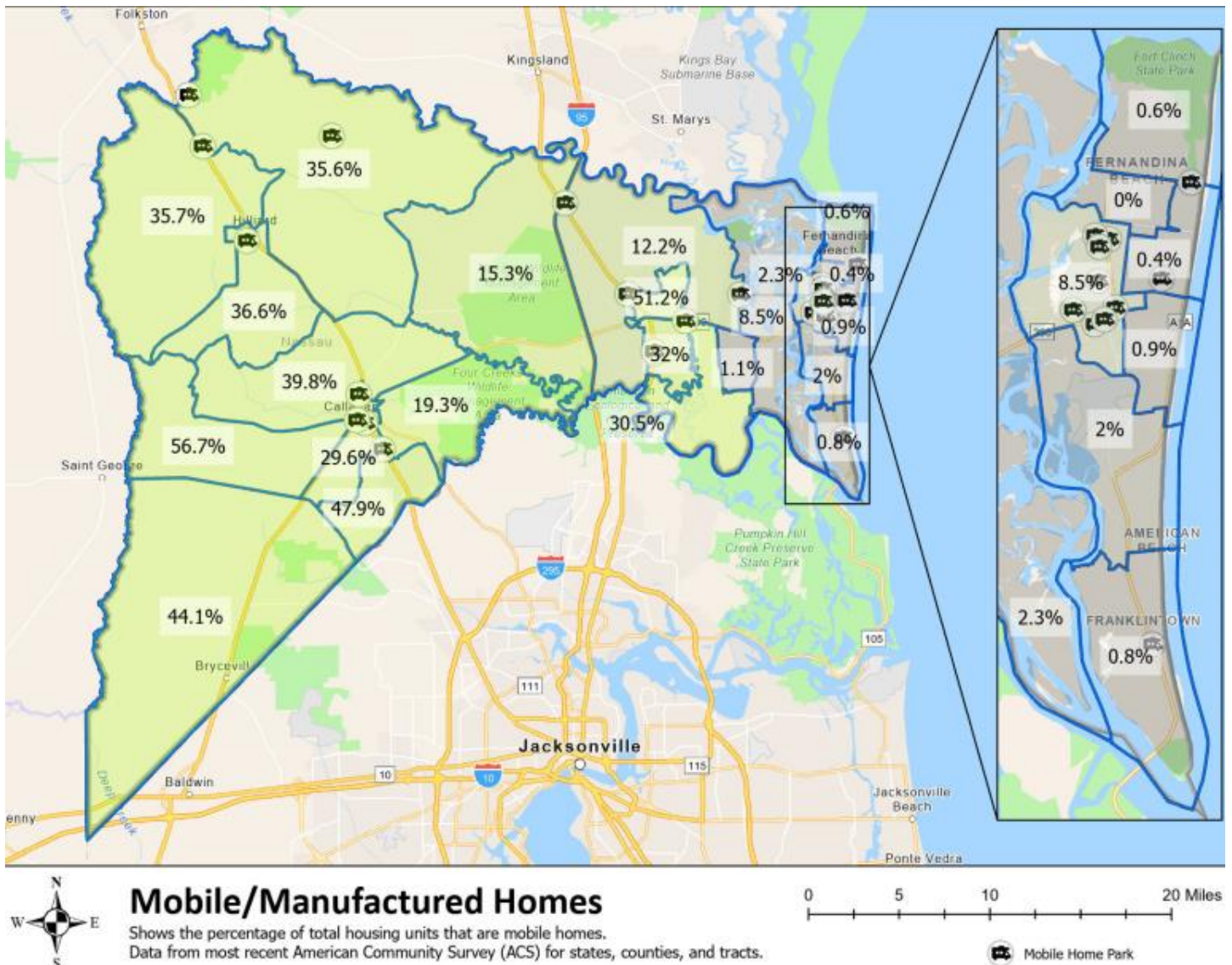


FIGURE 13 – DISTRIBUTION OF MANUFACTURED AND MOBILE HOUSING UNITS

A review of the *Nassau County 2010-2030 Comprehensive Plan* showed the Nassau County Growth Management Department used data from sources such as the US Census and the University of Florida's Bureau of Economic and Business Research (UF BEBR) to generate their population forecasts. The *Nassau County 2010-2030 Comprehensive Plan* estimated 88,200 county residents by 2020 and estimates did not exceed 100,000 residents until 2030. The growth rate throughout NE Florida has proven much higher than anticipated.

The *Florida Population Study* conducted by UF BEBR in April 2022, used a combination of linear, exponential, share-of-growth, shift-of-share, and constant population calculation techniques to project, in five-year increments, three scenarios for increases in the permanent county-resident base from 2025 through 2050. The results are detailed in **Table 1**. The most recent population estimates available through *Census.gov* indicate more than 103,000 individuals with permanent

residences within Nassau County's borders as of July 2024. While the population and land development have increased the number of individuals and structures exposed to impact risks, neither the City or Fernandina Beach or Town of Hilliard regard growth as an increase in vulnerability to natural hazards. Higher, more resilient construction standards adopted by unincorporated Nassau County have kept rapid growth and development in that jurisdiction from increasing overall vulnerability. Each jurisdiction systematically reviews aging infrastructure during scheduled maintenance; enhancements and upgrades are made during repairs and replacements to harden systems and mitigate risks from natural hazards.

In unincorporated areas east of I-95, the development patterns are consistent with suburban-style development, with densities ranging from one to ten units per acre. In July 2024, the CoFB reduced its allowable maximum density from 34 dwelling units per acre to 18. According to their draft *Vision 2050*, unincorporated Nassau County has determined that development patterns associated with one unit per acre, common west of I-95, cause a strain on resources. Where wetlands exist, housing unit density is restricted to one per five acres.

<i>Growth Scenario</i>	2025	2030	2035	2040	2045	2050
<i>Low</i>	95,100	98,900	100,800	101,300	100,800	99,900
<i>Medium</i>	102,200	111,800	119,600	126,200	131,700	136,900
<i>High</i>	109,400	124,700	138,500	151,100	162,700	173,900

TABLE 1 – POPULATION GROWTH SCENARIOS FOR NASSAU

To ensure public safety, adequate infrastructure, and environmental protection moving forward, the highest population growth scenario should be used during community all-hazard preparedness and mitigation planning.

Anticipating this level of growth and development, the Nassau BOCC has tasked their administrative staff with drafting a new long-term strategic plan to serve as a blueprint for growth in the unincorporated jurisdiction. The draft *Vision 2050* reviewed by the LMS Task Force is their first large-scale visioning effort since 2007, and it is expected to guide updates to the *Nassau County Comprehensive Plan*, related policies, regulations, investments, and mitigation efforts. Although no concrete projects are detailed, the adopted *Vision 2050* document identifies a number of opportunities for potential improvements. It says:

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.*

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.*

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.

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

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

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.

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.

Local Hazards

NE Florida is subject to a variety of natural and man-made (accidental or intentional) hazards. Like many other Florida counties, Nassau is exposed to high heat indices, severe thunderstorms, flooding, tropical cyclones, and storm surge. Tornadoes, drought, and wildfires are also natural hazards of concern. Coastal erosion is an expected consequence of normal tidal wave action, and is exacerbated by flooding and storm surge, so its impacts are discussed under those hazards rather than separately.

According to the US Geological Survey (USGS), Nassau is classified as a “stable” geological area. This means that the underlying earth is not karst (i.e. soluble rock such as limestone, dolomite, marble, or gypsum interspersed with springs, caves, and underground streams), any damage experienced from seismic activity (earthquake or associated tsunami) emanating from fault lines in the Carolinas or the Caribbean Sea are not likely to be significant, and there is no evidence of volcanic activity in the region; therefore, these hazards have not been considered for mitigation.

Mass transportation accidents, hazardous materials releases, poor air quality, and disease outbreaks can severely impact humans, animals, and the local healthcare system; however, the scope of this Mitigation Strategy only includes the risk of damage and losses resulting from “natural” hazard impacts and the potential for funding local projects that will mitigate them.

Although algal blooms, space weather (e.g., solar flares, electromagnetic pulses, meteorites) and contagious infectious diseases among humans and animals (e.g., Plague, West Nile Virus, “Bird Flu”) certainly occur naturally, they are classified with mass transportation accidents and hazardous materials releases as “human caused and technological hazards” by the State of Florida, so they have not been included during the multi-jurisdictional natural hazard mitigation planning process.

Local population and infrastructure vulnerabilities, risks to critical facilities, and the relative probability and magnitude of potential impacts to the *Community Lifelines* categorized by FEMA are regularly evaluated during the EM Program’s ongoing all-hazards planning process. **Table 2**, on the next pages, summarizes these assessment results for each natural hazard addressed in this document.

Local Natural Hazards and the Community Lifelines Affected						
<i>Natural Hazards</i>						
<i>Community Lifelines and Sub-Lifelines</i>	Severe Thunderstorms (rain and lightning, plus high wind gusts, hail, or tornadoes)	Flooding (inland and coastal)	Tropical Cyclone (sustained high winds, rain, and storm surge)	Extreme Temperature < 32 °F or Heat Index > 100 °F	Drought	Wildfire
Safety & Security	X	X	X	X	X	X
Law Enforcement Services		X	X			X
Fire Services		X	X		X	X
Search & Rescue Operations	X	X	X			
Government & Schools	X	X	X			
Community Safety	X	X	X	X		
Food, Hydration, Shelter	X	X	X	X	X	X
Housing or Safe Shelter	X	X	X	X		X
Food Supply			X		X	
Hydration		X	X		X	
Agriculture Production	X	X	X	X	X	
Health and Medical Systems		X	X	X		X
Public Health Services		X	X	X		X
Medical Care Services			X			
Patient Movement		X	X			
Fatality Management			X			
Energy	X		X	X		X
Electrical Power Grid	X		X	X		X
Fuel Supply			X			

Local Natural Hazards and the Community Lifelines Affected						
<i>Natural Hazards</i>	Severe Thunderstorms (rain and lightning, plus high wind gusts, hail, or tornadoes)	Flooding (inland and coastal)	Tropical Cyclone (sustained high winds, rain, and storm surge)	Extreme Temperature < 32 °F or Heat Index > 100 °F	Drought	Wildfire
<i>Community Lifelines and Sub-Lifelines</i>						
Communications	X		X			
Communication Infrastructure	X		X			
911 & Dispatch Systems			X			
Public Alerts & Warnings			X			
Responder Communications			X			
Banking, Finance, & Electronic-Commerce			X			
Transportation		X	X			X
Roads & Highways		X	X			X
Mass Transit Systems (N/A)						
Railway Systems		X	X			X
Aviation Services			X			X
Maritime Services			X			
Water Systems		X	X		X	
Potable Water Infrastructure		X	X		X	
Wastewater Management		X	X		X	
Hazardous Materials		X	X			
Fixed Industrial Facilities			X			
Contaminants & Pollutants		X	X			

TABLE 2 – COMMUNITY LIFELINES AFFECTED BY NATURAL HAZARDS

HAZARD PROFILES



Local Natural Hazard Profiles and Risk Assessments

Identifying the effects of natural hazard incidents on life safety, community lifelines, and the environment is the first step in the process of creating and maintaining an effective strategy to reduce future impacts. LMS Task Force members reviewed the area's historical incidence of severe weather conditions (NOAA and NWS) and wildfires (National Interagency Fire Center), then evaluated their local effects, including repetitive flood loss data from the National Flood Insurance Program (NFIP), to categorize and classify their impacts and estimate future life, property, infrastructure, and environmental risks from each hazard. By determining the populations, buildings, and infrastructure most vulnerable to these natural hazards, strategies and projects can be developed to help prevent or reduce future damage and losses.

This section describes the natural hazards likely to impact the geographic area as well as potential effects and resulting losses expected without mitigation. Some cross-cutting hazards, such as floods, may occur in tandem with others (e.g., tropical cyclones, severe thunderstorms, and storm surge can all result in flooding) and for simplification may be considered together when discussing impacts or mitigation strategies.

The LMS Task Force determined the following natural hazard categories (i.e. environmental phenomena that have the potential to impact the human environment, and can also cause secondary natural hazards or cascading events that create additional impacts) are serious or likely threats to the Nassau area:

- Severe Thunderstorms
- Tropical Cyclones (Hurricane)
- Flooding
- Extreme Temperatures
- Droughts
- Wildfires

Vulnerabilities to hazards that might be prevalent elsewhere in Florida, but are not likely to significantly impact Nassau, were not examined. Specifically, because of northeast Florida's climate and geography, the following natural hazards that are included in the *State Hazard Mitigation Plan (SHMP)* are not included in this *Multi-Jurisdictional Natural Hazard Mitigation Strategy* due to low probability and limited recorded impacts: earthquakes, tsunamis, and sinkholes. Although space weather, contagious infectious diseases, and algal blooms are obviously naturally occurring hazards, the SHMP classifies them as "human caused and technological hazards;" therefore, they have not been included in this document's local natural hazards profile and risk assessment.

The LMS Task Force adapted Kaiser-Permanente's widely accepted *Hazard Vulnerability Assessment Tool* and used weighted consequence categories to arrive at the relative risk of each natural hazard (**Table 3**). Task Force members first determined the hazard's estimated **probability** of occurrence in the jurisdiction over the next five years, then examined the plausible

severity of a local occurrence. The five weighted **impact vulnerability metrics** (i.e. the likely numbers of injuries and deaths, the extent of structural property damage, disruption to essential community lifelines, and damage to the environment) were combined to determine the potential **magnitude of impact**.

Subtracting the weighted **mitigation** value, indicating the progress of local response preparedness for that hazard (i.e. planning, equipping, training, drilling/exercising, and continuous improvement), and the relative number of protective measures already implemented to reduce the hazard's impacts, yields the **hazard severity score**.

The maximum possible severity score for a catastrophic hazard impact with no preparedness or mitigation measures taken would be **85**. The simple formula used to calculate the relative risk from each natural hazard was:

$$\text{Relative Risk} = \text{Hazard Probability} \times (\text{Calculated Hazard Severity} / \text{Max Severity})$$

Probability of Occurrence within 5 yrs.	Hazard Severity = Impact Magnitude – Mitigation							Relative Risk from the Hazard
	Magnitude of Hazard’s Impacts					Mitigation		
	Injuries	Deaths x 10	Property Damage x 4	Community Lifeline Disruption x 7	Damage to Environment x 2	Local Prep for Response	Protective Measures in Place x 2	
0%								0% to 100%
25%	0 = None	0 = None	0 = None	0 = No Impact	0 = None	0 = None	0 = None	
50%	1 = Few	1 = Few	1 = Individual	1 = Temporary	1 = Little	1 = Awareness	1 = Few	
75%	2 = Several	2 = Several	2 = Neighborhoods	2 = Moderate	2 = Moderate	2 = Training	2 = Some	
100%	3 = Many	3 = Many	3 = Community	3 = Significant	3 = Significant	3 = Exercises	3 = Many	
			4 = Countywide	4 = Catastrophic	4 = Catastrophic	4 = Improved		

TABLE 3 – HAZARD RISK CALCULATION PARAMETERS

Severe Thunderstorms

Hazard Profile

The simplest definition of a thunderstorm is a rain shower with lightning and the resulting sound of thunder. In order for thunderstorms to form, three conditions need to exist:

1. Moisture – to form clouds and rain.
2. Unstable atmosphere – warm air that can rise rapidly.
3. Lift – cold or warm fronts, sea breezes, mountains, or the sun's heat are capable of lifting air to help form thunderstorms.

There are various types or configurations of thunderstorms:

- Ordinary Cell – a thunderstorm with only one cell. It's commonly referred to as a “pulse” thunderstorm.
- Multi-Cell Cluster – thunderstorms organized in clusters of 2-4 short-lived cells.
- Multi-Cell Line – also known as “squall lines,” which can persist for hours and extend for hundreds of miles. Squall lines can be continuous or with breaks and include contiguous precipitation. Long-lived squall lines, “derechos,” can travel hundreds of miles, causing considerable damage along their path.
- Supercell – a rotating updraft is key to the development of these long-lived and powerful storms. They create dangerous winds and tornadoes, heavy rain, flash floods, and can produce damaging hail.

Florida experiences more thunderstorms each year than any other state in the US, and severe thunderstorms can occur anywhere throughout the state. According to NOAA, a thunderstorm is classified as “severe” when it includes, in addition to its rain and lightning, one or more of the following: winds gusting in excess of 57.5 mph, hail one inch or greater in diameter, or a tornado. *The areal and flash flood hazards associated with severe thunderstorms or torrential rain are discussed separately.*

Lightning Component

The most lethal ingredient of a thunderstorm is lightning, a giant spark of electricity in the atmosphere. Lightning occurs when the violent circulation of air generates positive and negative electrical charges within a cumulonimbus cloud (see NOAA's diagram, **Figure 14**). When the opposite charges build up, the surrounding air's insulating capacity breaks down and there is a rapid discharge of electricity either between the oppositely charged particles within the cloud (intra-cloud lightning) or between the cloud and the ground (cloud-to-ground lightning). Energy from the lightning channel heats the surrounding air to around 50,000°F, causing the air to explode outward creating a shock wave that is heard as thunder.

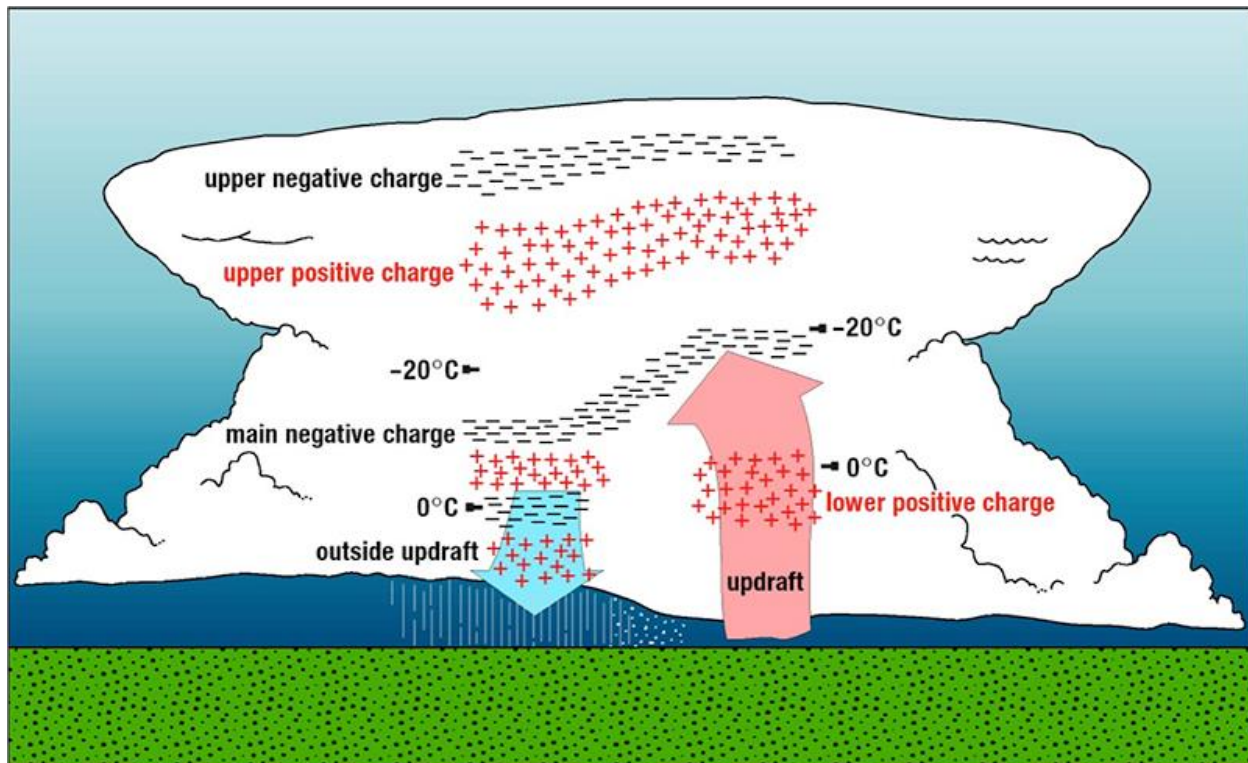


FIGURE 14 – ELECTRICAL CHARGE DISTRIBUTION IN A TYPICAL STORM CLOUD

Florida lightning strikes make up a large number of the US lightning deaths each year. Most lightning deaths occur from the spring through the fall, with more than 70% of the fatalities occurring in June, July, or August. These months have the greatest amount of lightning activity, and are the months when people spend more time outside enjoying recreational and leisure activities.

Although public education and warning systems have reduced lightning-associated deaths in recent years, males appear to engage in behaviors that put them more at risk than females (**Figure 15**). The most common activities contributing to death by lightning are: fishing, boating, beach activities, camping, farming/ranching, roofing/construction, outdoor gatherings, biking or motorcycling, yardwork, and golfing; see **Figure 16** for 2024 lightning fatality statistics.

Hail Component

Precipitation in the form of irregular pellets or balls of ice 5 mm or more in diameter is known as graupel (soft, white) or hail (hard). It is formed when updrafts carry raindrops up into the highest parts of the cloud and the supercooled liquid droplets collide. The hailstone will remain suspended in the upper levels of the cloud until its weight and gravity overcome the force of the updraft. The stronger the updraft is, the longer the stone will stay suspended, and the larger it is able to grow. Intense updrafts (70 mph) are needed to form egg-size hail. Not all hailstones falling during a severe thunderstorm will be the same size. The extent of hail damage can be estimated by the range in diameters of the falling hailstones (**Table 4**).

Hard Hail Category	Diameter Range in inches	Equivalent Average Size	Likelihood and Risk	Expected Impacts
H0	0.2 - 0.4	Pea	Common	Usually does no noticeable damage
H1	0.2 - 0.8	Mothball	Not Uncommon, Potentially Damaging	Makes holes in plant leaves, dents in soft metals
H2	0.2 - 1.2	Coin or Grape	Uncommon, Damaging	Damages roofs, strips leaves off plants, damages fruit and vegetable crops, cracks windows
H3	0.4 - 1.8	Large Coin or Walnut	Uncommon, Severe Damage	Damages roofs, severely damages fruit and vegetable crops, breaks glass, scrapes paint and wood, dents metal, perforates tents
H4	0.6 - 2.4	Ping Pong Ball	Very Uncommon, Severe Damage	Damages roofs, cracks siding, breaks windows, scrapes paint, kills small birds
H5	0.8 - 3.0	Golf Ball	Very Uncommon, Destructive	Breaks roof tiles, dents cars, strips tree bark and cuts through branches, kills small animals
H6	1.2 - 3.9	Jumbo Hen Egg	Rare, Destructive	Punches through roof shingles, breaks window frames, leaves scoring in metal, people are at risk of injury
H7	1.8 - 4.9	Tennis Ball or Baseball	Rare, Very Destructive	Shatters roofs, breaks window frames, does heavy damage to cars and structures, risk of injuries to people
H8	2.4 - 5.0	Softball	Very Rare and Very Destructive	Shingle or tile roofs are destroyed, concrete roofs are damaged, small trees are split or knocked over, risk of serious injuries
H9	> 3.2	Grapefruit	Extremely Rare, Super Hailstorm	Concrete roofs are broken or destroyed, wooden walls are damaged, large trees are split or knocked over, severe damage to structures, vehicles, and aircraft, risk of fatal injuries
H10	> 4.0	Melon	Extremely Rare, Super Hailstorm	Brick walls are damaged, wooden walls are damaged, risk of fatal injuries.

TABLE 4 – CATEGORIES OF HARD HAIL

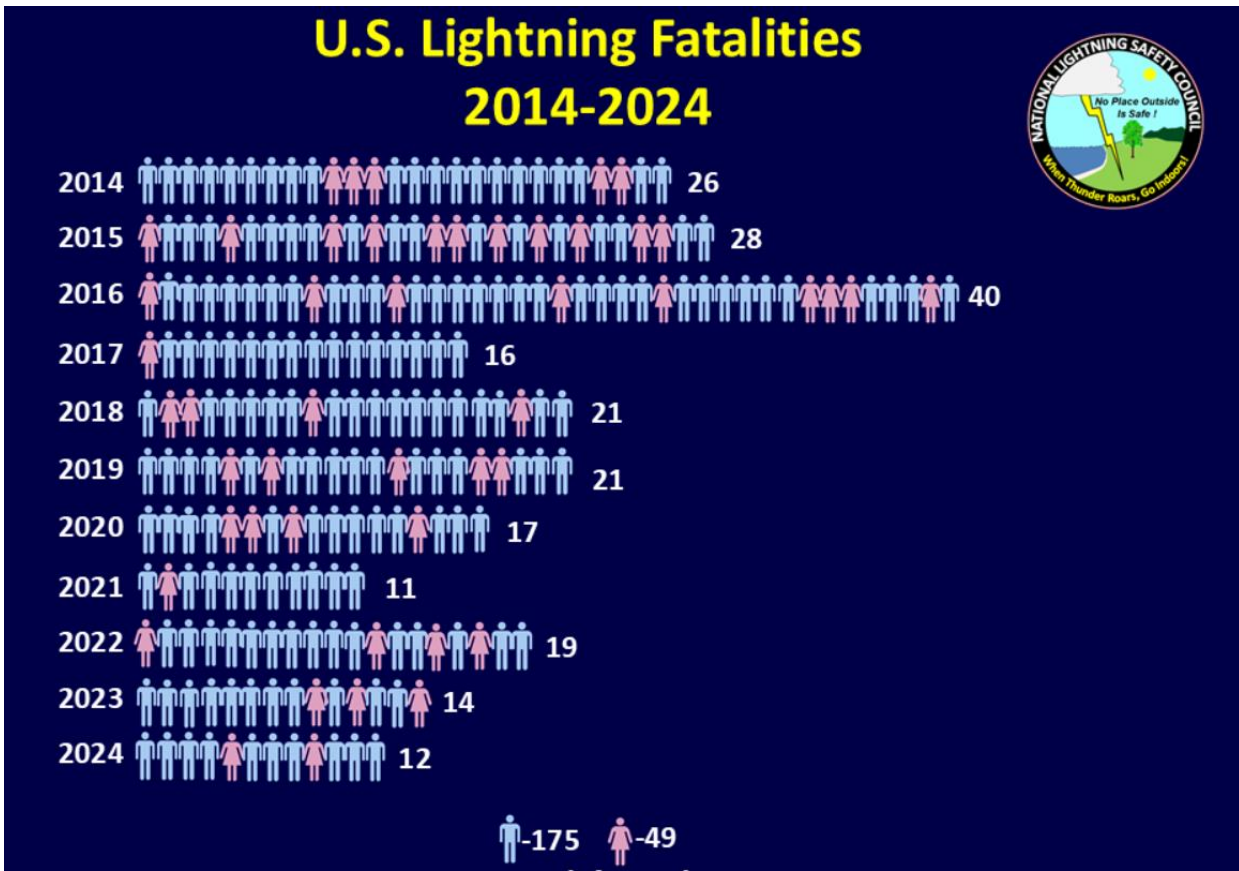


FIGURE 15 – US FATALITIES DUE TO LIGHTNING 2014-2024

Date	D of W	State	City	Age	Gender	Location	Activity
3-3-2024	Sunday	FL	Tallahassee	73	M	Field in park	Walking
5-3-2024	Friday	TX	Montgomery County	39	M	Outside home	Placing tarp over vehicle
5-25-2024	Saturday	CO	Jackson County	51	M	Open field	Branding/feeding cattle
6-23-2024	Sunday	NJ	Seaside Park	59	M	Beach	Warning children of storm
6-27-2024	Thursday	TX	Bryan	7	F	Outside home	Unknown
6-28-2024	Friday	MO	Holden	53	M	Parking lot	At rodeo
6-30-2024	Sunday	FL	Davie	19	M	Under tree in park	Running
7-20-2024	Saturday	AL	Smiths Station	67	M	Flea market	
7-25-2024	Thursday	FL	St. Petersburg	16	F	Under tree	Hanging out with friends
8-18-2024	Sunday	UT	Bear River	24	M	River	Fishing
8-31-2024	Saturday	FL	Naples	24	M	Beach	Swimming
9-18-2024	Wednesday	FL	Pembroke Pines	16	M	Neighborhood	Riding bike

FIGURE 16 – 2024 US LIGHTNING DEATH DETAILS

Severe Winds and Tornado Components

Powerful thunderstorms can produce damaging downdrafts or "straight-line winds" and spawn violently rotating columns of air and water droplets that extend downward from the base of the thunderstorm. This condensation funnel cloud becomes a "tornado" if it contacts the ground (i.e. touches down). Tornadoes generally occur near the trailing edge of a thunderstorm, generate rapidly, and dissipate rather quickly, usually spending less than 15 minutes on the ground. Damage from a downdraft, the column of cool air that rapidly sinks to the ground during severe thunderstorms, is more likely than tornadoes. Downdrafts are classified as:

- **Microbursts** – affecting an area less than 2.5 miles wide with peak winds lasting less than five minutes.
- **Macrobursts** – affecting an area 2.5 miles wide or more, with peak winds lasting five to 20 minutes. Intense macrobursts may cause damage comparable to a strong tornado.

Winds with rotation are classified as:

- **Funnel Clouds** – cone-shaped clouds of condensed water droplets associated with a rotating column of air, which projects from the base of a storm cloud but does not reach the ground's surface.
- **Tornadoes** – narrow, violently rotating columns of air that extend from mature thunderstorm clouds to the ground. Tornadoes that form from the cumulonimbus clouds of a supercell storm are the most common, and often the most dangerous. Nearly 20% of tornadoes are non-supercell, quasi-linear, convective system tornadoes; these typically occur during late night or early morning hours and tend to be weaker and shorter-lived than supercell tornadoes.
- **Land-spouts** – slender rotating columns of air and condensation that form near the ground while an overhead thunderstorm is forming; the spinning motion develops from the ground up, and the narrow, rope-like funnel then attaches to the cloud base overhead.
- **Water-spouts** – rotating columns of air and condensation form near the surface of a body of water while a thunderstorm is growing overhead; the spinning motion develops and water droplets are carried upward in a slender swirling funnel.

In Florida, tornadoes can form during summer thunderstorms, where warm air masses converge, along a squall line ahead of an advancing cold front, and/or within a hurricane. The National Weather Service (NWS) defines a tornado as a violently rotating column of air touching the ground, usually spawned from a thunderstorm. Wind speeds of a tornado can reach up to 300 mph and be in excess of one mile wide. As the population and development increase throughout Nassau County, the probability that a severe thunderstorm or tornado will cause property damage and/or human casualties also increases.

Standard wind speed measurements are taken by weather stations with open exposures, using a directly measured wind speed (mph) averaged over one minute. When survey teams from the

NWS examine structural damage following a tornado event, the tornado is given a value from the Enhanced Fujita (EF) Scale, developed to categorize tornadoes based on the intensity and area affected. The EF Scale is only a set of wind estimates, not measurements, based on observed damage to a structure or trees (**Figure 17**); these “three-second gust estimates” vary with height and exposure at the point of damage.

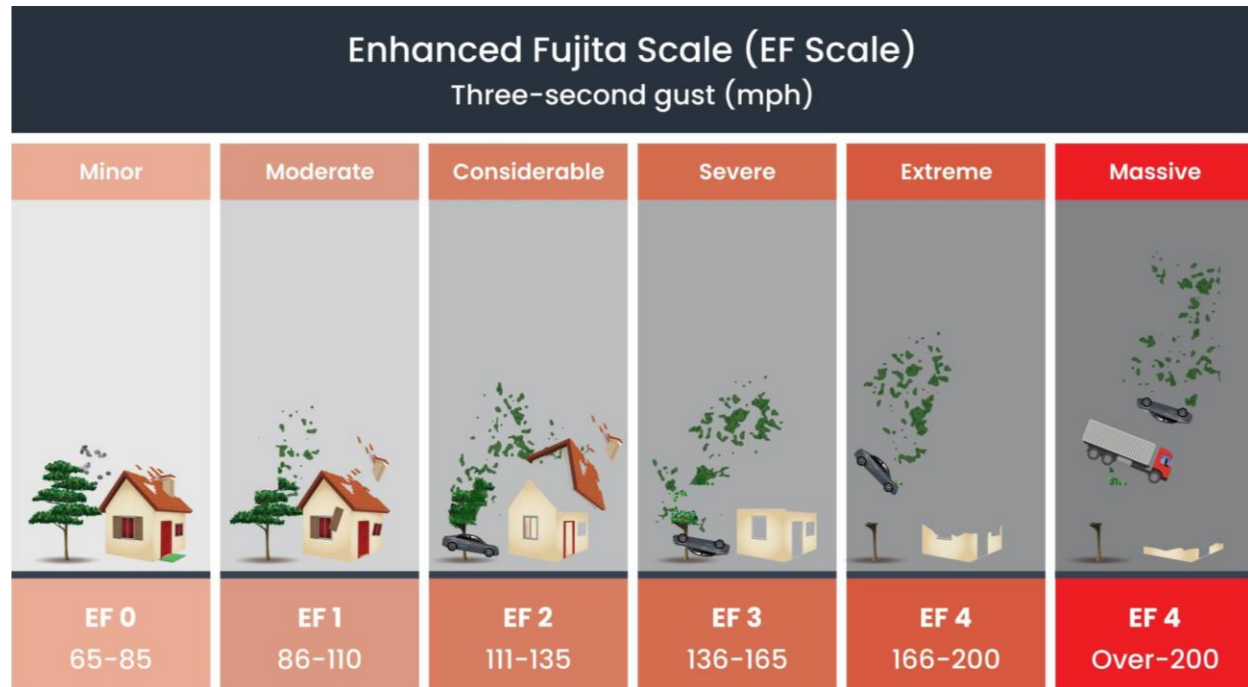


FIGURE 17 – EF SCALE CATEGORIES BASED ON OBSERVED DAMAGE

Susceptible Locations

All locations across the county have an equal chance of experiencing a severe thunderstorm with torrential rain, lightning strikes, strong winds, and hail potential. Access to many rural residential areas in the county relies on dirt roads, which can wash out and become impassable during and after severe thunderstorms.

Historic Occurrences

From January 2014 through December 2024, the NWS in Jacksonville (NWS JAX) issued 355 Severe Thunderstorm Warnings for areas in Nassau County.

According to a recent ten-year study by the *Vaisala* National Lightning Detection Network (NLDN), Florida averages 3,500 cloud to ground lightning strikes per day and 1.2 million flashes per year. Using data from 2016 through 2024, the NLDN determined that the county's geographical area of 1,880 square kilometers (sq km) has an average lightning-strike density of 48 strikes per sq km each year. NWS Lightning Climatology records for NE FL show that very little lightning occurs during the cooler months, November through February, but a significant increase in lightning activity occurs during March and April. May shows a further increase due to the frequent development of thunderstorms associated with sea breezes. During the month of June,

the flash rates accelerate quickly and remain high until the frequency begins to decrease in September.

A few cloud-to-ground lightning strikes in the county during 2024 had more notable impacts than just igniting brushfires. While on duty in late June, a CoFB Ocean Rescue Lifeguard was injured when a bolt of lightning struck the beach. Later in the summer, lightning destroyed the backup generator at the Hilliard water treatment plant, and in August, a direct strike to a prominent large pine tree in the City's Central Park fractured its entire root system.

While NE FL experiences occasional hail events, including a severe thunderstorm in Jacksonville with 2-inch hailstones documented in August 2020, Florida-record-breaking 4.5-inch hail has never been recorded in the region. Although the potential for pea-to-penny-sized hail has been announced by the National Weather Service in Jacksonville (NWS JAX) during their severe thunderstorm warnings for the area, no damaging hail impacts anywhere within Nassau's borders were reported to them during the past five years. Residents have indicated and social media videos have depicted dime-sized hail (H1) in the county. The extent of hail within the county, historically, has been limited to H0 up to H2 in isolated areas.

Although the high winds associated with severe thunderstorms frequently create vegetative debris and occasional property damage, especially when the ground is already saturated, verified tornado impacts are not common in northeast Florida. For instance, severe winds during a thunderstorm in June 2023 sheared off the tops of several pine trees and uprooted a large oak, causing damage to a home and vehicle in western Nassau. The incident was initially thought to be the result of a tornado spawned during the severe thunderstorm, but NWS field scientists later determined a strong microburst caused the damage.

Tornadoes exceeding EF2 damage are very rare in northeast Florida. According to records kept by NWS, of the 19 tornadoes documented in the county since 1950, 13 were considered EF0 and six produced EF1-level damage. Only two have formed within the jurisdiction since 2019:

- April 7, 2022 – A 30-foot-wide tornado with peak winds of 93 mph touched down near Boulogne at approximately 0130 hrs. Initially, EF0 wind damage included large broken tree branches occurred near the intersection of US Hwy 301 and Karma Way. The tornado tracked east-northeast toward the Little St. Mary's River producing additional EF0 damage to trees, with some likely rear-flank downdraft straight line wind damage noted. The tornado reached peak EF1 intensity as it crossed the intersection of Conner Cutoff where trees were uprooted and large tree trunks were snapped. A single-wide manufactured home had considerable wind damage; the metal roof was partially torn-off and lofted about 20 yards. After traveling 3.22 miles, the tornado lifted just east of Murrhee Rd where EF0 damage to trees was noted in a swamp.
- September 3, 2024 – A severe storm front with sustained 40-50 mph winds was stalled across NE FL with a meandering coastal low offshore. A water-spout moved onto Amelia Island at 0940 hrs. There was some debris lofted near oceanfront homes, likely from EF0 damage to the roofs, as the land-spout moved inland.

Local Probability, Vulnerabilities, Risks, and Mitigation Strategies

After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future severe thunderstorms: probability of occurrence in the next five years (100%), injuries (few), deaths (none), property damage (individuals), community lifeline disruption (temporary), environmental damage (little), preparedness (awareness), mitigation measures in place (few). Calculation results are provided in **Table 5**.

Severe Thunderstorm		
Relative Risk = 13%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
100%	14	3
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $100\% \times ((14-3) / 85) = 13\% \text{ Relative Risk}$		

TABLE 5 – SEVERE THUNDERSTORM RISK CALCULATION

Lightning is the most dangerous and frequently encountered thunderstorm hazard. Lightning can enter buildings through electrical or telephone wiring and plumbing, shower facilities, swimming pools, landline telephones, and electrical appliances rendering them unsafe for use during thunderstorms. Even if the building is customarily grounded, lightning is often fast enough and powerful enough to cause injuries before protective systems are triggered. Active residents and tourists are especially vulnerable to lightning because more people are physically active and outdoors during the months severe thunderstorms are most common. Power outages due to lightning strikes can also impact health and safety.

In addition to their threats to people, the lightning, hail, and extreme winds associated with severe thunderstorms can all have hazardous impacts to man-made structures and the environment. Cloud-to-ground lightning strikes can easily ignite wildfires in Nassau's inland areas and structure fires throughout its built communities; hail can damage buildings, exposed vehicles, and foliage. High winds can pick up loose items creating dangerous wind-borne projectiles; the force of strong gusts can break branches and uproot trees which in turn can damage nearby vehicles and structures or knock down power lines causing power outages as well as hazardous road obstructions. Roofs compromised by strong winds during severe thunderstorms can lead to additional building damage from rainwater intrusion, and the destruction of manufactured and mobile homes by tornado-force wind is well-documented.

Potential Mitigation Methods

NWS studies have found that public education campaigns and timely alert and warning systems lessen the likelihood of lightning casualties. Lightning rods are designed to protect homes and

buildings from a direct lightning strike and should be used to prevent lightning-initiated structure fires. They intercept a lightning strike by providing a conductive path for the harmful electrical discharge then disperse the energy safely into the ground. Lightning mitigation systems should include electrical surge protection devices for incoming power, data, and communication lines, vulnerable electronic equipment, appliances, and gas piping. Lightning prediction and warning systems with weather monitoring stations, strobe lights, and horn clusters can be used to detect lightning conditions and both visibly and audibly alert residents and visitors in recreational areas to seek safety.

Although participating jurisdictions have not prioritized mitigation of hail impacts, hardening the envelopes of critical facilities by adding hail-resistant roofing, flashing, and siding, as well as impact-resistant windows or storm shutters can protect against both hail and wind-borne debris from severe thunderstorms or tropical systems. Covered and enclosed parking structures can be used to shelter vehicles from storm damage; infrequently used or high-value fleet vehicles could be securely garaged to protect public assets.

Since strong gusts of wind and tornadoes can tear branches from trees and cause extensive damage, local building codes and regulations follow the Florida Building Code which requires wind mitigation measures to meet resistance standards appropriate to the area's potential weather. Jurisdictions and utility companies should manage landscape trees along the public right-of-way to ensure dead branches are removed in a timely manner and healthy growth is regularly trimmed back from above-ground power lines. Replacing above-ground communication lines with underground fiberoptic infrastructure can help mitigate both the primary and secondary hazards associated with severe thunderstorms. The CoFB's 2024 Front Street Utility Relocation Project will move utility lines underground to mitigate impacts from high winds.

Additionally, FEMA and FDEM suggest the following severe thunderstorm wind mitigation measures for homes and other buildings:

- severe-wind-rated garage doors and storm doors for each entryway; impact-resistant tempered glass windows and hurricane shutters
- a hip-roof design rather than a gabled or flat roof; all sides sloped downward aids wind resistance from all directions.
- at least 7/16" thick plywood for the roof deck, fortify attachment points, and layer a secondary water barrier under roof shingles.
- reinforced roof-to-wall connections with hurricane straps or clips to strengthen connections between walls and roof trusses; sealing the roof deck will inhibit water intrusion.
- trees, bushes, and shrubs for landscaping to help block wind. Evergreen trees can be combined with a wall, fence, or earth berm to further deflect or lift the wind. The University of Florida Institute for Food & Agricultural Sciences (UF IFAS) suggests using particularly wind-resistant tree species such as the sand live oak (*Quercus geminata*),

southern magnolia (*Magnolia grandiflora*), crepe myrtle (*Lagerstroemia indica*), pindo palm (*Butia capitata*), and bald cypress (*Taxodium distichum*)

- Add baffle screens or midway screens to closely built structures and apartment buildings to dampen direct exposure to high winds.
- *Chapter 627.711, FS*, provides for insurance premium discounts for buildings that incorporate documented extreme wind-loss mitigation. **Figure 18** provides wind mitigation suggestions from the *Make Mitigation Happen* booklet produced by *Florida's Foundation*; they can be applied to homes, businesses, and government buildings:



FIGURE 18 – WIND MITIGATION FOR RESIDENCES

Flooding

Hazard Profile

Flooding is broadly defined as water temporarily covering land that is normally dry. Nassau is subject to several categories of flooding; in each case, water accumulates faster than soils can absorb it or rivers can carry it away. A variety of weather phenomena place all jurisdictions within the county borders at risk for inland (fresh water) and coastal (seawater) flooding throughout the year.

Inland Flooding

Severe inland flooding from precipitation often occurs when intense rain falls over a short period of time and the excess water quickly overwhelms storm drains and ditches, rising significantly in a short amount of time, creating hazardous **flash floods**. Rapid population growth has led to increased impervious surface areas, including asphalt roads, concrete parking areas, sidewalks, and structures. A deluge from a heavy storm can produce flash flooding in these developed areas, geographically low areas, and around the county's many creeks, streams, lakes, and rivers. When rainfall persists over several days, the ground becomes saturated resulting in a gradual buildup or ponding of water (**areal flooding**) in naturally low-lying areas or where the built environment inhibits drainage.

The area's low-lying topography, combined with its subtropical climate, makes all of the inland area highly vulnerable to riverine flooding. **Riverine flooding** occurs when natural drainage systems (i.e. watersheds, the land areas that drain surface water, lakes, streams, wetlands, and all the underlying groundwater to a common outlet) do not have the capacity to handle the flow of runoff. River water from heavy rainfall, blocked waterways, or the geological watershed system can temporarily overflow and cover the adjacent dry landscape. These riverine floodplains provide transitory storage space for the excess water and sediment produced by periodic overflows. Even without local precipitation, or weeks after a rain system has passed, watershed drainage from Georgia into the St. Mary's River Basin can contribute to extended riverine flooding along the county's western and northern borders.

Coastal Flooding

Both unincorporated Nassau County and the City of Fernandina Beach are vulnerable to coastal flooding. Coastal floods generally occur when a storm system makes landfall and with seasonal, above-average high tides. Regular astronomical tides are the long-period waves that roll around the planet as the ocean is pulled back and forth by the gravitational forces of the moon and the sun throughout their monthly and yearly orbits. During a full or new moon, the sun and moon are nearly in alignment, making the gravitational pull stronger. The oceans bulge a bit more than usual and the daily tides are higher and lower than average. These are known as **spring tides**, a term derived from the concept of the tide "springing forth." They occur twice each lunar month all year long, without regard to the season. Seven days after a spring tide, when the sun and moon are at right angles to each other and the moon appears half-full, the bulge of the ocean is less and the tides produced are less extreme; they are known as **neap tides**.

A “king tide” is a non-scientific term sometimes used to describe exceptionally high spring tides, which usually occur during a new or full moon when the moon’s orbit brings it closest to the earth (i.e. perigee). They generally occur in the fall and can be more than a foot above the average high tide. Weather conditions, seasonal changes, and concurrent rainfall can exacerbate the tidal flooding effects of these phenomena. When high spring tides occur, the excess rain and seawater inundate low-lying wetlands and dry land, increasing the flow of salt water into estuaries and the aquifer, and eroding shorelines.

Loss of life and property damage are often more severe along the coast because **storm surge** (discussed in the Tropical Cyclone Hazard section) involves rising waters, destructive wave action, and accompanying severe winds. Bulkheads or sea walls constructed to stabilize marine and lake shorelines and reduce coastal erosion can be compromised by heavy wave action during high spring tides and tidal surge. Additionally, coastal flooding and the accompanying battering waves can damage jetties, beach dunes, homes, and businesses.

Susceptible Locations

Since the county’s mainland area is nearly surrounded by water with mostly flat terrain set entirely within two river basins and interlaced with surface water (see **Figure 5**), and its island sits at sea level, flooding can occur in all jurisdictions of the county. Heavy rains can easily generate areal and riverine flooding in low-lying areas in all jurisdictions. Stormwater can wash out unpaved roadways and temporarily overtop streets, creating dangerous conditions.

Flood events from seasonal high tides or strong waves formed during heavy storms are also not uncommon in the intracoastal area and on the island. NCEM specialists used NOAA’s *Coastal Flood Mapping Tool*, to generate **Figure 19** illustrating how far inland the seawater can reach during Atlantic high tide flood events (i.e. the extent of salt water forcing its way upstream). In addition to soil erosion from coastal flooding, the brackish conditions caused by saltwater mixing into river water can have detrimental effects on plant and wildlife habitats.

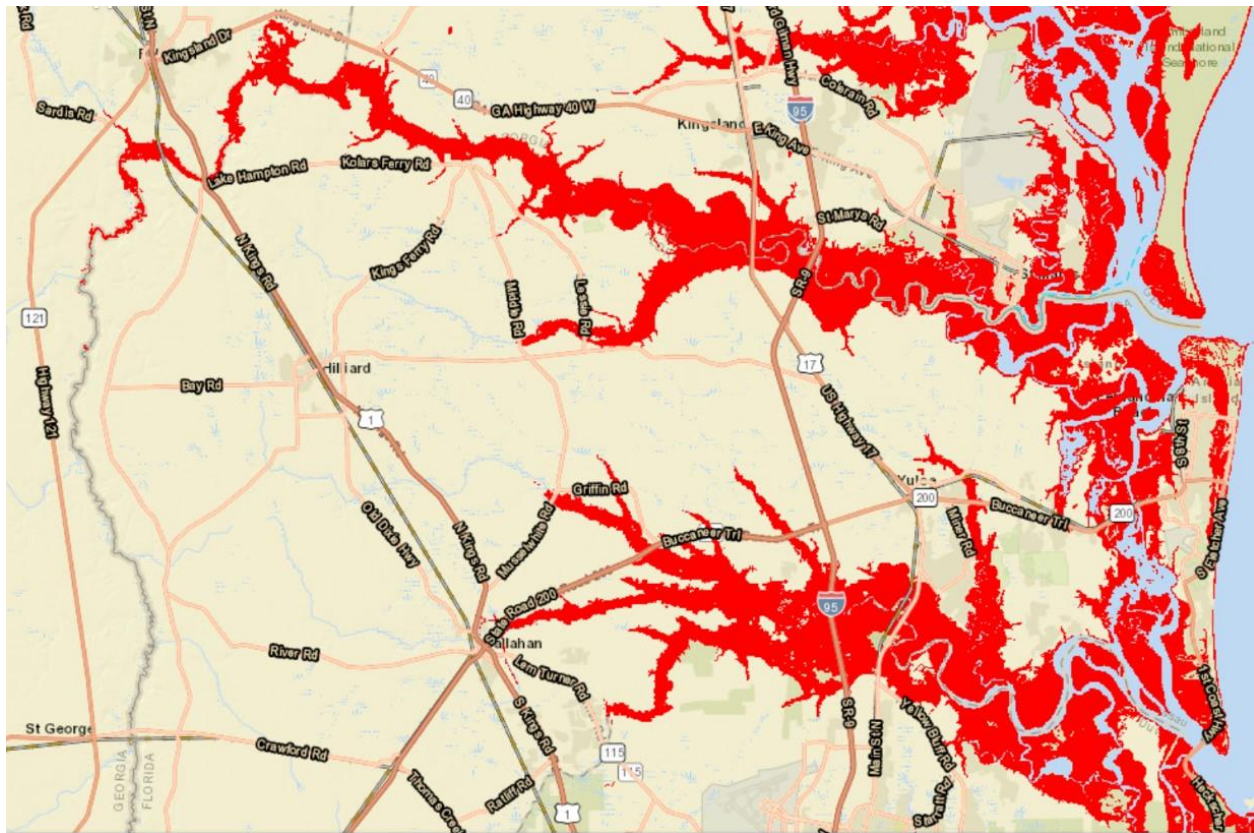


FIGURE 19 – COASTAL HIGH TIDE FLOOD INUNDATION

The FEMA National Flood Insurance Program (NFIP) uses geographic and topographic mapping combined with historical flood data as indicators of flood risk. FEMA has designated at least a third of Nassau County's land area as "Special Flood Hazard Area" (SFHA) vulnerable to damaging inland or coastal flooding (**Figure 20**). These areas have a 1% annual chance of severe or damaging flood conditions in a given year, also known as a "100-year flood."

To help inform the public, FEMA also maintains NFIP Flood Insurance Rate Maps (FIRMs) with graded "Flood Zones" that indicate the estimated risk of serious flooding:

- Inland areas graded as *Zone A* on FIRMs are considered "100-year floodplains" with an estimated 1% chance of experiencing severe flooding in any given year.
- Coastal *Zone V* areas have the same 1% chance of damaging flood each year, but with added risks from destructive wave action because of proximity to the coast.
- *Shaded Zone X* areas on recent FIRMs (i.e. areas labeled *Zone B* on older FIRMs) indicate land with moderate flood risk, less than 1% but at least 0.2% annual chance of a damaging flood occurring; average recurrence between 100 and 500 years.
- *Unshaded Zone X*, formerly known as *Zone C*, is used to identify areas with less than 0.2% annual chance for damaging flood conditions. *Homes and businesses in Zone X, shaded or unshaded, still account for 20-25% of the NFIP's flood loss claims each year.*

The use of the term “X-year flood” to describe the extent of flooding is somewhat misleading. A damaging flood does not occur “once in 100 years” in the 100-year floodplain. A damaging flood in that area may occur just once, more than once, or not at all. A 100-year flood event indicates the *average* time between occasions with that magnitude of flooding is 100 years. Another way of interpreting the average recurrence interval or return period is by looking at its inverse. For example, a 500-year flood event has a $1/500 = 0.002$ or 0.2% chance of being equaled or exceeded in any one year (i.e. the Annual Exceedance Probability). A 100-year flood describes conditions that have a 1% chance of occurring in any, or every, year.

The locations FEMA has identified with a 1% or 0.2% risk of damaging flood conditions are mapped in **Figure 20**. “Damaging flood conditions” does not mean that accumulated water must be very deep, just deep enough to impact structures. Studies have shown that just one inch of floodwater in a home or business can cause in excess of \$25,000 in damages; see **Appendix H** for estimated losses for Nassau County based upon FEMA’s *Natural Hazard Risk Index* estimates.

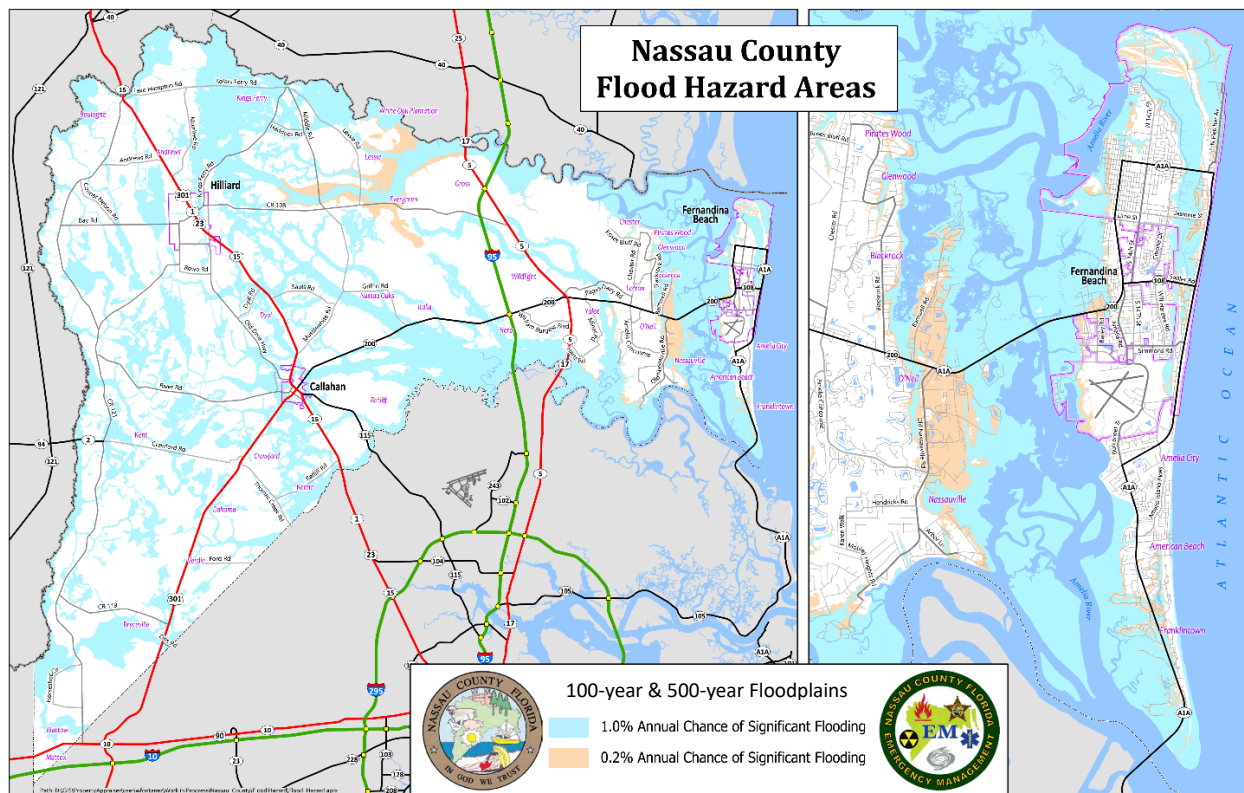


FIGURE 20 – FEMA FLOOD HAZARD AREAS

Finance companies require owners of mortgaged homes and businesses in areas with as little as 1% annual chance of significant flooding to carry flood insurance because their property has a 26% chance of incurring flood damage during the life of a standard 30-year mortgage. Since standard property insurance does not cover floodwater damage, the federal National Flood Insurance Program (NFIP) offers FEMA-subsidized flood insurance policies for residences and businesses. FIRMs are still used to ascertain mandatory flood insurance requirements for mortgages but individual flood zones are no longer used in calculating a property’s insurance

premium. Instead, NFIP premiums are calculated based on the specific property features and local mitigation measures taken.

While each local government has floodplain management oversight in its jurisdiction and can implement inland and/or coastal flood mitigation measures, residents and business owners are responsible for due diligence protecting and insuring their own property against flood losses. According to FEMA, “residents need to understand that anywhere it rains, it can flood” and everyone in Nassau County lives in an area with some flood risk; therefore, measures should be taken to mitigate that risk.

Historic Occurrences

Above-average spring tide levels routinely flood streets along the Atlantic (**Figure 21**) and the Intra-Coastal Waterway (**Figure 22**).



FIGURE 21 – SPRING TIDE FLOODING IN THE CITY OF FERNANDINA BEACH



FIGURE 22 – SPRING TIDE FLOODING AT THE INTRA-COASTAL WATERWAY

The NWS in Jacksonville (NWS JAX) issues targeted public statements when their forecasts include weather that can generate dangerous flooding in Nassau. “Watches” are used to advise residents that conditions are favorable for flooding that may put roads and property at risk, while “warnings” are broadcast when the dangerous flooding is imminent or present. The public alert messages issued through NWS JAX are for local weather-related and tidal flooding events, but do not include the flood watches, advisories, and warnings associated with tropical systems; those are issued separately by the National Hurricane Center (NHC).

From 2019 through 2024, NWS JAX issued **nine coastal flood watches** when conditions indicated the potential for major flooding along Nassau’s coast, marsh areas, and tidal rivers. **Forty-two coastal flood advisories** warned residents of ongoing minor flooding affecting roads and property, and **ten coastal flood warnings** advised caution due to ongoing moderate to major flood levels. **Twenty-three areal flood warnings**, indicating properties were experiencing flooding and roadway travel had become dangerous, were issued from 2019 through 2024, as were **four flash flood warnings** encouraging residents to take precautions because a sudden significant threat to life and property existed. **Nineteen inland flood watches** were also issued during this time period, but did not require escalation to warnings.

Heavy, persistent rainfall in NE Florida from September 11th through September 13th of 2024, created areal flooding throughout the area, with the event’s cumulative precipitation reaching 7.66 inches at the EOC and as high as 10.35 inches on Amelia Island. Stormwater management system breakdowns generated 147 unique drainage complaints from residents in unincorporated county neighborhoods. Volumes at the CoFB Wastewater Treatment Plant increased by an estimated 400%, which far exceeded capacity and resulted in an overflow of partially treated wastewater discharged into the Amelia River. Several areas in the Town of Hilliard were also overwhelmed by the heavy rainfall (**Figure 23**) which highlighted weaknesses in their stormwater drainage systems. Excessive pressure caused by a bottleneck at their Orange Street box culvert, which operated beyond intended capacity during the September heavy rain event, resulted in structural cracking, further complicating water flow and increasing the risk of future failures. Addressing infrastructure vulnerabilities will be essential to improving Hilliard’s storm resilience in the future.



FIGURE 23 – HILLIARD STORMWATER SEPTEMBER 2024

NOAA’s NWS Hydrometeorological Design Studies Center (HDSC) Precipitation Frequency Data Server have compiled over 50 years of data to develop precipitation frequency (PF) estimates based on analyses of annual maxima rain event series. According to the *Point Precipitation Frequency Estimates (PPFE)* for the EOC in Yulee, the three-day rain event of 7.66 inches which occurred in September 2024, had either a 1/5 or 1/10 likelihood of annual exceedance, signifying either a 20% chance or 10% chance of more than that volume falling during any three-day rain event at the EOC in any given year. Unfortunately, as the time periods for “rain events” is extended, the ranges for rainfall amounts at each annual exceedance calculation increase; *the range can be as broad as 26.7 inches for a single annual exceedance estimate.*

For instance, analyzing the accumulation of rainfall for all of 2024 in rolling 60-day periods showed that the maximum 60-day amount occurred as of September 12th (32.19 inches). Based upon the PPFE table for the site, that amount of precipitation within 60 days may be interpreted with 90% confidence as a rain event with an estimated annual exceedance rate anywhere from one in 25 years to one in 1,000 years:

- amounts from 24.7" to 33.7" have an AER of 1/25 (4.0% chance)
- amounts from 26.3" to 37.5" have an AER of 1/50 (2.5% chance)
- amounts from 27.3" to 41.8" have an AER of 1/100 (1.0% chance)
- amounts from 27.9" to 46.4" have an AER of 1/200 (0.5% chance)
- amounts from 28.9" to 52.0" have an AER of 1/500 (0.2% chance)
- amounts from 29.6" to 56.3" have an AER of 1/1000 (0.1% chance)

PPFE tables each of the two NWS Hydrometeorological stations in Nassau (i.e. Hilliard and Fernandina Beach) are included in **Appendix G** for comparison.

NCEM’s scientific research and engineering specialists used the USACE *Antecedent Precipitation Tool 2.0 (APT)* software and data from NOAA’s Daily Global Historical Climatology Network to evaluate precipitation recorded at the official NWS station closest to Nassau County (i.e. the Jacksonville International Airport in Duval County) over the past five years. The resulting graphs

illustrate daily rain totals with 30-day rolling accumulation overlaying the 30-year normal precipitation range. Named tropical systems in the proximity are noted on each of the graph timelines, but it is evident that areal flood conditions are often the result of non-tropical storm systems; therefore, the jurisdictions should be prepared for areal flooding. The APT calculations for each year also provide an analysis of the relative soil drought and wetness conditions for the 90-day seasonal wet period ending October 31st. The precipitation data and graphs for each year are included in **Appendix G** for comparison.

Local Probability, Vulnerabilities, Risks, and Mitigation Strategies

Nationwide, floods kill more people each year than tornadoes, hurricanes, or lightning. After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future flood events: probability of occurrence in the next five years (100%), injuries (few), deaths (none), property damage (neighborhoods), community lifeline disruption (moderate), environmental damage (moderate) preparedness (training), mitigation measures in place (some). Calculation results are provided in **Table 6**.

Flooding		
Relative Risk = 25%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
100%	27	6
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $100\% \times ((27-6) / 85) = 25\% \text{ Relative Risk}$		

TABLE 6 – FLOODING RISK CALCULATION

Every area of the county is vulnerable to coastal and/or riverine flooding due to its location, elevation, and natural features. The jurisdictions are working to formally assess specific vulnerabilities and address them to protect critical infrastructure and improve resilience to the inevitable weather events that bring floodwater to their communities.

The 2024 *Fernandina Beach Flood Vulnerability Assessment* prioritized critical infrastructure and assets in the Historic District, Downtown Waterfront, and SFHAs. The ranking process considered exposure, sensitivity, and potential consequences of loss, revealing that failure to address these vulnerabilities could result in significant economic and community disruption. Analyses addressed current and future tidal flood vulnerabilities. The study indicated that while severe tidal flooding is presently confined to areas such as Egans Creek and certain waterfront properties, projections suggest a significant increase in tidal flooding incidents by 2040, with areas further inland facing nuisance flooding. By 2070, the threat of permanent tidal flooding is expected to extend to locations such as Crane Island. A key finding was the critical need for measures that will safeguard residential and commercial buildings and reduce vulnerabilities to

critical infrastructure. The urgency for mitigation actions by the jurisdiction is underscored by the interconnected nature of the local risks and potential for cascading impacts across the community.

The City of Fernandina Beach's existing stormwater infrastructure has developed incrementally over many decades. In the historic downtown tourist area, the stormwater discharges directly into the Amelia River without treatment. In older residential areas, there is very little closed conduit infrastructure, therefore, most of the drainage system consists of swales and isolated retrofit exfiltration galleries vulnerable to flood. In newer sections of the CoFB, stormwater management facilities consisting of closed conduit and surface retention pond systems serve new developments, but a significant amount of the development still has no formal drainage infrastructure (**Figure 24**).



FIGURE 24 – NEIGHBORHOOD FLOODING IN CoFB

The most significant constructive mitigation affecting drainage on the north half of Amelia Island has been dredging Egan's Creek and installing a tidal gate. This significant ecological alteration has established the backbone for drainage improvements and outfall systems on the east side of the island.

According to the Nassau County Property Appraiser (NCPA), more than 6,732 residential, business, and government or institutional structures are built in the SFHA. **Table 7** shows the proportion of SFHA-located structures vulnerable to flood as a portion of total built structures by type for each jurisdiction.

Jurisdiction	In SFHA/Total Residential	In SFHA/Total Business	In SFHA/Total Government or Institutional	In SFHA/All Buildings
Unincorporated Nassau	4,781/25,269 19%	398/2,188 18%	1/25 4%	5,180/27,482 19%
City of Fernandina Beach	1,379/6,219 22%	131/496 26%	4/19 21%	1,514/6,734 22%

Town of Hilliard	7/802 1%	4/119 3%	0/10 0%	11/931 1%
Town of Callahan	23/490 5%	4/115 3%	0/6 0%	27/611 4%

TABLE 7 – SFHA-VULNERABLE BUILDINGS*Potential Mitigation Methods*

Flood risk reduction projects are designed to lessen the frequency or depth of flooding. These projects involve activities such as installing or modifying culverts and other stormwater management facilities; constructing or modifying retention and detention basins; applying nature-based solutions; and constructing or modifying floodwalls and weirs.

Flood risk reduction projects may impact floodplain resources and change flood elevations or extend both upstream and downstream from the project. As a participant in the NFIP, Nassau County's stated goal is to limit further development (e.g., land clearing, excavation, filling, paving, or construction) to 40% of the SFHA land area. To mitigate public health impacts from flooding, jurisdictions may also consider public policy that would restrict the use of septic tanks within the SFHA. It is understood that construction methods for flood risk reduction projects can result in erosion and sedimentation, impact protected species or wildlife habitats, or affect human communities, archaeological resources, or utilities. Therefore, flood control construction projects submitted for potential federal funding assistance will require an Environmental Assessment (EA) or Environmental Impact Statement (EIS).

Different types of structures can be used for coastal protection, from the built "gray" infrastructure (e.g., sea walls, breakwaters, bulkheads) to "environmentally conscious" infrastructure, such as natural wetland marsh systems, beach dunes, mangroves, coral reefs, and oyster reefs, as well as artificial living reef systems. The overarching philosophy of FEMA's 2024 *Hazard Mitigation Assistance Program and Policy Guide* is "Undertaking Hazard Mitigation with Nature-Based Solution Techniques."

Nature-based solutions are sustainable planning, design, environmental management, and engineering practices that simultaneously provide benefits for the environment, build resilient communities, and mitigate the impacts of climate change. Strengthening building ordinances, improving stormwater drainage systems to increase capacity and overflow capabilities, elevating structures, and hardening existing buildings are common approaches to increasing resilience to any flooding with a 10%, 1%, or 0.2% likelihood of recurring each year.

In many cases, a combination of traditionally built and nature-based infrastructure practices will provide more cost-effective protection than just using traditional man-made solutions. Returning the land in and around floodplains to its natural state and function through a jurisdictional Acquisition & Demolition (A&D) program complements gray flood mitigation efforts by increasing the ground area available for natural water diffusion and decreasing the volume of stormwater

that flows into streams and rivers or overwhelms drainage infrastructure, thus reducing the potential for flood damage to surrounding property.

In addition to conserving land and adopting stricter building codes, communities like the City of Fernandina Beach and the rest of Amelia Island, which is part of unincorporated Nassau County, can utilize nature-based approaches to reduce their coastal flood impacts by reinforcing and maintaining dunes, planting sea grasses along shorelines, or building artificial reefs offshore. Healthy natural ecosystems reduce coastal flooding impacts by acting as natural breakwaters and dissipating wave energy from storm tides and surge. Incorporating nature-based mitigation protects natural habitats and may provide local eco-tourism benefits.

Mitigation solutions that protect, sustainably manage, or restore natural ecosystems such as floodplains, address societal concerns while simultaneously providing benefits for people and the environment. Non-localized flood risk reduction projects lessen the frequency or severity of flooding and decrease predicted flood damage within an area that is hydraulically linked or connected to a regional drainage basin.

Construction or modification of levees, floodwalls, seawalls, jetties, breakwaters, and stabilized sand dunes are all FEMA Hazard Mitigation Assistance (HMA)-eligible projects. However, environmental impacts must be documented and the National Environmental Policy Act (NEPA) may require a comparative assessment of alternative mitigation methods prior to awarding funds.

The *Federal Flood Standard Support Tool* suggests a number of natural ecosystem processes and nature-based approaches the jurisdiction may take to reduce risks from non-localized inland and coastal flooding:

- **Establishing and preserving community tree canopies** – retains stormwater through water infiltration and evapotranspiration, and provides numerous co-benefits, such as: increased shade reduces local cooling/energy costs, localized air pollution is reduced, neighborhood beautification, increased property values, and community cohesion.
- **Incorporating permeable pavement in urban areas** – reduces water runoff, reduces areal flooding and ponding, and increases water storage through enhanced infiltration; co-benefits include improved local water quality through increased water filtration and reduced urban heat island effects.
- **Including vegetative swales in community development plans** – designed to retain stormwater through water infiltration; co-benefits are improved water quality through filtration and enhanced groundwater recharge, reduced urban heat, and improved community aesthetics.
- **Creating living shorelines** – reduces coastal flooding and erosion through wave attenuation while supporting marine habitat (fish and shellfish, birds), sequestering carbon, protecting property and having increased resilience to storm impacts compared to some hard infrastructure options. The concept includes entirely natural habitats like

mangroves, salt marsh, and coral reefs as well as those incorporating structural elements such as rock sills, artificial reefs, and geotextile stabilization.

- **Adding riparian buffers** – planting trees and perennial shrubs along streams, rivers, wetlands, or shorelines to prevent erosion by absorbing wave energy and holding soil in place, slowing water, and increasing storage through enhanced water infiltration; co-benefits include improved water quality and shade, shelter, and food for wildlife.
- **Dune restoration and conservation** – reduces flooding and provides greater storm protection during severe storms through decreased wind speed and wave attenuation while lessening coastal erosion, protecting property, and providing coastal species habitat.
- **Wetland restoration and conservation** – reduces downstream flooding and erosion by slowing moving water and enhancing water storage; also helps replenish aquifers, improves water quality through enhanced filtration, and provides habitat for aquatic wildlife.
- **Floodplain restoration and conservation** – reduces downstream flooding by increasing water storage; provides numerous co-benefits for people and nature, improves water quality through enhanced filtration and reduced erosion, replenishes aquifers, can reduce treatment costs for local water supply.

Jurisdictions may consider other ways to reduce local flood risks in neighborhoods prone to flooding communities. Permeable pavements and rain gardens can help achieve multiple benefits, reducing stormwater runoff and promoting groundwater recharge.

Low-lying areas in public spaces or subdivision landscapes can be allowed to collect rain water from roofs, driveways, or the street and allow it to soak into the ground. Planted with grasses and flowering perennials, the resulting rain gardens can be a cost effective and beautiful way to reduce runoff.

Permeable paving materials can generally replace traditional impervious pavement in local roadway, pedestrian walkway, sidewalk, driveway, parking lot, and bike path applications, to reduce ponding and local flooding by infiltrating stormwater on-site. In developed areas with little open space, the use of permeable surface materials can also reduce the need for additional expenditures and land use associated with conventional collection, conveyance, and stormwater management infrastructure.

Localized flood risk reduction projects are used to lessen the frequency or severity of flooding and decrease predicted flood damage within an isolated and confined drainage or catchment area that is not hydraulically linked or connected to a larger basin. Examples of projects specifically eligible for FEMA Flood Mitigation Assistance (FMA) or Hazard Mitigation Grant Program (HMGP) funding include:

- **A&D projects.** The local government purchases properties in the SFHA, demolishes or relocates built structures on the property to a new location outside of the hazard-prone area, and returns the property to undeveloped open space. A&D flood mitigation projects

guarantee the purchased floodplain areas will be maintained as functional watersheds in perpetuity and can generate CRS credits for the community.

- Installation or modification of **culverts** and other **stormwater management facilities**.
- **Flood diversion and storage** measures.
- **Slope stabilization**, installing geosynthetics, riprap, stabilizing sod, or vegetative buffer strips; preserving mature vegetation, decreasing slope angles, and other means of slope anchoring.
- Flood protection measures for sewer or other utility systems.
- Flood protection and stabilization for roads and bridges.
- **Flood-proofing** techniques to seal structures, keeping critical facilities and historic buildings dry.
- **Physically raising an existing structure**, elevating the foundation on fill, or retrofitting the building with piles, piers, posts, or columns.
- **Building and land-use restrictions** in flood prone areas.

Tropical Cyclones

Hazard Profile

A tropical cyclone is a warm-core low pressure system, without any front attached, that develops over tropical or subtropical waters and has an organized circulation. The following conditions must be met for tropical cyclone systems to form:

- Sea surface temperatures must be greater than 79 °F.
- The atmosphere must be unstable.
- The lower to middle levels of the troposphere must have high humidity.
- Enough Coriolis force to create a low-pressure center.
- A pre-existing low-level disturbance or focus.
- Vertical wind shear must be low.

A developing center of low pressure moves over warm water, the pressure drops in the center of the storm, the system becomes better organized, and the winds begin to rotate around the low pressure pulling in the warm and moist ocean air. The rotating wind and rain of a tropical system can extend hundreds of miles from its center or “eye.” **Figure 26** illustrates the steps involved in forming a tropical cyclone.

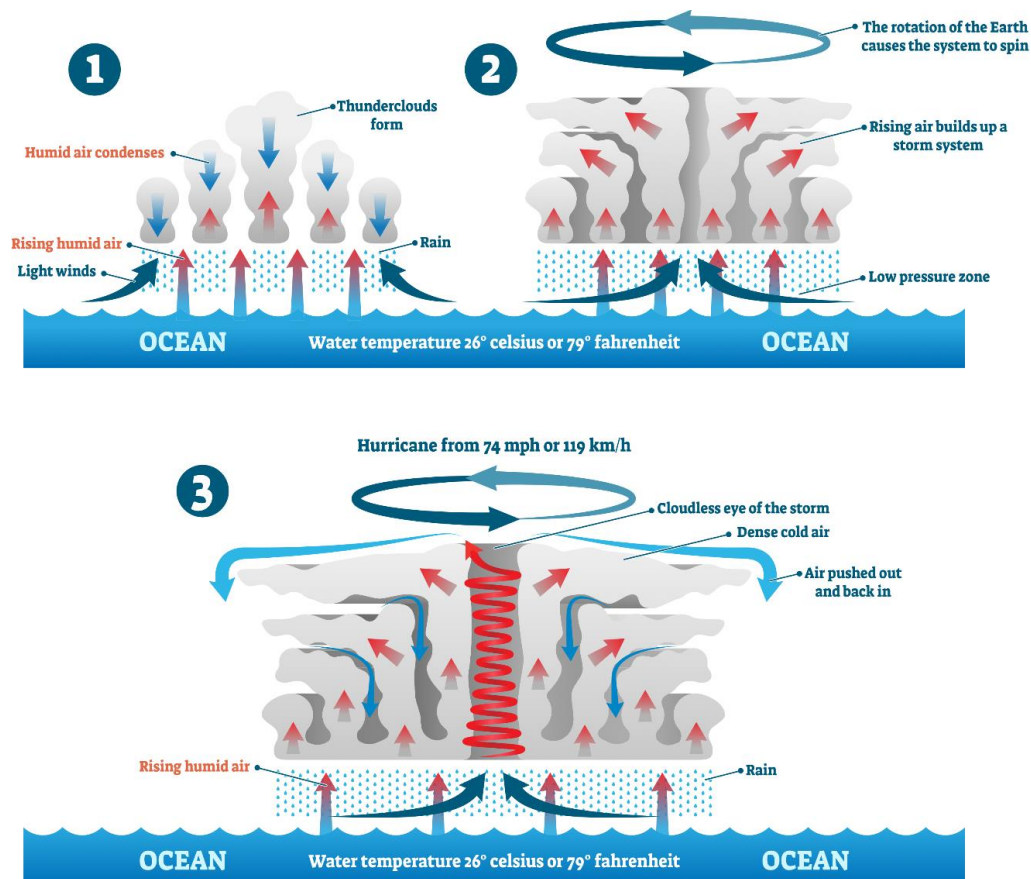


FIGURE 25 – TROPICAL CYCLONE FORMATION

Rainfall and Flooding Component

Like severe thunderstorms, tropical cyclones produce widespread heavy rains, which can result in life-threatening flash floods and damaging areal floods when they reach land. The extent of rainfall and inundation is related to the speed and size of the tropical cyclone. (Cascading impacts and hazard mitigation are addressed in the Flooding section of this document.) Tropical system flooding impacts can occur hundreds of miles away from the center of a storm and can last much longer than storm surge-related flooding, making it the biggest tropical cyclone threat to people in inland jurisdictions. Rainfall from tropical systems can create river and stream flooding that can persist for several days after the storm.

High Winds Component

Tropical cyclones generate very strong wind fields that stretch hundreds of miles from the center of the system. Before, during, and after the eye's landfall, tropical cyclones are capable of causing substantial damage over great distances. Tornadoes spawned by the cyclones are also a significant threat, often developing on the right-front quadrant of hurricanes, within the heaviest thunderstorms and rain bands.

Based on their sustained windspeeds averaged over one-minute, tropical cyclones are classified from tropical depression to major hurricane, using the following metrics:

- **Tropical depression:** The formative stages of a tropical cyclone; the maximum sustained surface winds reach 38 mph.
- **Tropical storm:** Maximum sustained surface winds range from 39 to 73 mph.
- **Hurricane:** Maximum sustained surface winds are 74 to 110 mph.
- **Major Hurricane:** Maximum sustained surface wind is at least 111 mph.

The *Saffir-Simpson Hurricane Wind Scale* further classifies hurricanes by the damage expected from their sustained winds. The Saffir-Simpson Wind Scale uses five categories; hurricanes with Category 1 windspeeds are expected to damage trees, buildings, and infrastructure, and hurricanes with Category 5 sustained winds likely to cause long-term catastrophic damage (**Table 8**).

Saffir-Simpson Category	Sustained Windspeed	Expected Wind Damage
1	74-95 mph	<ul style="list-style-type: none"> Site-built frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees can snap and shallow-rooted trees may be toppled. Damage to power lines and poles; power outages that could last a few to several days.
2	96-110 mph	<ul style="list-style-type: none"> Site-built homes could sustain major roof and siding damage. Large branches of trees can snap and shallow-rooted trees may be toppled. Expect vegetative debris in roadways. Power loss is expected; outages could last from several days to weeks.
3	111-129 mph	<ul style="list-style-type: none"> Site-built homes may incur major structural damage, removal of roof decking and gable ends. Many trees snapped or uprooted; roads may be blocked with debris. Electricity and water can be unavailable for several days to weeks after the storm passes.
4	130-156 mph	<ul style="list-style-type: none"> Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted, and power poles downed. Fallen trees and power poles could isolate residential areas. Power outages will likely last for weeks to possibly months. Areas may be uninhabitable for weeks or months.
5	157 mph or higher	<ul style="list-style-type: none"> A high percentage of site-built homes are likely to be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will likely last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

TABLE 8 – THE SAFFIR-SIMPSON TROPICAL CYCLONE WIND SCALE AND EXTENT OF EXPECTED DAMAGE

Storm Surge Component

Storm surge is primarily caused by the strong onshore winds of a tropical cyclone. The wind circulation causes spiraling vertical movement in the ocean. While in deep water, there is no indication of storm surge because there is nothing to interfere with the water circulation. However, once the storm reaches shallower waters near the coast, the vertical water circulation is disrupted by the ocean bottom. (See **Figure 26.**) The water can no longer move downward, so it begins to move upward and inland, resulting in observed “storm surge.” The maximum amount of storm surge for a particular location depends on several factors: the tropical cyclone’s intensity, forward speed, size (radius of maximum winds), and angle of approach to the coast, as well as characteristics of the ocean floor and the shape of the coastline.

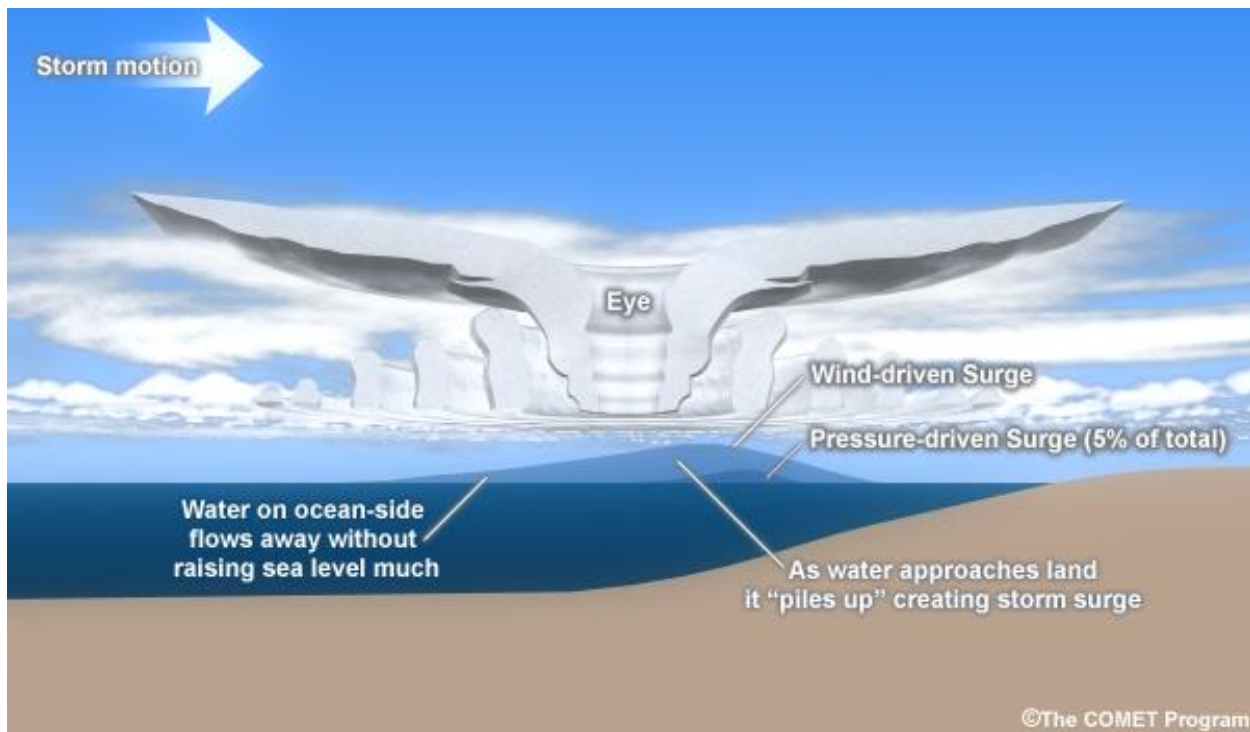


FIGURE 26 – WIND AND PRESSURE COMPONENTS OF STORM SURGE

Currents created by tides combine with waves to severely erode beaches, coastal highways, and foundations. Adding to the destructive power of surge, battering waves increase the chance of damage to buildings directly along the coast (**Figure 27**). Repeated pounding by waves of water weighing 1,700 pounds per cubic yard can demolish any structure not specifically designed to withstand such forces. The force of the surge allows waves to extend well inland, increasing the destructive impacts. As the intensity of coastal storms increase due to climate changes, coastal communities may experience higher levels of surge and more intense flooding.

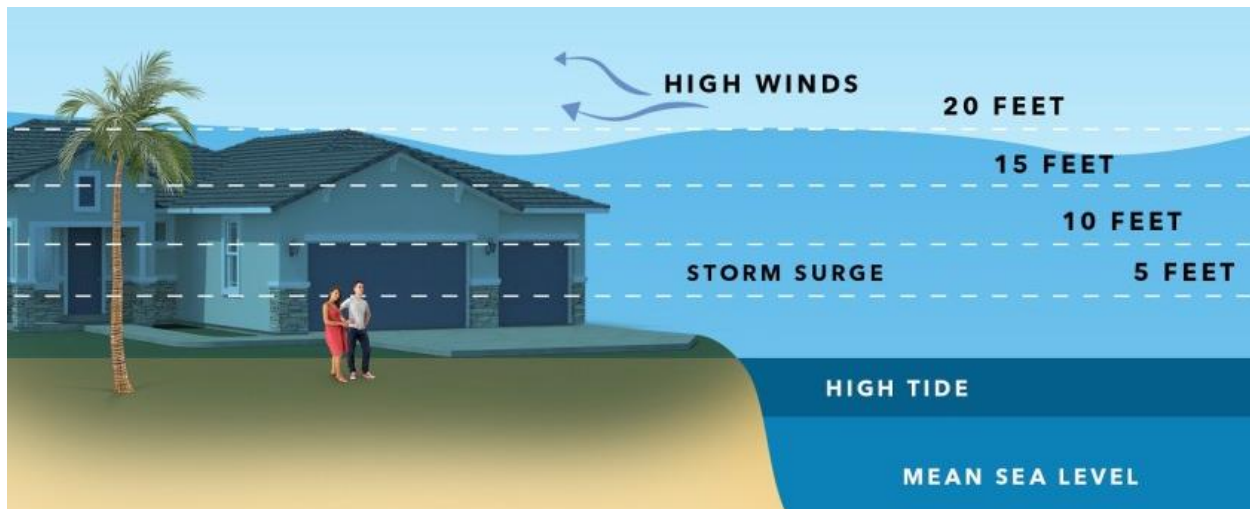


FIGURE 27 – COASTAL STORM SURGE POTENTIAL

Susceptible Locations

Because strong tropical storm and hurricane-force winds have been recorded hundreds of miles from the center of a tropical cyclone, damaging winds and heavy rain from a tropical cyclone tracking even 150 miles outside of the county's borders could impact anywhere within Nassau. For instance, while their center-tracks never crossed into the county, Hurricanes Matthew (2016) and Irma (2017) brought significant flooding to all jurisdictions in Nassau.

Tropical cyclones can create damaging storm surge on Amelia Island's Atlantic Coast and the intracoastal waterway, as well as along the inland shores of the tidally influenced St. Mary's and Nassau rivers. Deadly coastal rip currents are also a concern for the coastal jurisdictions, even when tropical systems remain well off-shore. The 2024 *Fernandina Beach Flood Vulnerability Assessment* found that the entirety of Fernandina Beach faces considerable vulnerability to storm surge events, particularly the 100-year and 500-year storm surge scenarios. The study indicates many waterfront properties would experience inundation during a 100-year storm surge, with inland flooding becoming likely during a 500-year storm surge event.

Although the intensity of historic tropical cyclones may have lessened from hurricane to tropical storm or depression by the time they reached northeast Florida, 252 tropical cyclones have taken paths that brought their centers within 150 miles of Nassau since 1851 (**Figure 28**), making it clear that everywhere in Nassau is susceptible to wind and rain impacts from tropical systems every Hurricane Season.

The extent of tropical storm surge anomalies recorded by NOAA's Fernandina Beach weather data station, located on the intracoastal side of Amelia Island, has been under three feet. Records show that local storm surge reached 2.95 ft above normal astronomical tide after Category 1 Hurricane Irene struck the Florida Keys and moved through Dade and Broward counties in mid-October 1999, and reached 1.85 ft above normal astronomical tide as Hurricane Irene tracked well off of Florida's coast as a Category 3 system in late August 2011 before

devastating New England coastal states; after which, the name was retired by NOAA. Notably, neither of these systems' paths tracked within 150 miles of the county.

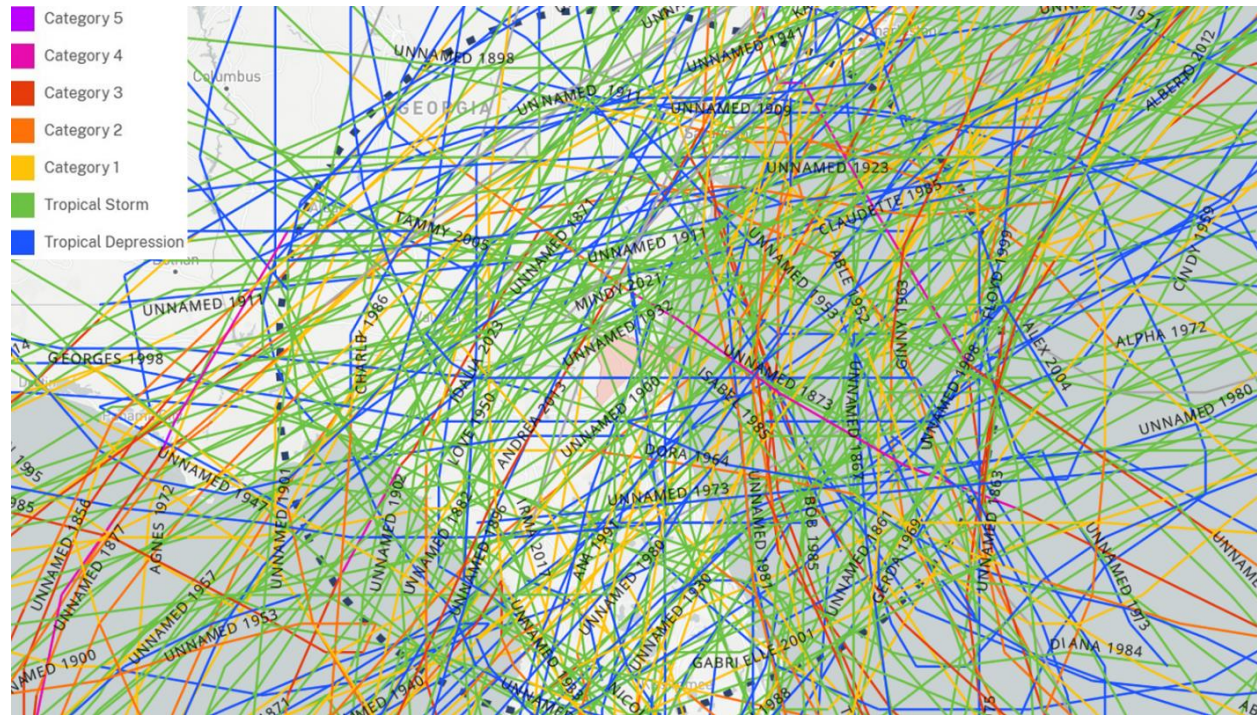


FIGURE 28 – TROPICAL CYCLONE PATHS WITHIN 150 MILES OF NASSAU COUNTY SINCE 1851

The likely extent of tropical cyclone wind speeds at Nassau's latitude does not include systems reaching Category 5 on the Saffir-Simpson scale for tropical cyclone windspeeds. Very rarely has a tropical cyclone traveling within 150 miles of northeast Florida reached Category 4, and no tornadoes spawned by tropical systems have been recorded in Nassau.

Once tropical cyclones make landfall, their maximum sustained wind speeds drop. For instance, Hurricane Idalia (2023) had a tight wind field of Category 4 speeds on the Saffir-Simpson scale when it made landfall in the Florida "Big Bend," within 150 miles of Nassau, but its sustained wind speeds had dropped to Category 1 levels by the time the eye traversed into Georgia.

Table 9 indicates the distribution of maximum wind speed categories for the 252 tropical cyclones (1851 – 2023) while their centers were within the 150-mile radius around Nassau.

Wind Speed Category	# of Tropical Cyclones	Notable Storms
Cat 5	0	<i>none</i>
Cat 4	3	Idalia (2023), Gracie (1959), No Name (1898)
Cat 3	11	Dorian (2019), Matthew (2016), Floyd (1999), Easy (1950)
Cat 2	27	Elena (1985), David (1979), Gladys (1968), Dora (1964)
Cat 1	41	Ian (2022), Isaias (2020), Michael (2018), Irma (2017), Hermine (2016), Arthur (2014), Charley and Jeanne (2004)
Tropical Storm	125	Nicole (2022), Danny and Mindy (2021), Omar and Eta (2020), Colin and Julia (2016), Beryl and Debby (2012), Fay (2008), Tammy (2005), Bonnie and Frances (2004)
Tropical Depression	45	Barry (2007), Georges (1998), Gordon (1994)

TABLE 9 – MAX CATEGORIES OF TROPICAL CYCLONES WITH PATHS WITHIN 150 MILES OF NASSAU 1851-2023

Historic Occurrences

NOAA has used the center or “eye” of rotating tropical cyclones to track their official paths for more than 100 years. Between 1851 and 2023, NOAA has recorded 25 tropical cyclone tracks crossing into Nassau County from the west, south, and east (**Figure 29** and **Table 10**).

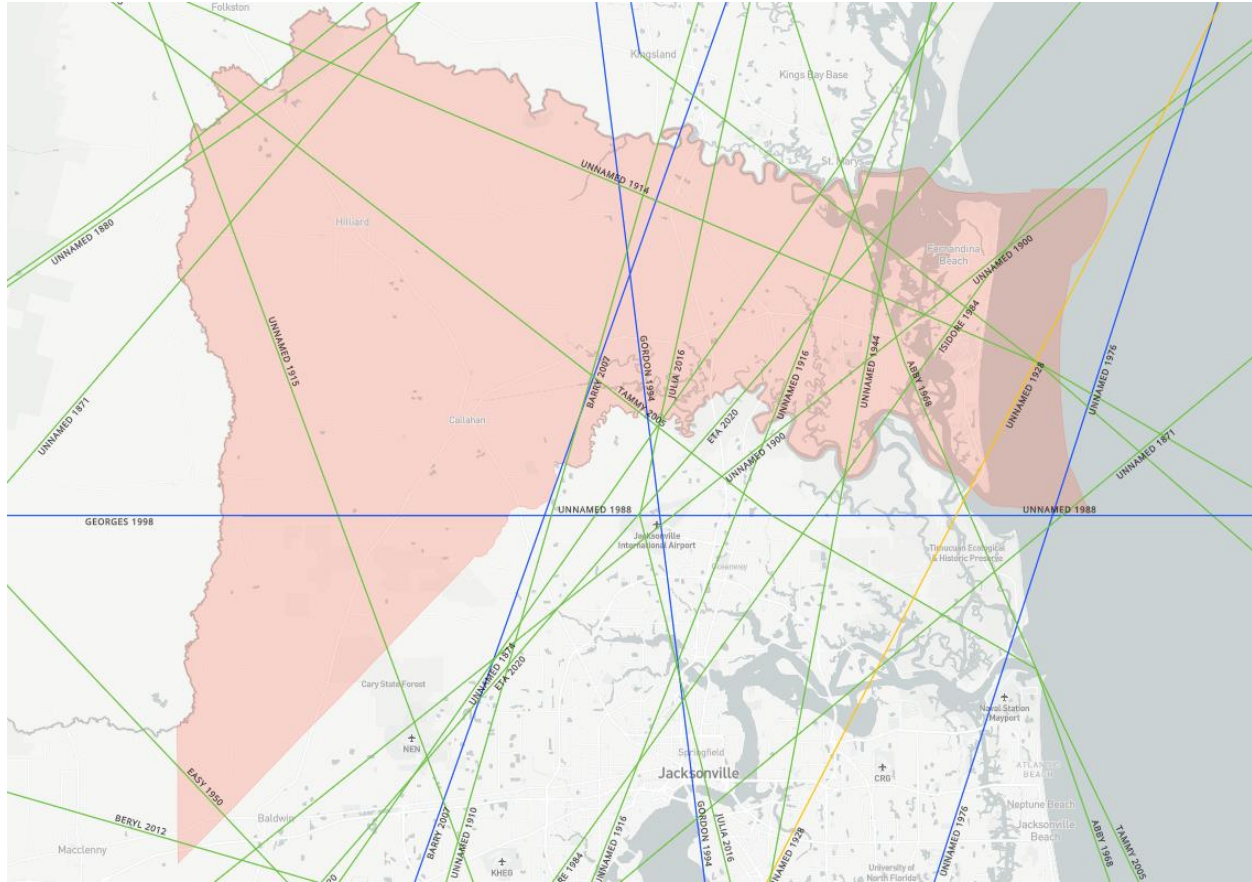


FIGURE 29 – TROPICAL CYCLONE PATHS CROSSING NASSAU’S BORDER

Wind Speed Category	# of Tropical Cyclones	Name and Year
Cat 5, Cat 4, Cat 3, or Cat 2	0	none
Cat 1	1	No Name (1928)
Tropical Storm	19	Eta (2020), Julia (2016), Colin (2016), Beryl (2012), Tammy (2005), Isabel (1985), Isidore (1984), Abby (1968), Easy (1950), and ten unnamed (1944, 1916, 1915, 1914, 1910, 1900, 1880, 1874, with two in 1871)
Tropical Depression	5	Barry (2007), Georges (1998), Gordon (1994), and two that remained unnamed (1988 and 1976)

TABLE 10 – CATEGORIES OF TROPICAL CYCLONES WITH PATHS THROUGH NASSAU

In recent history (2003 – 2023), NOAA has tracked the paths of 41 named tropical cyclones within a 150-mile radius of Nassau County (**Figure 30**).

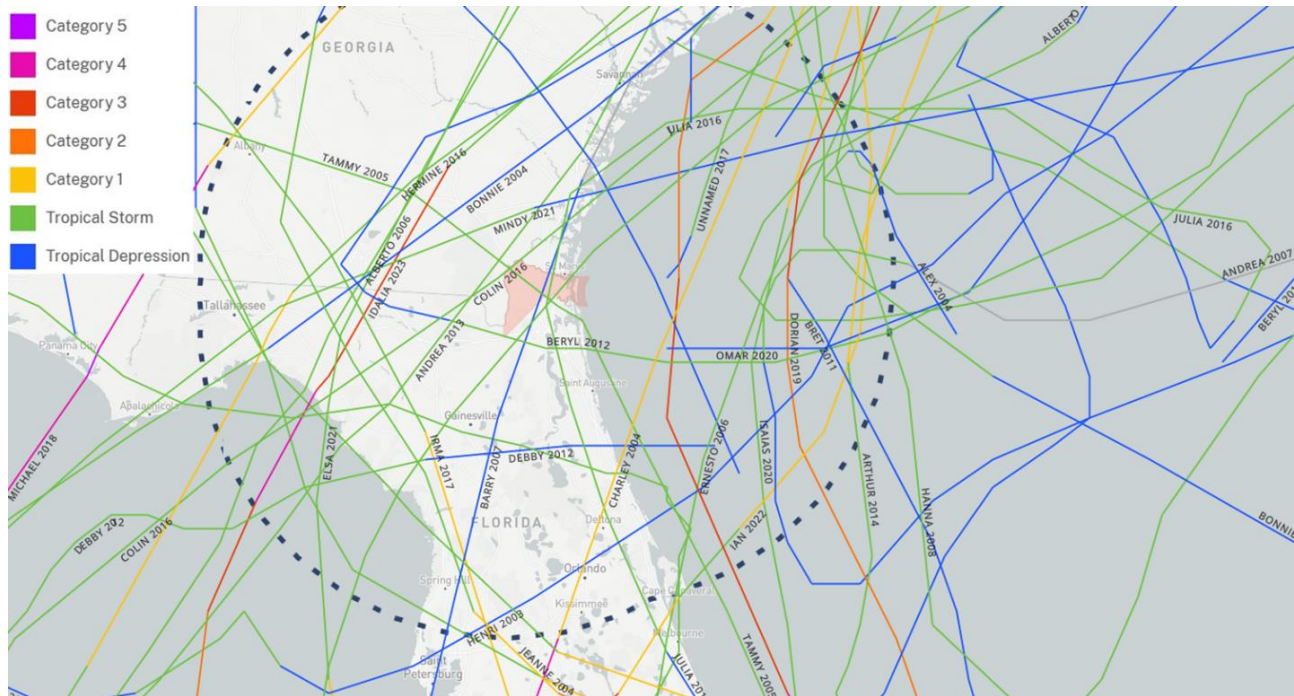


FIGURE 30 – TROPICAL CYCLONE PATHS WITHIN 150 MILES OF NASSAU 2003-2023

The Atlantic Basin Hurricane Season produces an average of 14 named tropical systems from June through November, with seven likely to become hurricanes, and three of those reaching wind speeds classifying them as major hurricanes.

For comparison, the number of named tropical cyclones that formed during each of the past five Atlantic Basin Hurricane Seasons are provided in **Table 11** and maps of each of those season's tropical cyclone paths are included in **Appendix G**.

Hurricane Season Year	# of Named Tropical Cyclones in the Atlantic Basin	# of Named Tropical Cyclones within 150 miles of Nassau
2020	30	3
2021	21	2
2022	14	2
2023	20	1
2024	18	3

TABLE 11 – NUMBER OF NAMED TROPICAL CYCLONES BY YEAR 2020-2024

During the 2024 Atlantic Basin Hurricane Season, 18 tropical cyclones with sustained winds of 39 mph or greater were named; 11 of these systems became hurricanes and five of those intensified to major hurricanes. The 2024 season was the first since 2019 to generate two Category 5 hurricanes, Beryl in June and Milton in October, neither of which had significant impacts on NE Florida. Beryl approached the Lesser Antilles from the east and strengthened to 165 mph sustained winds in the eastern Caribbean, and continued into the Gulf of Mexico before making landfall first on the Yucatan peninsula and then on the Texas coast before moving north toward Houston. Hurricane Milton formed in the Gulf of Mexico and rapidly intensified to 180 mph. The system's sustained winds had slowed to Category 3 by the time it made landfall on the coast of Sarasota County and crossed central Florida (slightly south of the 150-mile radius around Nassau).

Although no named storms approached from the east to impact Florida's Atlantic Coast in 2024 (**Figure 31**), two other hurricanes, Debby and Helene, formed in the Caribbean Sea, traveled northeast through the Gulf of Mexico, and made landfall in the Big Bend before moving through the northeast Florida region. Milton generated in the Gulf of Mexico and crossed west to east through the middle of the Florida peninsula, exiting into the Atlantic Ocean. A detailed description of the extent of these three systems' impacts on Nassau County, FL follows.

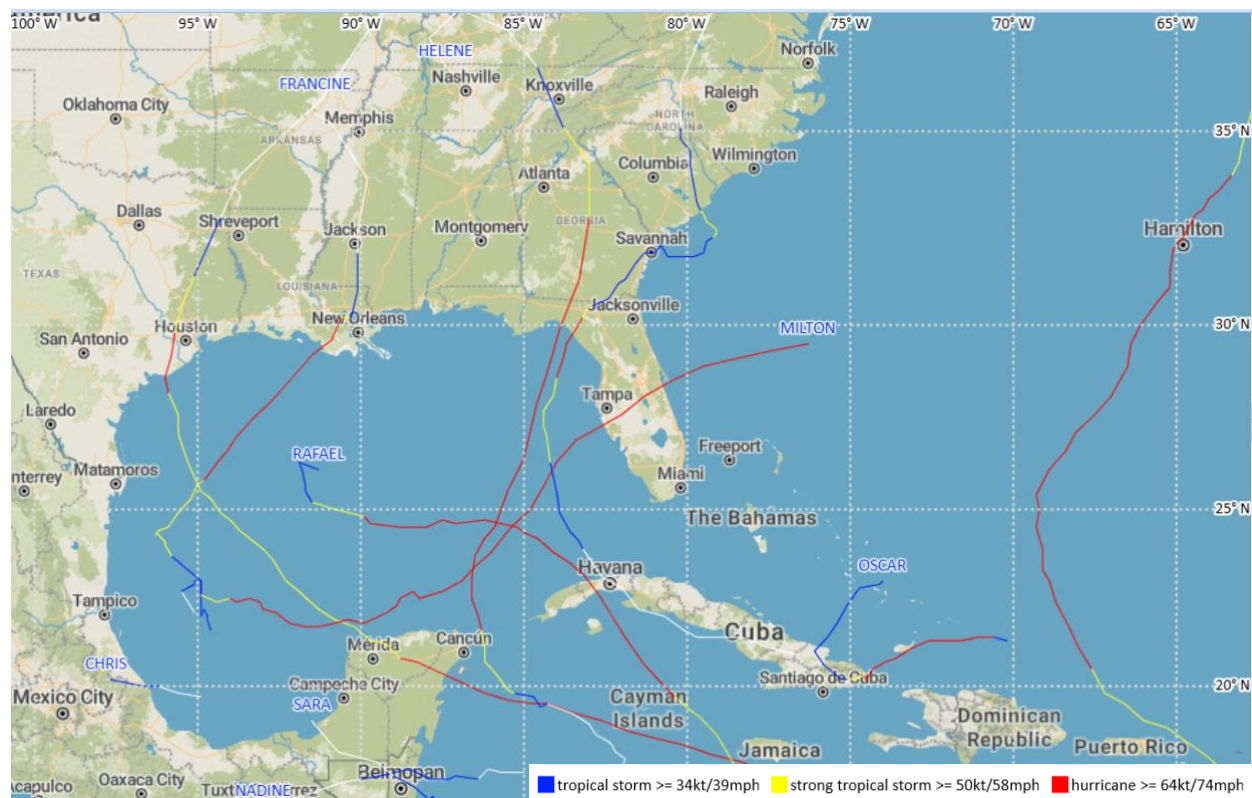


FIGURE 31 – TROPICAL CYCLONE TRACKS DURING 2024

Debby

Early rain bands from the more than 300-mile wide tropical system brought thunderstorms and more than 12,000 recorded lighting strikes to Nassau days before the eye of Debby made landfall.

After making landfall on the Florida Big Bend coast as a Category 1 hurricane on Monday, August 5, Debby weakened to a tropical storm and brought torrential rain as its center slowly moved across northeast Florida and southeast Georgia.

Although Nassau's *WeatherSTEM* units recorded less than two inches of rainfall, the system created areal flooding issues throughout the county. Continued rain in Georgia also pushed the St. Mary's River one foot above its Major Flood Stage. Drone footage of the Stokes Road Bridge verified safety concerns and confirmed the Incident Management Team's decision to close it to traffic until conditions improved. The Emergency Operations Center (EOC) received over 90 damage reports from residents informing local public safety officials of flooded roads, impacted properties, and downed trees. Dirt roads across the county needed extensive grading and repairs in the weeks after the system passed. Flooding that accumulated from Debby was exacerbated by unusually persistent rainfall during September.

Helene

Helene made landfall near Perry, FL as a Category 4 hurricane just after 11 pm on September 26. The tropical cyclone traveled north over the panhandle into Georgia overnight. While the official track was plotted 80 miles west of Nassau, the system's wind field and impacts reached 280 miles east from the eye of the storm. At 11:20 pm on the 26th, both the Automated Weather Observing System (AWOS) unit at Fernandina Beach Municipal Airport and the *WeatherSTEM* unit mounted on the EOC in Yulee measured sustained winds of 40 mph; two hours later, the EOC *WeatherSTEM* unit recorded a 61-mph gust out from the south-southeast and a separate *WeatherSTEM* site in Hilliard indicated a 50-mph gust out of the southeast. *WeatherSTEM* sites recorded less than an inch of rain in Nassau from mid-day September 26th through the same time on the 27th, but the already extremely wet soil contributed to multiple trees falling overnight. Extensive damage to residential property occurred in Callahan, Florence Point, Fernandina Beach, Oyster Bay, and Yulee. Two boats ran aground in Bells River after breaking from their anchors. During the peak winds overnight, SR-200 traffic across the Intra-coastal Waterway (ICW) was temporarily suspended.

No evacuation was ordered, but on the 26th an emergency shelter opened that housed 20 clients and their pets overnight. Over 31,000 customers (about 58% of the county) were without power after the storm passed early Friday morning, the 27th. Baptist Medical Center-Nassau and the Fernandina Beach Police Department (FBPD) were operating on generator power on Friday, affecting some of FBPD's communications capabilities.

Milton

Milton rapidly intensified to Category 5 status in the Gulf of Mexico on Monday, October 7, but had slowed to a Category 3 hurricane when the eye hit Manatee County at 8:30 pm on Wednesday, October 9. Milton maintained hurricane-force winds and left more than a foot of rain along its track through central Florida. The system's wind field extended 200 miles from the center, putting Nassau County in the tropical storm warning area from Wednesday night into Thursday, with the possibility of dangerous storm surge coinciding with Thursday afternoon's

high tide. Although more than two and a half inches of rain accumulated in Nassau the day prior to Milton's landfall, less than an inch of rain fell in Nassau from Wednesday to Thursday.

Local Probability, Vulnerabilities, Risks, and Mitigation Strategies

After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future tropical cyclones (depressions, storms, hurricanes): probability of occurrence in the next five years (75%), injuries (several), deaths (few), property damage (community), community lifeline disruption (significant), environmental damage (moderate), preparedness (exercises), mitigation measures in place (some). Calculation results are provided in **Table 12**.

Tropical Cyclones		
Relative Risk = 46%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
75%	59	7
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $75\% \times ((59-7) / 85) = 46\% \text{ Relative Risk}$		

TABLE 12 – TROPICAL CYCLONE RISK CALCULATION

Casualties from tropical cyclones can be through direct or indirect causes. Direct causes of injuries and deaths include flying or falling debris, a collapsing structure or falling building material, and drowning in storm surge or flash flood waters. Rip currents are also a significant drowning threat to coastal residents and visitors before, during, and after tropical systems. After a hurricane has passed, indirect causes of injuries and deaths may be related to entering flood waters, infectious diseases, contact with live powerlines, over-exertion during cleanup, chainsaw accidents, misuse of generators, and other complications from extended power loss.

Property damage incurred most often from tropical cyclones involves wind and water intrusion vulnerability. High wind gusts can take down power infrastructure, uproot trees, break branches, and turn loose objects in to destructive projectiles. Sustained tropical winds can cause structural damage by entering a home or building through poorly sealed openings, increasing internal pressure, and forcing the roof upward. Rainwater directed by varying wind directions enters homes and other structures through gable ends, soffit vents, lifted roof covering, and poorly sealed windows and doors. Once rain enters, mold and mildew can develop within days.

Coastal area buildings that survive hurricane-force winds can be damaged when erosion undermines and weakens their foundations. In confined harbors, the combination of storm tides, waves, and currents can severely damage marinas and boats. Surge-related higher concentrations of saltwater in estuaries and bayous can endanger public health, kill vegetation, and send wildlife, such as snakes and alligators, fleeing from flooded areas.

Potential Mitigation Methods

The mitigation measures discussed for severe thunderstorms and coastal flooding, (e.g., structural hardening, elevation projects, and sea walls) can be used to mitigate damage from tropical cyclone surge. Nature-based mitigation systems also have multiple benefits:

- Reinforcing dunes and shoreline.
- Protecting natural shallow-water ecosystems and healthy reef systems.
- Diminishing storm surge impacts by dissipating wave energy.
- Preserving wildlife habitat.
- Enhancing recreation and eco-tourism.

Existing shoreline maintenance and dune renourishment programs provide secondary coastal storm surge mitigation benefits. Actions designed to decrease losses from tornadoes and the high winds accompanying severe thunderstorms are also recommended to reduce damage from tropical cyclones. Local building codes and regulations should require wind mitigation measures that meet or exceed current hurricane-resistance standards.

Landscaping with evergreen trees combined with a wall, fence, or earth berms can deflect high winds, stabilize the soil, and facilitate drainage; branches should be kept trimmed well away from buildings and power lines. UF IFAS suggests using these hardy species of hurricane-resistant trees which provide cooling shade as a co-benefit:

- sand live oaks (*Quercus geminata*)
- southern magnolias (*Magnolia grandiflora*)
- crepe myrtles (*Lagerstroemia indica*)
- pindo palms (*Butia capitata*)
- bald cypresses (*Taxodium distichum*)

Extreme Temperatures

Hazard Profile

The local temperatures that constitute “extreme” heat or cold depend on the weather conditions typically experienced in the area; extreme heat occurs when temperatures become abnormally high, and extreme cold ensues when temperatures drop to unusually low levels. Average high temperatures for the county range from the mid-60s in January to the 90s in August; low temperatures in January usually drop into the 40s and overnight lows in August only get down to the mid-to-high 70s (**Figure 32**). Outdoor conditions in the warmest months of the year can feel oppressive due to excessive humidity combined with high temperatures, especially in areas with more buildings and less vegetation.

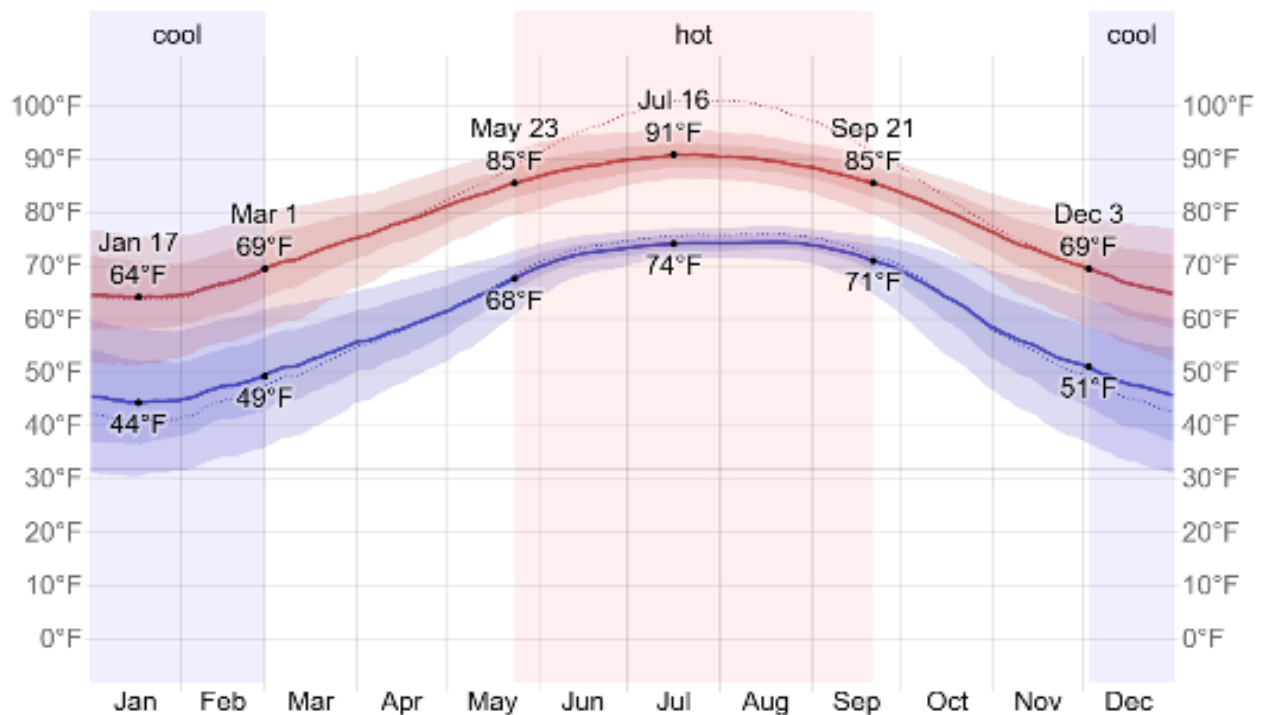


FIGURE 32 – AVERAGE TEMPERATURE RANGES IN NASSAU BY MONTH

While the wildlife and residents of NE Florida are accustomed to high temperatures from spring through fall, with even occasional sunny days in the winter months feeling like “beach weather,” sporadic sub-freezing temperatures in the county can devastate unacclimated plant life and cause exposed pipes to burst. When combined with wind or rain, extreme cold can create dangerous driving and outdoor working conditions, damage to trees and powerlines, and health risks.

Additionally, the majority of days during all four seasons in the “Sunshine State” are relatively clear, allowing damaging Ultra Violet (UV) radiation from the sun to reach the ground. UV rays can negatively impact human health, animals, marine organisms, plant life, and synthetic materials. In humans, extended or high levels of UV exposure can cause skin cancers, cataracts, and immune system damage. The UV Index scale from zero to 11+ was developed by Canadian

scientists in 1992 to indicate the extent of risk from exposure to UV radiation outdoors. It is based on a combination of the sun's height in the sky, cloud cover, latitude, altitude, the thickness of the ozone layer, and ground reflection. The UV Index was adopted by the World Health Organization (WHO) in 1994 with added standardized media graphic colors and recommendations for protective actions (**Table 13**).

UV Index	Graphic Color	Risk of Harm	Recommended Protective Actions
0 - 2	Green	Low	Wear sunglasses on bright days. If you burn easily, cover up and use broad spectrum SPF 15+ sunscreen. <i>Bright surfaces, sand, water, and snow increase UV exposure and risks.</i>
3 - 5	Yellow	Moderate	Stay in shade near midday when the sun is strongest. If outdoors, wear sun-protective clothing, a wide-brimmed hat, and UV-blocking sunglasses. If outdoors, generously apply broad spectrum SPF 50+ sunscreen every 1.5 hours, even on cloudy days, and after swimming or sweating. <i>Bright surfaces, sand, water, and snow increase UV exposure and risks.</i>
6 - 8	Orange	High	Protection against skin and eye damage is needed. Reduce time in the sun between 10 a.m. and 4 p.m. If outdoors, seek shade and wear sun-protective clothing, a wide-brimmed hat, and UV-blocking sunglasses. Generously apply broad spectrum SPF 50+ sunscreen every 1.5 hours, even on cloudy days, and after swimming or sweating. <i>Bright surfaces, sand, water, and snow increase UV exposure and risks.</i>
8 - 10	Red	Very High	Take extra precautions; unprotected eyes will be damaged and unprotected skin can burn quickly. Minimize sun exposure between 10 a.m. and 4 p.m. If outdoors, seek shade and wear sun-protective clothing, a wide-brimmed hat, and UV-blocking sunglasses. Generously apply broad spectrum SPF 50+ sunscreen every 1.5 hours, even on cloudy days, and after swimming or sweating. <i>Bright surfaces, sand, water, and snow increase UV exposure and risks.</i>
11+	Violet	Extreme	Take all precautions; unprotected skin and eyes will be damaged in minutes. Try to avoid sun exposure between 10 a.m. and 4 p.m. If outdoors, seek shade and wear sun-protective clothing, a wide-brimmed hat, and UV-blocking sunglasses. Generously apply broad spectrum SPF 50+ sunscreen every 1.5 hours, even on cloudy days, and after swimming or sweating. <i>Bright surfaces, sand, water, and snow increase UV exposure and risks.</i>

TABLE 13 – WHO UV INDEX & PRECAUTIONS

The NWS provides UV forecasts to alert the public to the outdoor conditions and recommend protective measures. A UV Index of three to seven is considered moderate to high risk with eye and skin protection recommended. At eight or above, the UV Index indicates very high to extreme risk, especially from late morning through mid-afternoon, with recommendations to limit outdoor time, seek shade, generously apply broad-spectrum sunscreen to exposed skin, and wear protective clothing such as long sleeves, a wide-brimmed hat, and sunglasses.

According to the US Environmental Protection Agency (EPA), measurements from 2006 through 2023 indicate the average monthly UV Index for Nassau County (**Table 14**) ranges from moderate to extreme risk throughout the year.

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3-4	5-6	7-8	8-9	9-10	10-11	10-11	9-10	8-9	5-7	3-5	3-4

TABLE 14 – UV INDEX RANGES IN NASSAU BY MONTH

Extreme Heat

The Centers for Disease Control and Prevention (CDC) considers extreme heat the leading weather-related cause of death in the United States. According to the Environmental Protection Agency (EPA), as average temperatures increase globally and climate change worsens, extreme heat events will, by extension, occur with more frequency and intensity and have an outsized impact in densely populated areas. Urban neighborhoods face increased temperatures due to roads, concentrations of buildings, and a lack of green space, creating a phenomenon referred to as the “heat island” effect. During summer months, heat islands average temperatures six degrees Fahrenheit higher than surrounding areas and up to 22 degrees higher overnight.

Health impacts from excessive heat are exacerbated by high relative humidity and high dew points, which are common during Florida summers, because these factors inhibit evaporative cooling. High temperatures and humidity place a lot of stress on a body, especially young children, older people, those with certain health conditions, or on particular classes of medications, those without ready access to air-conditioning, and individuals who are not accustomed to the local conditions.

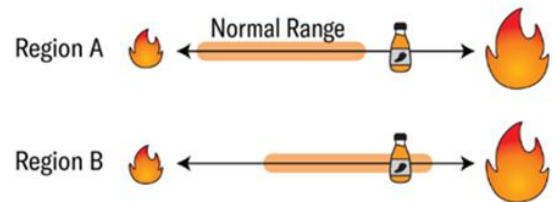
Since the number on a thermometer only describes the dry air temperature, other ways have been devised to quantify outdoor hot weather conditions. In the following figures, *Scientific American* graphically explains the three measurements most commonly used (i.e. Dew Point, Heat Index, and Wet-Bulb Globe Temperature) to convey to the public how the hot weather will feel to people and the possibility of health consequences associated with those outdoor conditions. Their images in **Figure 33** summarize the factors used to calculate the three measurements, as well as the conditions and timing for Watch, Warning, and Advisory statements issued by the NWS to convey risk.

How hot it actually feels can vary with multiple factors, not just air temperature. The matrix below shows which factors are included in the calculations of three different measurements that quantify heat.

		FACTORS				
		Air Temperature (degrees)	Relative Humidity (percent)	Wind (miles per hour)	Solar Irradiance (watts per square meter)	Pressure (mm of mercury)
MEASUREMENTS	Heat Index					
	Wet-Bulb Globe Temperature					
	Dew Point					

RISK

How dangerous the heat is depends on your region's usual level of heat.



WATCH

Models predict that all the ingredients for a dangerously hot situation could exist in an area in the next 24-72+ hours. Both conditions and timing are uncertain.



WARNING

The ingredients are coming together to form a dangerously hot situation in the next 12-24+ hours.

ADVISORY

This is also issued 12-24+ hours in advance, but the temperature threshold is lower than for warnings.



FIGURE 33 – HEAT MEASUREMENT FACTORS, RISK, AND NWS ALERTS

As illustrated in **Figure 34**, also from *Scientific American*, the dew point can be used during warm weather to gauge outdoor comfort levels: dew points below 55 °F feel dry and pleasant, it feels muggy or sticky at dew points near 60-65 °F, while dew points above 70 °F feel oppressive and can induce symptoms of heat illness. Acclimation to the humid Florida environment can affect individual comfort levels and health effects at high temperatures.

The dew point indicates the temperature at which the atmosphere would have to cool to for the water vapor to condense into droplets (or 100 percent relative humidity). The lower the value (the less water vapor in the air), the faster your sweat can evaporate and cool you off. The higher the value (the more water vapor in the air), the longer your sweat clings to your skin, keeping you hot and sticky. This is a better measure than air temperature to indicate how hot it feels and how effectively your body can regulate its own temperature.

Dew Point Interpretation

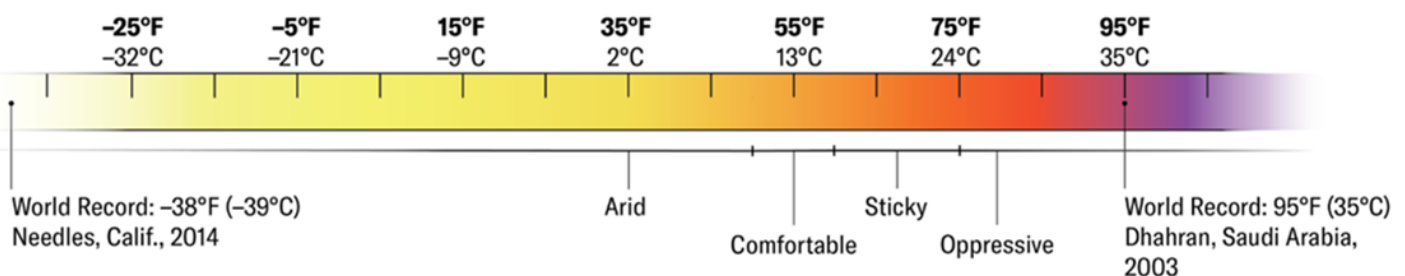


FIGURE 34 – HEAT COMFORT LEVELS BASED ON THE DEW POINT

The Heat Index (**Figure 35**) is used by the NWS to help convey the extent of heat conditions, likely comfort levels, and potential danger to health. To arrive at the Heat Index, a complex equation that combines ambient temperature with relative humidity is used to estimate the effect of outdoor conditions on the average healthy person resting in the shade. *People who are older, pregnant, active (e.g., playing sports, working), or located in direct sunlight should use the next level higher on the index when considering potential health effects.* The NWS issues heat watches, warnings, and advisories to alert the general public to the extent of health risks based upon their forecasted heat index calculations.

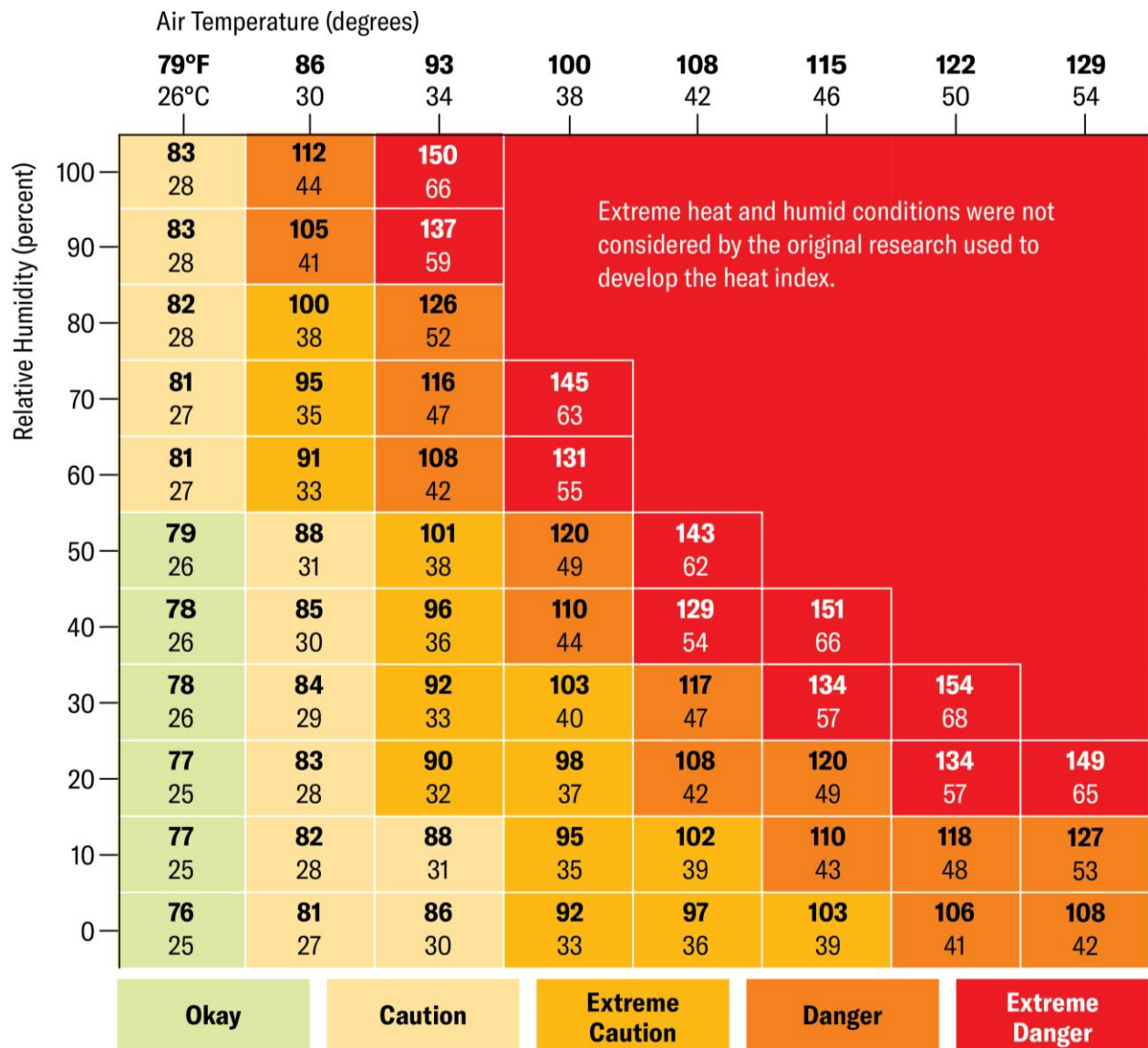


FIGURE 35 – THE HEAT INDEX “FEELS LIKE” AND HEALTH RISK SCALE

Realizing a breeze can make conditions feel cooler and sweat evaporation helps the human body regulate temperature, but direct sunlight makes the temperature rise, Florida’s *Zachary Martin Act* (named after an athlete who died from heat illness) now requires high school sports teams to use the more comprehensive “wet-bulb globe temperature” to determine if and when it is safe to

hold practices. This measurement accounts for air temperature, humidity, sun exposure, and wind speed to provide an estimate of perceived heat and the corresponding risk of heat-related illness (**Figure 37**).

The formula used to calculate wet-bulb globe temperatures uses a combination of the dry-bulb/ambient temperature (i.e. typical thermometer reading), natural wet-bulb temperature, and black globe temperature (**Figure 38**). To get the natural wet-bulb temperature, a thermometer wrapped in wet muslin is used to induce evaporative cooling, representing the ability of a normal body to cool itself through sweating. To measure the effect of direct sunlight on the apparent temperature, a thermometer inserted in a black globe, which absorbs solar radiation, is used.

Flag Color	WBGT Range	Classification	Outdoor Athletics Practice Guidance
	0 °F – 82 °F	Good Conditions	<ul style="list-style-type: none"> Provide at least one rest break each half hour of the session, with a minimum duration of five minutes each. Monitor fluid intake to ensure adequate hydration.
	82 °F – 87 °F	Less Than Ideal Conditions	<ul style="list-style-type: none"> Provide at least three separate rest breaks each hour, with a minimum duration of four minutes each. Use discretion regarding intense or prolonged exercise. Watch at-risk players carefully.
	87 °F – 90 °F	Moderate Risk for Heat Illness <i>Limit intense activity.</i> <i>Maximum practice time is two hours.</i>	<ul style="list-style-type: none"> <i>For All Outdoor Sports:</i> Provide at least four separate rest breaks each hour with a minimum duration of four minutes each. Football players are restricted to helmet, shoulder pads, and shorts during practice. All protective equipment must be removed during conditioning activities.
	90 °F – 92 °F	High Risk for Heat Illness <i>Maximum practice time is one hour.</i> <i>No intense activities.</i>	<ul style="list-style-type: none"> There must be 20 minutes of rest breaks distributed throughout the hour of practice; e.g., five-minute breaks after ten minutes of activity. No protective equipment may be worn during the hour of practice. No conditioning activities during practice.
	92 °F – 140 °F	Extreme Risk for Heat Illness <i>No outdoor training permitted.</i>	<ul style="list-style-type: none"> Cancel practice sessions until a cooler Wet-Bulb Globe Temperature (WBGT) level is reached.

FIGURE 36 – OUTDOOR PRACTICE SAFETY GUIDELINES FOR FLORIDA HIGH SCHOOLS

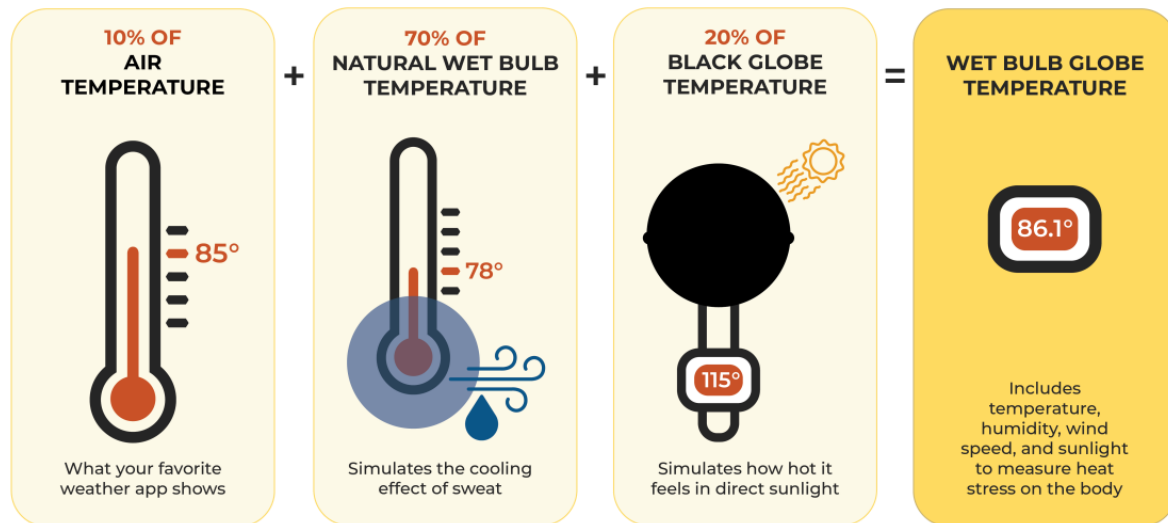


FIGURE 37 – WET-BULB GLOBE TEMPERATURE CALCULATION

Extreme Cold

Extreme cold in NE Florida is relative. In areas unaccustomed to winter weather, like Florida, near freezing temperatures are considered "extreme cold" and can impact public safety, agriculture, transportation, and commerce. Nassau's winter weather can include isolated incidents of frozen precipitation such as snowflakes, snow grains, sleet, or freezing rain. Snowflakes are an aggregate of ice crystals that form in below freezing temperatures at high altitudes and remain frozen until they reach the ground. Snow grains are the solid equivalent of drizzle. Sleet begins as snow but is partially melted before it strikes the earth's surface.

If snow completely melts as it falls, it is likely to reach the earth's surface as supercooled water instead of sleet. Like freezing rain, which occurs when raindrops do not have enough time to freeze before reaching the ground during freezing temperatures, supercooled water can freeze on contact with plants, buildings, powerlines, roadways, and bridges. Ice forming on structures can cause dangerously slippery surfaces and can become heavy enough to break branches and damage powerlines. It can also create a dangerous phenomenon known as "black ice," a thin coat of highly transparent ice on roads and bridges, which leads to hazardous driving conditions and a greatly increased risk of car accidents.

The NWS Weather Prediction Center uses the five categories of their *Winter Storm Severity Index (WSSI)* and GIS mapping to provide community decision makers with the situational awareness needed to plan and alert the public to expected hazardous conditions and local infrastructure disruptions up to three days in advance.

The WSSI categories are based on a series of component algorithms, each of which use meteorological and non-meteorological data to predict the severity of specific characteristics of winter weather. Data include climatological, topographic, and built environment information for the location; temperature and wind forecasts before, during, and after the frozen precipitation; and potential impacts to infrastructure (e.g., power and communication lines, roads and bridges)

based on the rate of accumulation, snow load/weight, ice accumulation, gusting windspeeds, and flash freezing conditions. WSSI forecast maps are overlaid with colors representing the categories (**Figure 38**) which indicate the expected hazard impacts in each geographic area.

Potential Winter Storm Impacts	
	Winter Weather Area Expect Winter Weather. <ul style="list-style-type: none"> • Winter driving conditions. Drive carefully.
	Minor Impacts Expect a few inconveniences to daily life. <ul style="list-style-type: none"> • Winter driving conditions. Use caution while driving.
	Moderate Impacts Expect disruptions to daily life. <ul style="list-style-type: none"> • Hazardous driving conditions. Use extra caution while driving. • Closures and disruptions to infrastructure may occur.
	Major Impacts Expect considerable disruptions to daily life. <ul style="list-style-type: none"> • Dangerous or impossible driving conditions. Avoid travel if possible. • Widespread closures and disruptions to infrastructure may occur.
	Extreme Impacts Expect substantial disruptions to daily life. <ul style="list-style-type: none"> • Extremely dangerous or impossible driving conditions. Travel is not advised. • Extensive and widespread closures and disruptions to infrastructure may occur. • Life-saving actions may be needed.

FIGURE 38 – GIS MAPPING LEGEND FOR WSSI CATEGORIES

Cold temperatures can also cause serious health effects among the community. Although frostbite damage to unprotected skin is unlikely in NE Florida, cold temperatures often combine with wind, making it feel much colder than it actually is (i.e. the wind-chill effect, **Figure 39**) while increasing body heat loss and health risks. When a person gets cold, blood vessels constrict, reducing blood flow to conserve heat. If core body temperature drops below 95 °F, the brain, heart, and other internal organ functions begin to slow; if hypothermia continues, it can lead to death. Hypothermia occurs most often during exposure to temperatures below freezing but can occur even in mildly cold weather if a person is sweating or gets wet. When cold air temperatures, wind chills, frost, or frozen precipitation are forecast, the NWS issues watches, warnings, and advisories to alert the public to the potentially dangerous conditions and recommend protective actions, such as:

- taking pets indoors or providing them warm shelter from the elements.

- covering sensitive plants and tender vegetation.
- shielding exposed pipes and letting exposed faucets drip.
- protecting vulnerable young children, the elderly, and homeless people.
- dressing in layers and limiting time outdoors.
- using space heaters wisely.
- exercising caution while driving.

		Wind (mph)											
Temperature (°F)	Calm	5	10	15	20	25	30	35	40	45	50	55	60
	40	36	34	32	30	29	28	28	27	26	26	25	25
	35	31	27	25	24	23	22	21	20	19	19	18	17
	30	25	21	19	17	16	15	14	13	12	12	11	10
	25	19	15	13	11	9	8	7	6	5	4	4	3
	20	13	9	6	4	3	1	0	-1	-2	-3	-3	-4
	15	7	3	0	-2	-4	-5	-7	-8	-9	-10	-11	-11
	10	1	-4	-7	-9	-11	-12	-14	-15	-16	-17	-18	-19
	5	-5	-10	-13	-15	-17	-19	-21	-22	-23	-24	-25	-26
	0	-11	-16	-19	-22	-24	-26	-27	-29	-30	-31	-32	-33
	-5	-16	-22	-26	-29	-31	-33	-34	-36	-37	-38	-39	-40
	-10	-22	-28	-32	-35	-37	-39	-41	-43	-44	-45	-46	-48
	-15	-28	-35	-39	-42	-44	-46	-48	-50	-51	-52	-54	-55
	-20	-34	-41	-45	-48	-51	-53	-55	-57	-58	-60	-61	-62
	-25	-40	-47	-51	-55	-58	-60	-62	-64	-65	-67	-68	-69
	-30	-46	-53	-58	-61	-64	-67	-69	-71	-72	-74	-75	-76
	-35	-52	-59	-64	-68	-71	-73	-76	-78	-79	-81	-82	-84
	-40	-57	-66	-71	-74	-78	-80	-82	-84	-86	-88	-89	-91
	-45	-63	-72	-77	-81	-84	-87	-89	-91	-93	-95	-97	-98



Frostbite Times	
30 minutes	Light blue
10 minutes	Dark blue
5 minutes	Black



FIGURE 39 – WIND CHILL “FEELS LIKE” SCALE WITH EXPOSURE TIMES FOR FROSTBITE

Susceptible Locations

Temperatures are essentially uniform across the county, with slightly milder conditions at the coast and on the island due to the influence of the ocean. However, areas in communities with large retail areas, tall buildings, or manufacturing plants with expanses of heat-absorbing

concrete, asphalt, and dark roof materials, wind-blocking structures, and concentrations of heat-generating vehicles and equipment engines, can easily become “heat islands” where temperatures are elevated, air quality is reduced, and negative health impacts are worsened.

Exposure to high heat and humidity is a serious health risk that can lead to severe illness or death. The CDC’s Heat and Health Index (HHI) tool incorporates each community’s historical temperatures, health burdens (e.g., healthcare access, heat-related illnesses, prevalence of diabetes, heart disease, and obesity), the built and natural environments, and socio-demographics to identify the likelihood of experiencing negative health outcomes from severe heat. In the **Figure 40** graphic, an HHI ranking of 35.3% signifies that 64.7% of all evaluated communities in the nation are likely more vulnerable to heat impacts; an HHI of 16% means that 84% of other communities have higher risks from the effects of heat. The county areas with the highest risks are those with larger vulnerable populations and fewer mitigating factors.

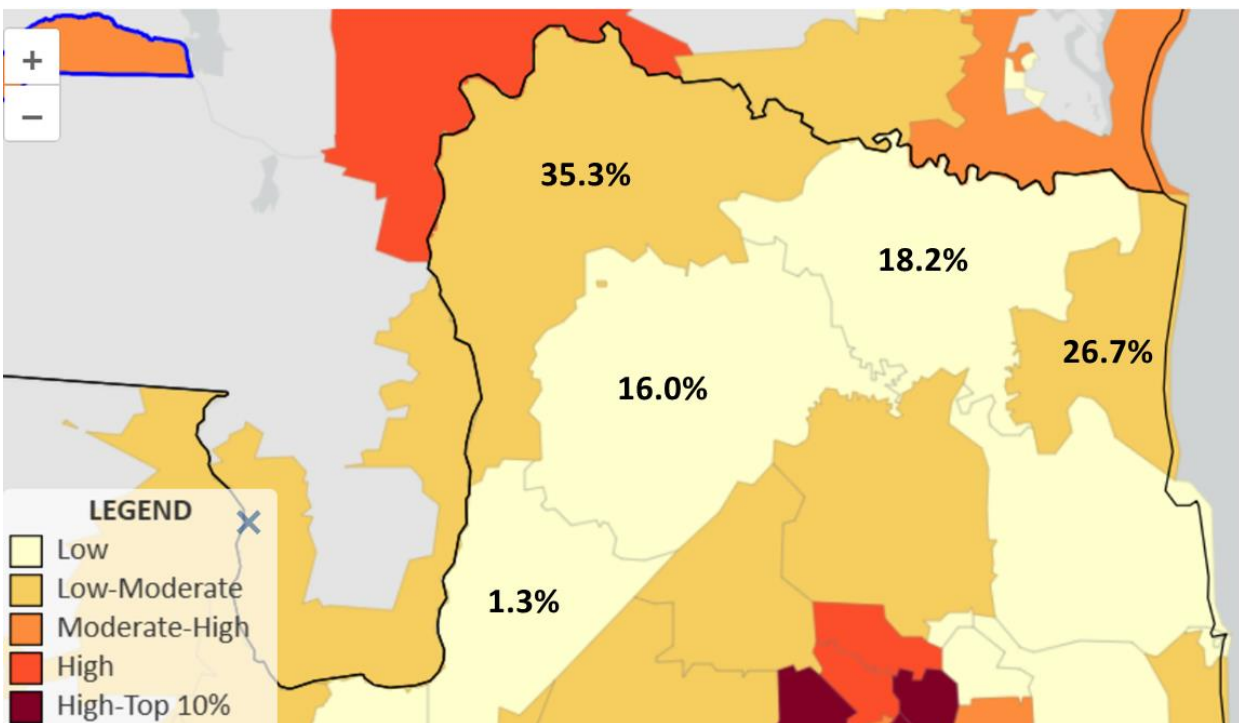


FIGURE 40 – HHI VULNERABILITY TO HEAT BY ZIP CODE AS OF 2024

Historic Occurrences

Recent examples of extreme temperatures in Nassau County were seen in 2024 and early 2025. The NWS in Jacksonville (NWS JAX) records show the 2024 average annual temperature for NE Florida was 71.0 °F (+1.7 °F above normal) which tied for third warmest year since they began recording temperatures at their station in 1971. The very hot weather in Nassau during 2024 began during the spring and lasted through August. The first six months of 2025 set a NE Florida record for highest number of days reaching or exceeding 90.0 °F (**Table 15**).

Table 16 shows the NWS JAX climatological report for seasonal extreme heat in NE Florida over 30 years (1995 – 2024) using the dates of the earliest and latest official recording of ≥ 95 °F at

their weather station near the northern border of Duval County. The earliest local instance of these extremely high temperatures occurred on May 9th (2012) and the latest was recorded on September 26th (2019).

Rank	Year	NE FL Consecutive Days $\geq 90^{\circ}\text{F}$ in the First Half of the Year
1	2025	44
2	2011	40
3	1981	35
4	2010	34
5	2024	33

TABLE 15 – CONSECUTIVE DAYS $\geq 90^{\circ}\text{F}$ (JANUARY 1ST – JUNE 23RD)

First	Value	Last	Value
05-13 (1995)	95	08-18 (1995)	96
06-23 (1996)	96	07-28 (1996)	95
07-03 (1997)	97	08-20 (1997)	95
05-21 (1998)	95	08-31 (1998)	95
07-21 (1999)	95	09-05 (1999)	98
05-25 (2000)	95	08-25 (2000)	95
07-09 (2001)	95	07-13 (2001)	95
06-02 (2002)	97	08-25 (2002)	95
-	-	-	-
05-26 (2004)	96	08-20 (2004)	95
06-15 (2005)	95	09-17 (2005)	95
05-21 (2006)	95	08-29 (2006)	96
06-09 (2007)	97	08-30 (2007)	95
06-01 (2008)	96	08-07 (2008)	96
06-13 (2009)	95	08-12 (2009)	95
06-10 (2010)	95	09-12 (2010)	95
05-13 (2011)	95	08-29 (2011)	97
05-06 (2012)	96	08-02 (2012)	95
06-12 (2013)	96	08-13 (2013)	95
06-21 (2014)	95	08-23 (2014)	98
06-16 (2015)	96	08-25 (2015)	95
06-13 (2016)	97	08-22 (2016)	97
05-11 (2017)	96	08-20 (2017)	95
06-04 (2018)	95	09-19 (2018)	95
05-25 (2019)	96	09-26 (2019)	97
05-23 (2020)	95	09-05 (2020)	97
06-15 (2021)	95	07-31 (2021)	95
06-14 (2022)	96	09-06 (2022)	95
06-13 (2023)	96	09-07 (2023)	95
05-09 (2024)	96	08-20 (2024)	95

TABLE 16 – EARLIEST AND LATEST DATES OF $\geq 95^{\circ}\text{F}$ FROM 1995 THROUGH 2024

Interestingly, although data in **Table 16** indicate temperatures did not reach 95 °F locally during the entire year, 2023 was Earth's hottest documented summer ever. Across the globe that year, the National Aeronautics and Space Administration (NASA) recorded summer temperatures averaging 2.1 °F warmer than they were during any summer from 1951 through 1980, and 0.41 °F warmer than any other summer since NASA began keeping global records.

In January of 2025, a rare and historic winter storm, Enzo, brought snow, sleet, freezing rain, and black ice across north and northeast Florida. Snowfall in northwest Florida during Enzo nearly doubled the previous record of four inches set in 1954. The hazardous black ice driving conditions necessitated temporary road and bridge closures, lead to multiple traffic accidents, including partial rollover of a fire engine while responding to a call, and triggered two days of public school and government office closures. Power outages and dangerous sub-freezing overnight temperatures during the arctic system's remarkable week-long impact also prompted activation of multiple temporary shelters by the Coalition for the Homeless of Nassau County (CHNC).

The NWS WSSI Winter Weather Area forecast maps provided in **Figures 41 – 43** show the progression of the extent of winter weather conditions predicted by the NWS as Enzo approached Nassau.

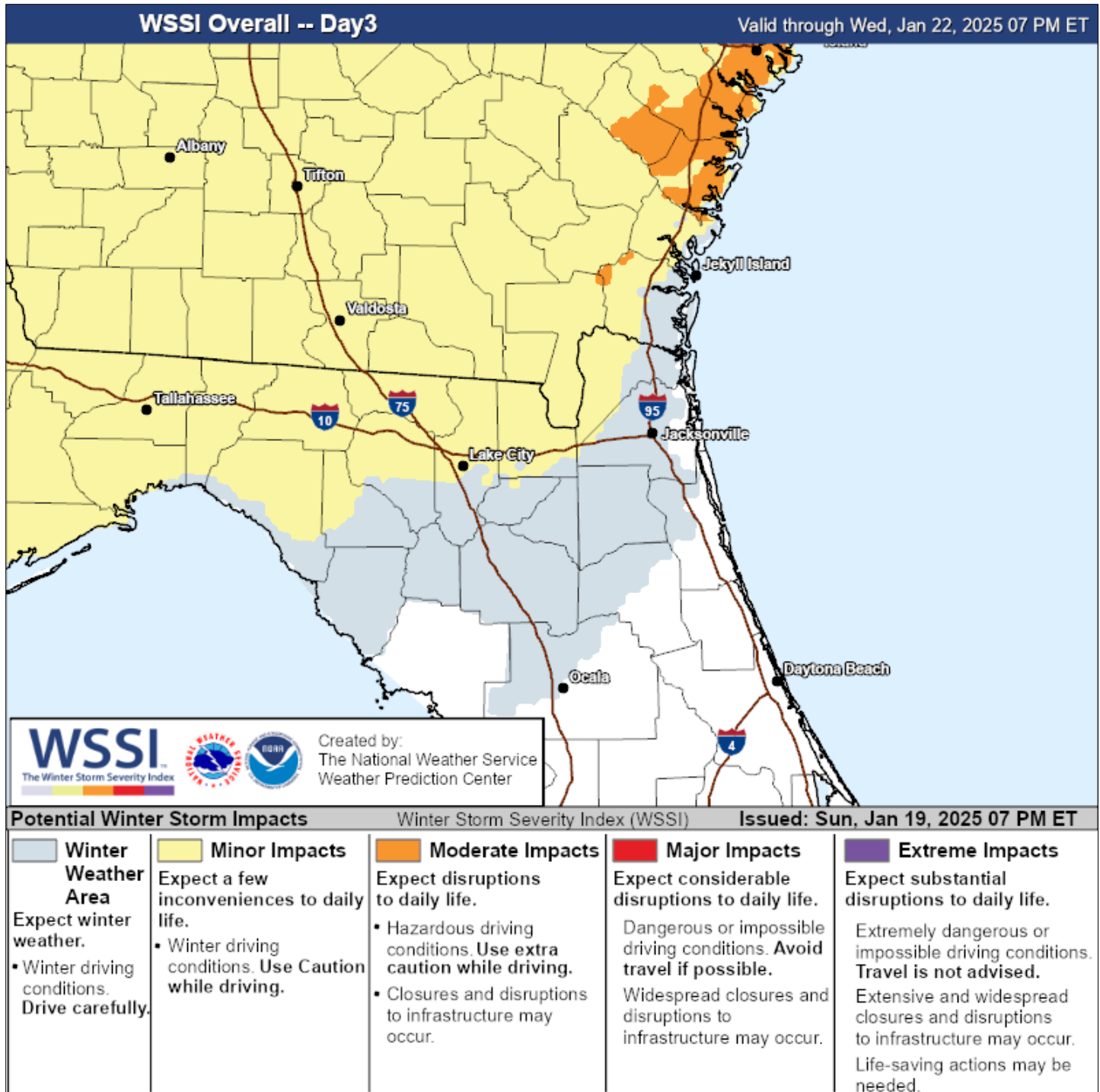


FIGURE 41 – WSSI FORECAST MAP ISSUED 01/19/25 FOR 01/22/25

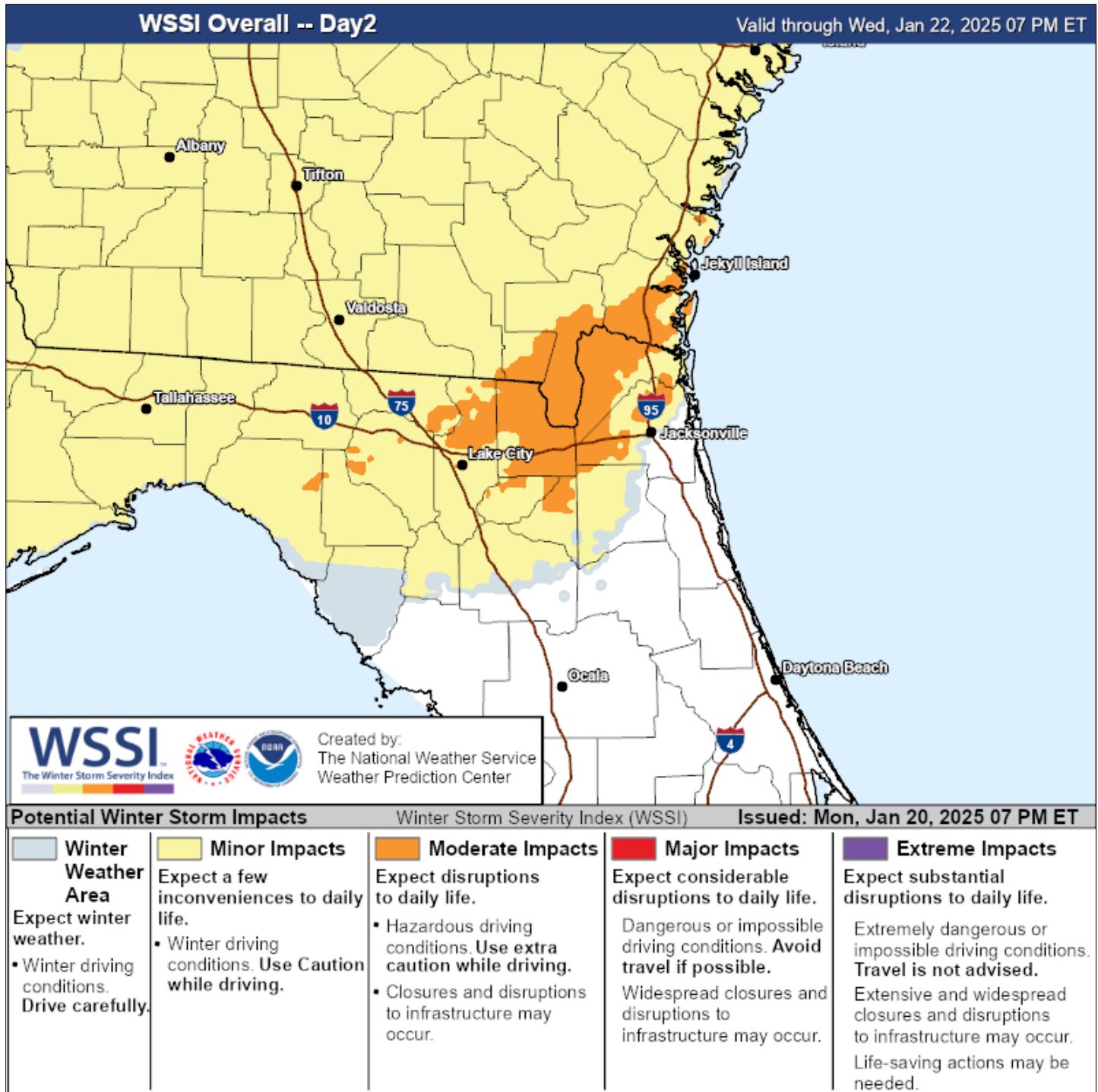


FIGURE 42 – WSSI FORECAST MAP ISSUED 01/20/25 FOR 01/22/25

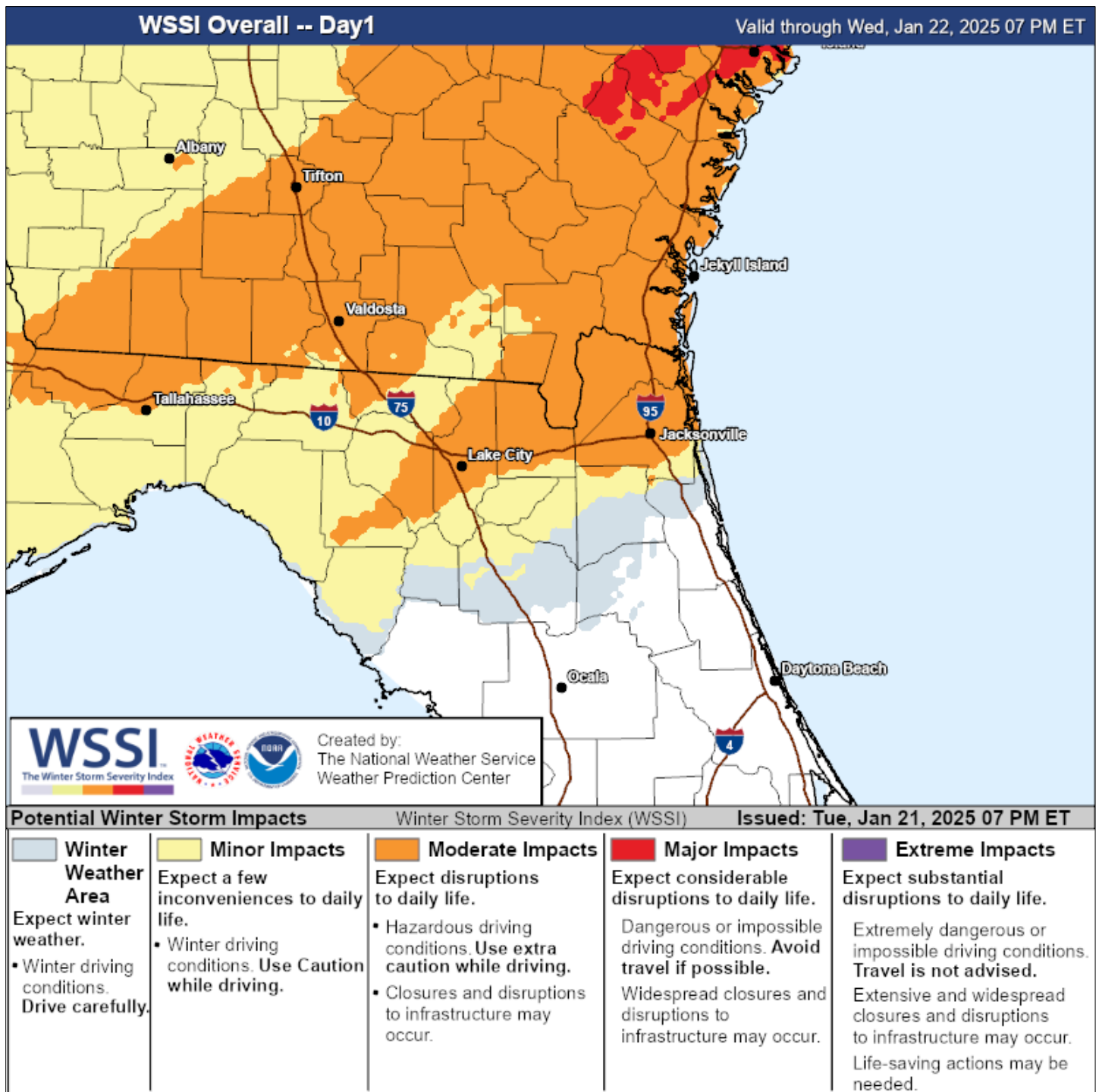


FIGURE 43 – WSSI FORECAST MAP ISSUED 01/21/25 FOR 01/22/25

NWS climatological records for Nassau show that the extreme winter weather conditions seen during January 2025 (i.e. subfreezing temperatures and heavy frozen precipitation) were an anomaly. The following graph produced by *Weatherspark.com* (**Figure 44**) uses data collected by NWS JAX to show the 2025 daily reported maximum and minimum temperatures plotted with the range of reported temperatures. The **Figure 44** illustration includes 24-hour highs (red ticks) and

lows (blue ticks) placed over the daily average high (red line) and low (blue line) temperatures for the county. Percentile ranks for each temperature are indicated by the red-and blue-shaded bands extending above and below each line plotted (e.g., at the 95th percentile, only 5% of recorded temperatures are more extreme). Local temperatures that range between the 10th and 90th percentiles are depicted in the lighter shade of each color, with darker shades used for the 25th to 75th percentile bands. For comparison, *Weatherspark* graphs plotting the daily high and low temperatures over the daily averages and percentiles for years 2020-2024 (i.e. when the last Hazard Mitigation Strategy was in place) are provided in **Appendix G**.

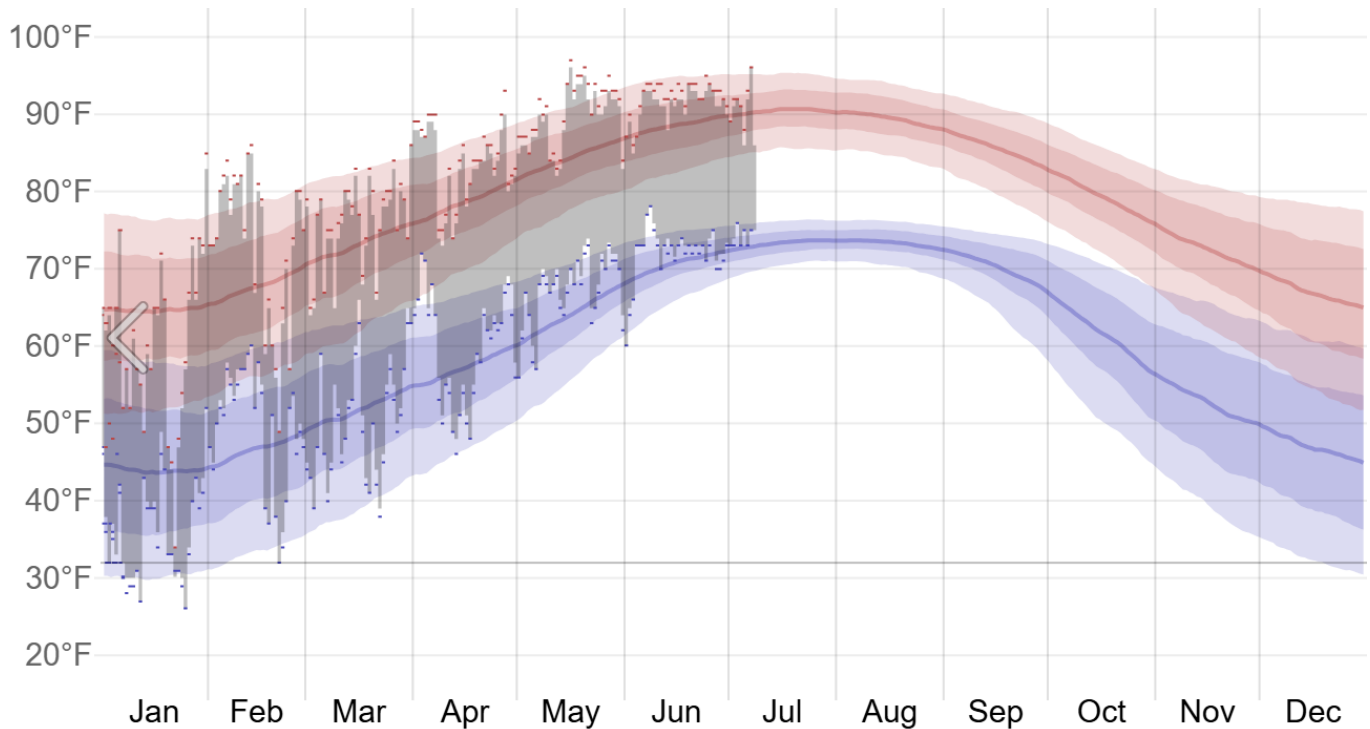
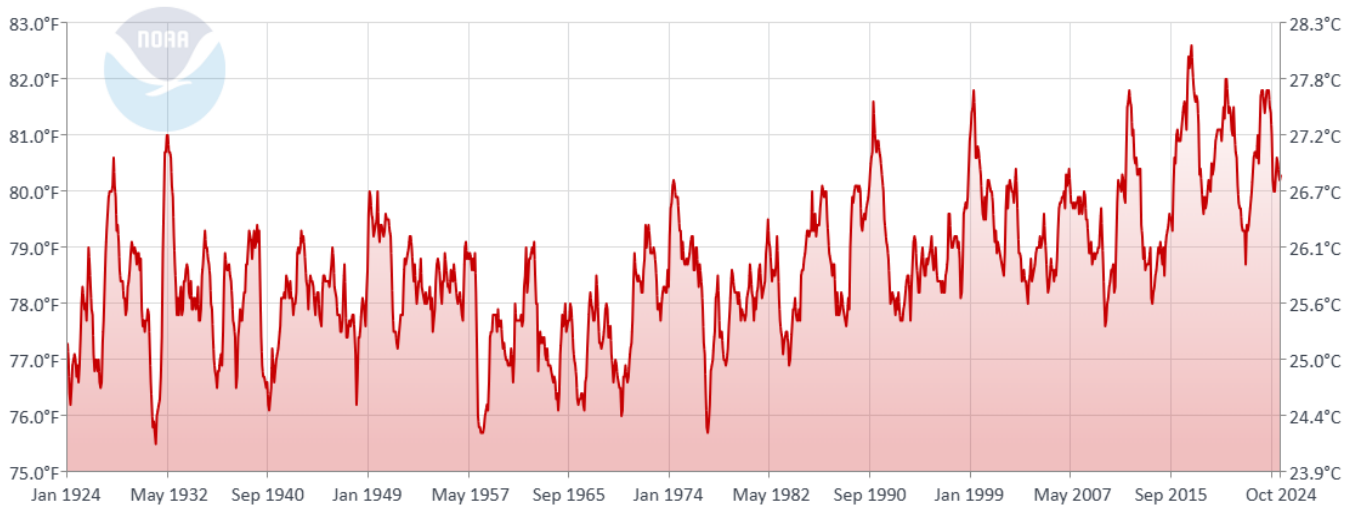


FIGURE 44 – NASSAU COUNTY DAILY MIN/MAX TEMPERATURES 2025

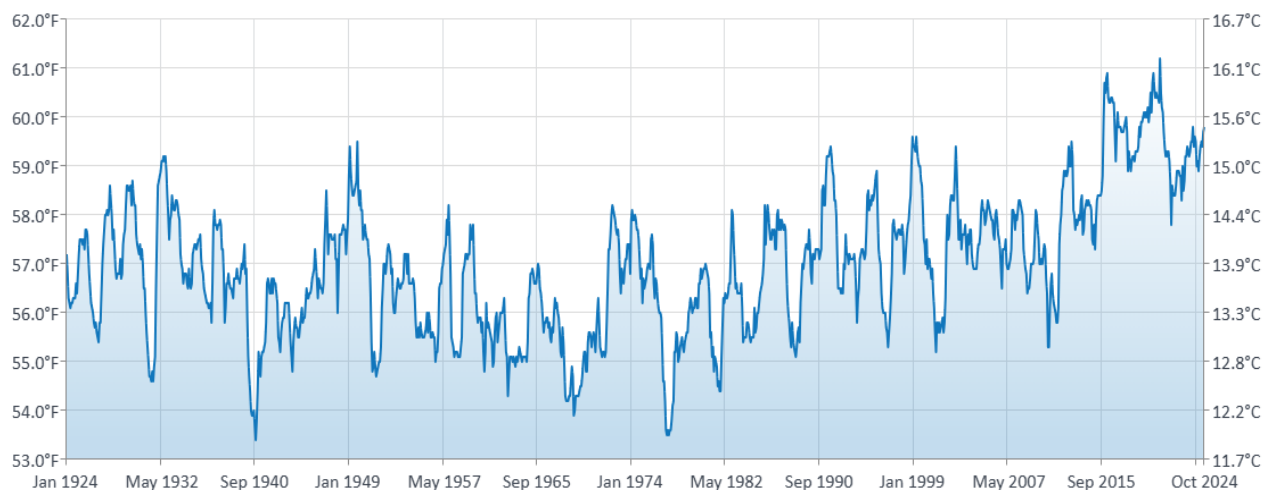
Scientists working for NOAA's National Centers for Environmental Information (NCEI) analyze the temperature fluctuations recorded by every NWS Weather Forecast Office as well as climatological trends. Both the annual mean high temperatures (**Figure 45**) and annual mean low temperatures (**Figure 46**) for the county have increased over the past 100 years.

Nassau County, Florida Maximum Temperature

12-Month Period

**FIGURE 45 – ANNUAL MEAN MAXIMUM TEMPERATURES SINCE 1924****Nassau County, Florida Minimum Temperature**

12-Month Period

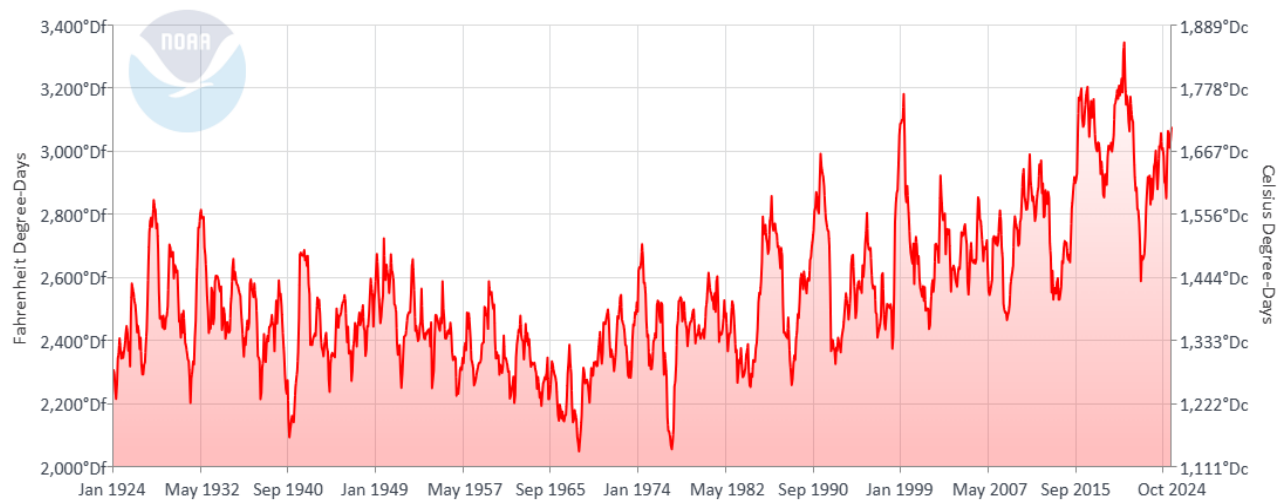
**FIGURE 46 – ANNUAL MEAN MINIMUM TEMPERATURES SINCE 1924**

Extreme temperatures are accompanied by society's attempt to keep homes and businesses comfortable. Based on the assumption that an ambient temperature of 65 °F is considered a comfortable baseline, NCEI uses the absolute value of the difference between the daily mean temperature and 65 °F as a proxy for the expected energy demand for cooling or heating local buildings.

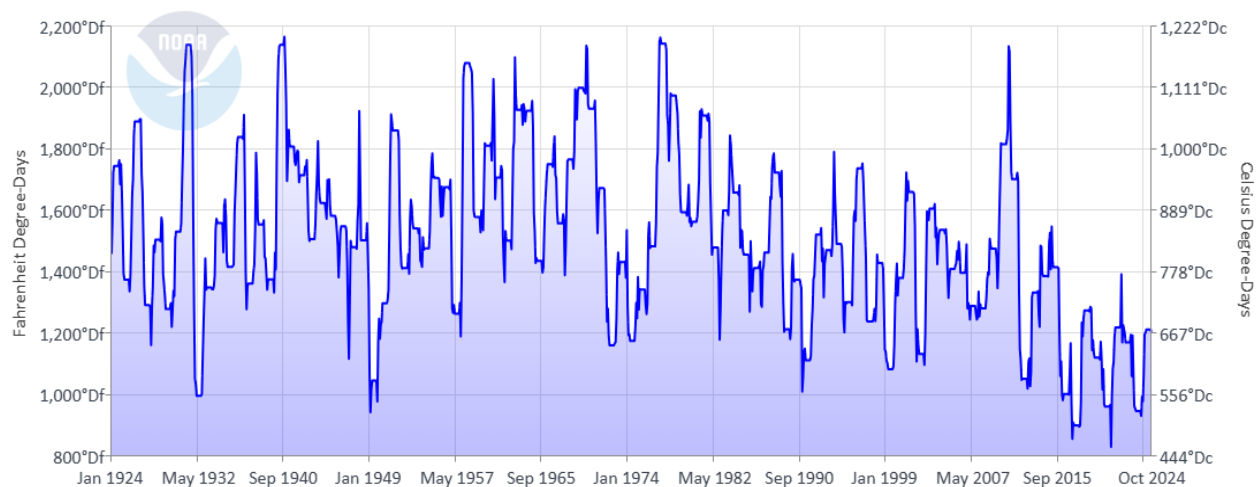
NCEI's analysis of Nassau County's "Cooling Degree Days" and "Heating Degree Days" over the past 50 years shows a steady increase in the demand for energy to keep local buildings cooled to 65 °F during each year's warm season (**Figure 47**), and a similar decrease in energy needed to keep buildings warmed to 65 °F (**Figure 48**) during the cooler months.

Nassau County, Florida Cooling Degree Days

12-Month Period

**FIGURE 47 – COOLING DEGREE DAYS OVER TIME****Nassau County, Florida Heating Degree Days**

12-Month Period

**FIGURE 48 – HEATING DEGREE DAYS OVER TIME****Local Probability, Vulnerabilities, Risks, and Mitigation Strategies**

After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future extreme temperatures: probability of occurrence in the next five years (100%), injuries (several), deaths (none), property damage (individual), community lifeline disruption (temporary), environmental damage (little), preparedness (awareness), mitigation measures in place (few). Calculation results are provided in **Table 17**.

Extreme Temperatures		
Relative Risk = 14%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
100%	15	3
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $100\% \times ((15-3) / 85) = 14\% \text{ Relative Risk}$		

TABLE 17 – EXTREME TEMPERATURE RISK CALCULATION

Although it occurs only a few days each year in Nassau, extreme cold can be hazardous to those without shelter and to unprotected pipes and plants in all jurisdictions of the county. Uncomfortably cold weather can be accompanied by wind and precipitation, creating hazardous driving conditions (e.g., low visibility, black ice on roadways) and causing power outages that put vulnerable power-dependent residents at risk.

Each year, extreme heat is listed as the underlying or contributing cause in over 1,220 US deaths, and these statistics fail to capture the full spectrum of heat-related deaths, because excessive heat is not always explicitly documented in death records. NCEI scientists anticipate global temperatures will continue to increase marginally over the next century. FEMA's National Risk Index (NRI) Report (**Appendix H**) indicates the county has a relatively low vulnerability to heat waves because of its low social vulnerability and high resilience indicators. However, during local hot humid summers, everyone without access to air conditioning, cool bodies of water, or sufficient hydration can be at risk for heat-related illness, some more so than others:

- Young children and infants are particularly vulnerable to heat-related illness and death, as their bodies are less able to adapt to the high temperatures.
- Older adults, especially those who take certain medications, are living alone, or have limited mobility can experience multiple adverse effects.
- People who work outdoors are vulnerable to high temperatures coupled with humidity.
- Individuals who are overweight, have chronic medical conditions, or are sensitive to air quality are more likely to have serious health problems during a heat wave.
- Pregnant women are at higher risk for heat illness leading to adverse birth outcomes such as low birth weight, pre-term birth, and infant mortality, as well as congenital cataracts. Even pet cats and dogs that are outdoors during the summer are at risk for heat illness, heat stroke, and burned paws.

Potential Mitigation Methods

Critical facilities and community infrastructure are important assets that should be designed to meet the needs of underserved communities during extreme weather events. Hazard mitigation

actions that reduce the impacts of extreme heat, UV radiation, or extremely cold conditions by providing temperature-controlled environments can be initiated by local jurisdictions to protect their most vulnerable residents and reduce health risks.

Light-colored roofing and roadway materials will reduce radiant heat absorption and diminish the heat island effect. Incorporating vegetation and porous paving materials in built environments helps absorb and release cooling moisture and can alleviate areal flooding. Landscaping with large leafy trees (e.g., magnolias, maples, and fig trees), particularly in parking areas and on the east and west sides of structures, provides essential shade for natural cooling.

The purchase and installation of secondary power sources and related equipment such as generators, microgrids, solar photovoltaic systems, switching gear, and battery back-up systems to ensure uninterrupted climate control in critical facilities are generally eligible for HMA funding programs if they are cost-effective, provide a long-term solution to the problem they are intended to address, and meet all other program-eligibility criteria. Other opportunities to mitigate the impacts of extreme temperatures using FEMA's HMA funding support include:

- planning (i.e. mitigation plan updates and related activities, including integrated hazard mitigation and planning for safer, more resilient, equitable communities).
- utilizing climate-smart materials for retrofitting structures.
- installing more efficient heating and cooling systems for public buildings.
- establishing reliable resilience hubs (e.g., emergency power for warming or cooling centers).
- implementing multi-hazard mitigation projects like using permeable paving and cool surface materials, adding shade trees, and providing temporary shelter from the elements in publicly accessible places; projects that may mitigate other hazards and provide a heat reduction co-benefit.

Early warning systems and jurisdictional action plans have been shown to reduce risks of heat exposure among residents and visitors. The NWS and CDC have collaborated to devise a quantitative location-specific *HeatRisk* system to keep jurisdictional leaders and the public informed about expected heat-related impacts (**Table 18**). The public-facing system, found at www.wpc.ncep.noaa.gov/heatrisk/, first has users enter their ZIP code. Area climatology data and seven-day weather forecast parameters are then integrated with locally-relevant health data to provide easy-to-use explanations of health and infrastructure risks.

Category	Risk of Heat-Related Impacts
Green 0	Little to no risk from expected heat.
Yellow 1	Minor - This level of heat affects primarily those individuals extremely sensitive to heat, especially when outdoors without effective cooling and/or adequate hydration.
Orange 2	Moderate - This level of heat affects most individuals sensitive to heat, especially those without effective cooling and/or adequate hydration. Impacts possible in some health systems and in heat-sensitive industries.
Red 3	Major - This level of heat affects anyone without effective cooling and/or adequate hydration. Impacts likely in some health systems, heat-sensitive industries and infrastructure.
Magenta 4	Extreme - This level of rare and/or long-duration extreme heat with little to no overnight relief affects anyone without effective cooling and/or adequate hydration. Impacts likely in most health systems, heat-sensitive industries and infrastructure.

TABLE 18 – HEAT RISK CATEGORIES AND IMPACTS

The guidance is helpful for decision-makers considering public health information campaigns and protective actions for their heat-sensitive populations. Improved public awareness is crucial to mitigating the negative health and safety effects of extreme temperatures and ultraviolet rays among residents and visitors. Information campaigns and social media messages should include clear graphics describing signs of illness from extreme heat and the recommended protective measures, like those in **Figure 49**.

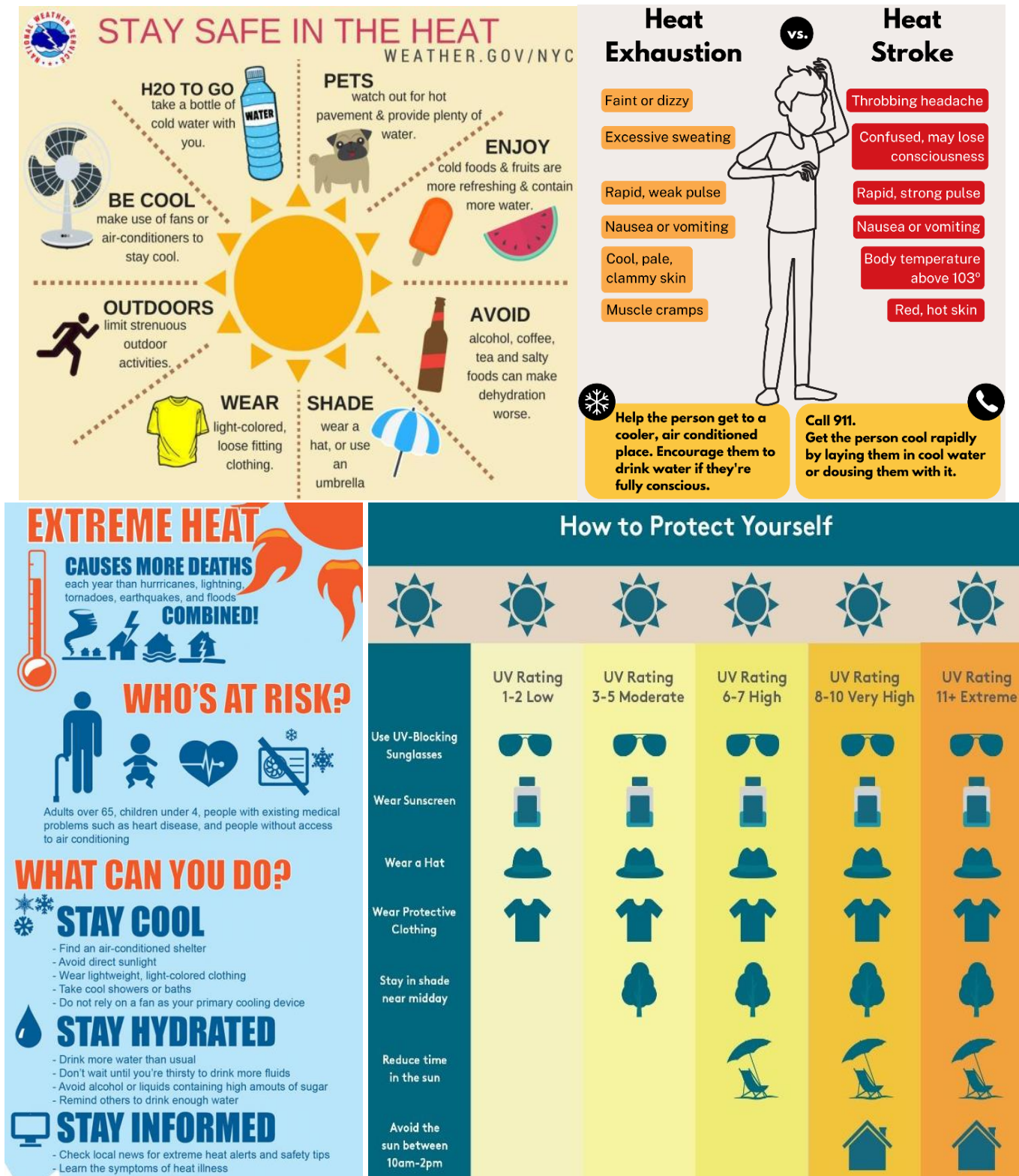


FIGURE 49 – EXTREME HEAT HEALTH & SAFETY INFO-GRAPHICS

Drought

Hazard Profile

Drought is a deficiency of precipitation over an extended period of time resulting in a water shortage. Although extended periods without precipitation are not unusual in the NE Florida climate, they can endanger vegetation and the health of animals and people. Droughts can last a few weeks, or persist for months or even years, exacerbated by extreme heat and dry winds. The resulting dry and dead vegetation increases the risk of wildfire.

NOAA's National Integrated Drought Information System (NIDIS) is a multi-agency partnership that coordinates drought monitoring, forecasting, planning, and preparedness information at national, tribal, state, and local levels. The NIDIS differentiates between short-term and long-term drought:

- **Short-term drought** – less than six months, can have impacts on agriculture and grasslands, and the drought classification during that time can rapidly change. It is possible to have short-term changes that result in wet spells during a drought and for wet conditions to be interrupted by weather patterns that result in short-term drought. During short-term drought topsoil moisture becomes depleted, which impacts shallow-rooted plants such as grasses because their roots cannot reach deep enough into the soil to access other water sources. Combined with heat and wind, low soil moisture can harm agricultural crops in a relatively short period of time if supplemental watering doesn't take place. Short-term drought also causes woody plants such as trees and shrubs to wilt, their leaves to turn brown, and some leaves to drop away from plants.
- **Long-term drought** – more than six months, has deeper impacts on hydrology and ecology, and can persist even with short-term gains in precipitation. Long-term drought escalates the damage caused to plants, ecosystems, and wildlife. In the agricultural sector, sustained drought can result in complete crop and forage failure and livestock sell-offs. The branches of woody plants and native plants die back, and many can die entirely allowing invasive plant species to take over and further disrupt the ecosystem. Changes in plant cover during long-term drought reduce natural habitat for wildlife.

Various indicators are used to monitor and predict drought-related impacts. Short-term drought indicators include estimates of wildfire danger, status of non-irrigated agriculture, topsoil moisture, pasture and range grazing conditions, surface water levels, and unregulated stream flows. Indicators used to monitor long-term drought impacts also include reservoir stores and groundwater levels. Some of the indices that consider water supply (precipitation), demand (evapotranspiration), and loss (runoff) include:

- The **Crop Moisture Index (CMI)** – evaluates short-term drought on a weekly scale and is used to quantify drought's impacts on agriculture during the growing season.
- The **Palmer Z-Index (PZI)** – measures short-term drought on a monthly scale.

- The **Keetch-Byram Drought Index (KBDI)** – used by the US Forest Service (USFS) Wildland Fire Assessment System (WFAS) to predict wildfire risk; considers the net effect of precipitation and evapotranspiration on moisture content in upper soil layers and the decomposed organic material (i.e. duff) that builds up on the surface. The index ranges from zero, indicating no moisture deficiency in the soil, to 800, the maximum drought that is possible.
- The **Standardized Precipitation Index (SPI)** – uses precipitation to compute a drought condition probability index for durations ranging from one to 72 months to capture the various scales of both short-term and long-term drought.
- The **Palmer Drought Severity Index (PDSI)** – measures the duration and intensity of long-term drought-inducing weather patterns, including effects on reservoir stores, irrigated agriculture, groundwater levels, and well water depth.

The US Drought Monitor (USDM) also uses precipitation and evapotranspiration indicators to classify the extent of local drought intensity. Designating a standardized color to each of their five categories (**Table 17**), the USDM produces easy-to-read maps depicting the conditions in each area of drought across the country as well as historical graphs of drought instances, coverage areas, durations, and intensities for any location.

Category	None	D0	D1	D2	D3	D4
Description	Normal or wet conditions	Abnormally Dry	Moderate Drought	Severe Drought	Extreme Drought	Exceptional Drought

TABLE 19 – US DROUGHT MONITOR CATEGORIES

The Florida Climate Center further describes types of drought by their impacts:

- **Meteorological drought** – Based on the dryness of the weather (when compared to a normal or average amount) and the duration of the dry period.
- **Hydrological drought** – Based on the effects of periods of below normal precipitation on surface and ground water supplies; lower water levels in lakes and reservoirs, stream flow, and ground water wells. Takes longer periods of drought for these impacts to manifest, and extended periods of above normal precipitation to recover, depending on the severity of this type of drought.
- **Agricultural drought** – Links the characteristics of meteorological and hydrological drought to agricultural impacts. Focuses on precipitation and water supply shortages and how drought affects soil water deficits and evapotranspiration, as well as how susceptible crops are to drought during different stages of crop development, from planting to harvest.
- **Socioeconomic drought** – Occurs when the demand for economic goods such as water, food, and hydroelectric power far exceeds supply because of weather-related shortfalls in water supply.

Susceptible Locations

The NWS, NIDIS, and USDM estimate that all jurisdictions in the county can expect between 11 and 15 weeks (not necessarily consecutive) of some level of seasonal drought conditions each year; however, extreme (D3) or exceptional (D4) drought conditions are rare in Florida.

Historic Occurrences

Brief seasonal phases of abnormally dry (D0) to moderate drought (D1) conditions, typically during the cooler months, are normal for the county. During the last five full years (2019 through 2024, **Figure 50**), these conditions were limited to the expected sporadic episodes lasting only a few weeks, with the exception of one prolonged period which began in December of 2022 and ended in May of 2023. Severe drought (D2) conditions occurred once, and only affected 20% of the county, during the unusually dry October and November of 2019.

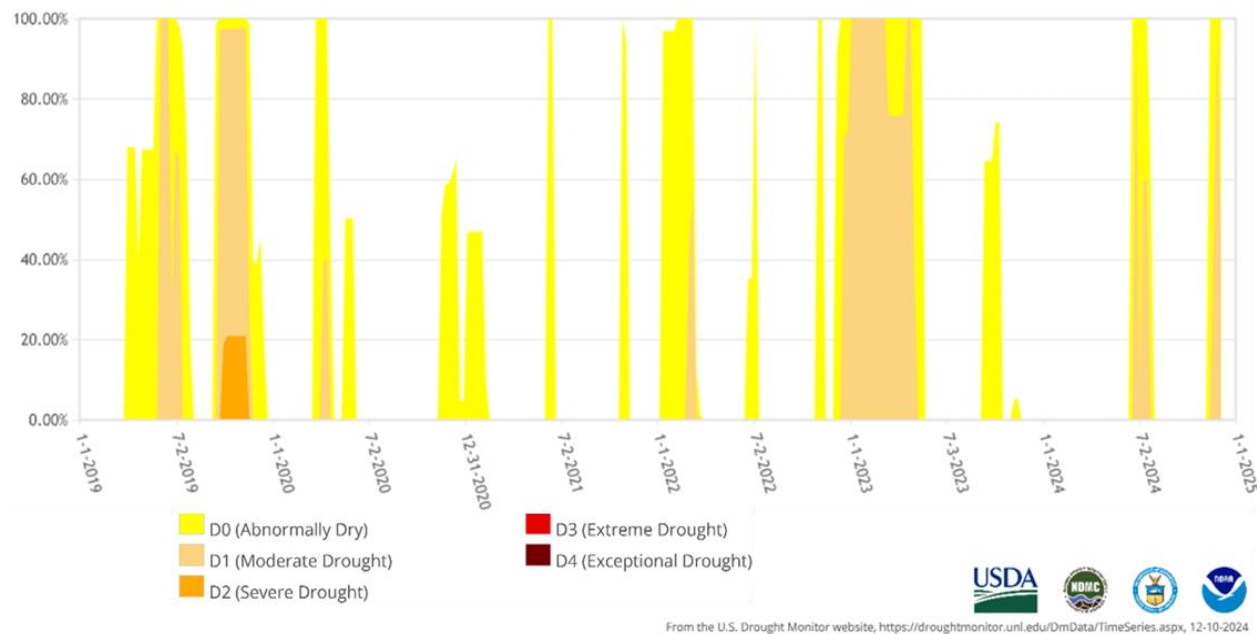


FIGURE 50 – PORTION OF NASSAU’S AREA IN USDM DROUGHT CATEGORIES 2019-2024

Over the last twenty years (**Figure 51**), there have been a few periods of severe (D2) to extreme (D3) conditions affecting large areas of Nassau:

- the first seven months of 2000
- February through June of 2001
- mid-April through June in 2007
- April and May of 2017
- mid-September through mid-October of 2019

Most notably, like the surrounding Florida and Georgia jurisdictions, the entire county experienced a lengthy period (October 2010 through June 2012) of extraordinary severe-to-extreme drought conditions, including three weeks of exceptional drought (D4) across three quarters of the county.

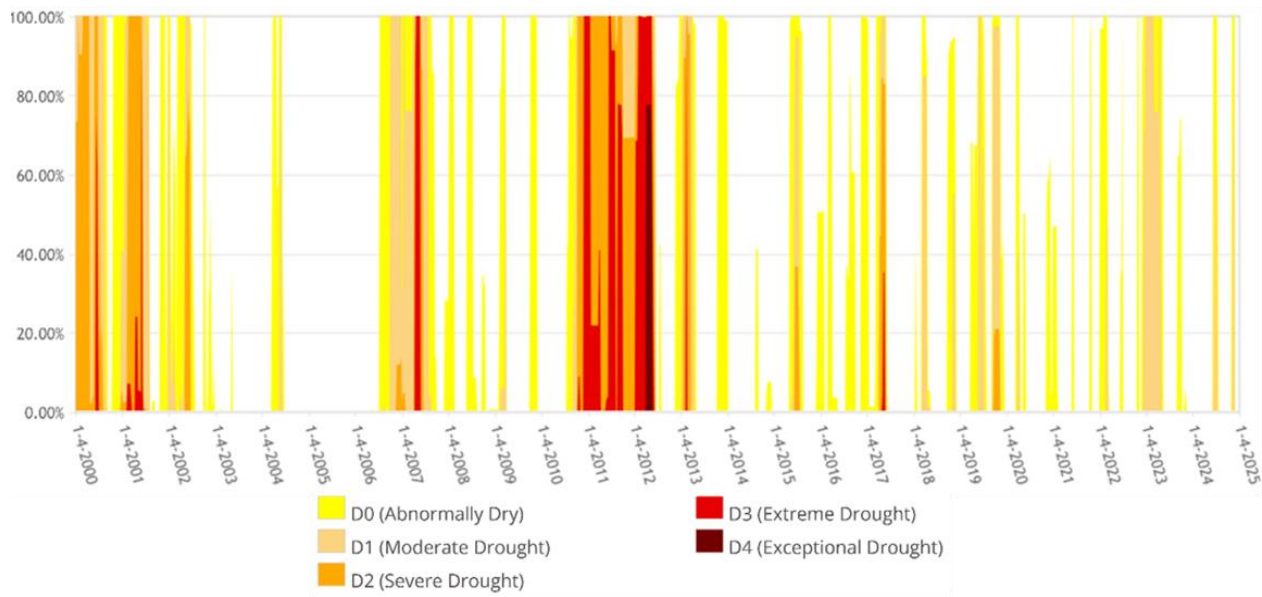


FIGURE 51 – PORTION OF NASSAU’S AREA IN USDM DROUGHT CATEGORIES 2000-2024

The USDM also collects information from each state to assess drought impacts on society and the environment. Historical effects and vulnerabilities specific to locations in Florida, including Nassau, at different drought intensities are summarized in **Table 20**; environmental, agricultural, and societal consequences intensify at each successive drought category.

D0	Increased landscape irrigation is needed; voluntary water conservation is requested
	Grass growth slows and some varieties begin browning
	Small brush fire incidents increase
D1	Local burn bans are possible
	Trees and bushes begin browning
	Water demand increases and supplies decrease
D2	Air and water quality are poor; public health advisories are issued
	Brackish water salinity is high, river and lake levels are low
	Small mammals, bears, and snakes change food and water habitats
	Fire danger is elevated, there is a large increase in wildfires, burn bans are implemented
	Lawns and landscapes go dormant
D3	Pasture is dry and hay yields are low
	Fire danger is extreme and outdoor burning restrictions increase
	Fish die-offs occur and toxic algae blooms appear
	Ground water levels decline; Lake Okeechobee is extremely low
	Nesting bird populations grow with increased nesting area; mosquitoes increase in residential areas
D4	Seawater intrusion; saltwater species replace freshwater species
	Ground water declines rapidly
D4	Municipal water supplies are depleted; large municipalities use alternative water sources or borrow water

TABLE 20 – POTENTIAL DROUGHT IMPACTS

Local Probability, Vulnerabilities, Risks, and Mitigation Strategies

After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future drought conditions: probability of occurrence in the next five years (100%), injuries (none), deaths (none), property damage (individual), community lifeline disruption (temporary), environmental damage (moderate), preparedness (awareness), mitigation measures in place (none). Calculation results are provided in **Table 21**.

Drought		
Relative Risk = 16%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
100%	15	1
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $100\% \times ((15-1) / 85) = 16\% \text{ Relative Risk}$		

TABLE 21 – DROUGHT RISK CALCULATION

Potential Mitigation Methods

Recharge, storage capacity improvement, and recovery/restoration projects for local aquifers used primarily as drought management tools are eligible for federal funding support programs. They can be considered multi-hazard mitigation projects as they reduce flood risk and mitigate saltwater intrusion into aquifers that have been subject to overdraft. Improved water use conservation regulations and public awareness/compliance can lessen the impacts of drought incidents. FEMA also recommends that communities:

- Integrate drought mitigation into land use and development plans to ensure consistency and support overall drought resilience.
- Adopt landscaping ordinances for new developments that dictate the use of drought-tolerant plant species to help reduce water demand; provide incentives for xeriscaping and installation of graywater systems in homes to facilitate water conservation.
- Require the use of permeable driveways and parking surface materials during new construction to reduce runoff and promote groundwater recharge while also mitigating areal flooding.
- Implement stormwater management plans that support a comprehensive approach to collecting, treating, and reusing water; install systems to harvest rainwater for irrigation use.
- Plan capital improvements that invest in efficient water systems to prevent loss of water during transmission.

Wildfire

Hazard Profile

The term "wildfire" indicates burning vegetation, often spreading uncontrollably, and includes forest fires and brush fires. Wildfires can have cascading effects on air quality, transportation, and the economy. Wildfires can be caused by natural phenomena (i.e. a cloud-to-ground lightning strike), and by accidental or intentional human activities (e.g., sparks from railroad operations, equipment in disrepair, hot machinery in contact with dry grasses, embers from a burning structure, campfires, debris burning, or arson). Wildfires can also be categorized by the distinctive ways they burn and spread, each requiring different containment and control techniques:

- Ground fires – burning peat, plant roots, and other organic matter below the surface of the soil, which can break out into surface fires.
- Surface fires – dead and dry vegetation serves as fuel and burning spreads along the surface of the ground.
- Crown fires – burning takes place in the tree canopy and can spread quickly from the branches of one to another, especially on a windy day.

In addition to the destruction of vegetation and wildlife habitat, Immediate losses from wildfire include damage to watershed systems. Long-term effects include reduced access to affected recreational areas, destruction of cultural and economic resources and community infrastructure, instability of soil, and increased vulnerability to erosion.

The Florida Forest Service uses the zero to 800 Keetch-Byrum Drought Index (KBDI) as a continuous reference scale for estimating the dryness of soil and duff layers in the environment and corresponding fire risk. The index combines precipitation and temperature with soil conditions. The KBDI scale assumes that soil is saturated when healthy local vegetation has "access to eight inches of moisture." For different soil types, the depth of soil required to hold eight inches of accessible moisture varies: 30 inches of loam, 25 inches of clay, or 80 inches of sand. A zero on the KBDI scale means that the soil is saturated and weather conditions are not conducive to wildfire. High values of the KBDI are an indication that conditions are favorable for the occurrence and spread of wildfires, largely because droughts produce more natural low-moisture fuel for combustion and the drying of organic material in the soil can make fire suppression difficult, but drought is not by itself a prerequisite for wildfires. Other weather factors, such as wind, temperature, relative humidity, and atmospheric stability, play a major role in determining the actual fire danger on any given day.

Susceptible Locations

Only beaches and urbanized areas without vegetation are not vulnerable to wildfire. According to statistics collected by the National Interagency Fire Center, an overwhelming number of grass, brush, and forest fires (87% – 96%) are caused by careless or intentional human actions, wherever people live, work, or engage in recreational activities. Lightning strikes and accidental

sparks from equipment or vehicles can also quickly ignite brush or trees anywhere that is timbered, rural, or suburban. Hot dry weather affecting these areas compounds the likelihood that those flames will spread.

A significant share of the county's inland land mass is undeveloped scrub or wooded, and a lightning-strike density of 48 strikes per sq km per year means a substantial amount of that area is naturally susceptible to wildfire. The county's rapid population growth and the appeal of naturally wooded areas have led to a corresponding increase in suburban residential development. This expansion, especially in the western portion of the county, puts a larger segment of the population in or near the Wildland-Urban Interface (WUI).

Historic Occurrences

The extent of a wildfire is measured by the number of acres consumed by fire and the percentage of the fire that is contained/controlled by firefighters. The Florida Forest Service (FFS) reported 142 wildfire incidents in Nassau County over the past five years (2020-2024), primarily west of I-95 (**Figure 52**). Ninety-two of those involved less than one acre, 31 burned between one and ten acres, and 18 encompassed more than ten but fewer than 100 acres. Only one exceeded 100 acres, a wildfire near CR-121 in Bryceville that burned for several days and reached 1,053 acres before firefighters could contain it.

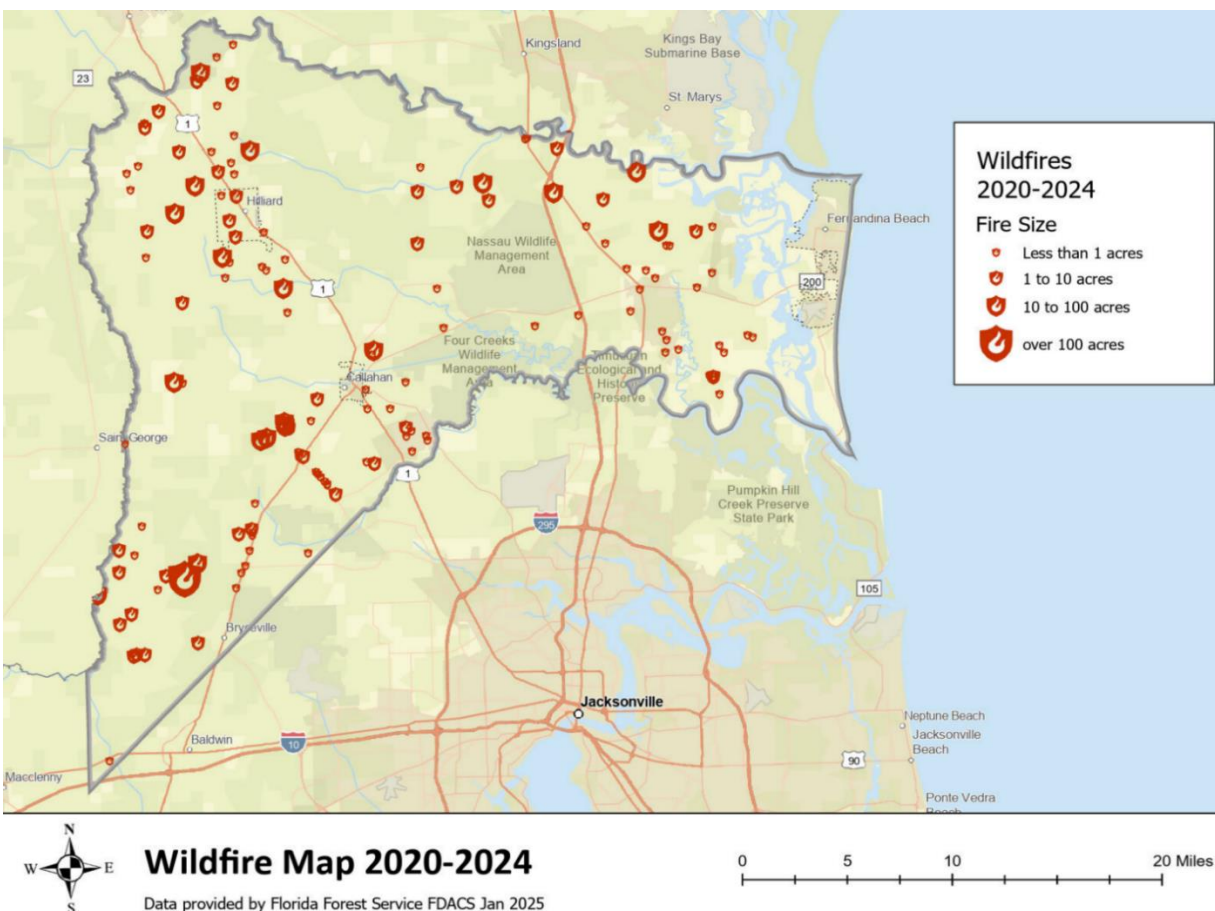


FIGURE 52 – 2020-2024 WILDFIRES IN NASSAU COUNTY

Local Probability, Vulnerabilities, Risks, and Mitigation Strategies

Nassau County's widely undeveloped landscape, more than 30,000 acres in designated state forests (i.e. Cary State Forest, Four Creeks State Forest, Ralph E Simmons Memorial State Forest), large silviculture industry, and close proximity to the Okefenokee National Wildlife Refuge, combined with frequent thunderstorms and lightning strikes in the area, make the likelihood of future brush fires and forest fires high.

After analyzing the hazard's local historical impacts, the following values, weighted as indicated in **Table 3**, were used to calculate the relative risk of future wildfires: probability of occurrence in the next five years (100%), injuries (few), deaths (none), property damage (neighborhood), community lifeline disruption (temporary), environmental damage (significant), preparedness (training), mitigation measures in place (none). Calculation results are provided in **Table 22**.

Wildfire		
Relative Risk = 19%		
Probability of Occurrence	Magnitude of Impact	Mitigation in Place
100%	18	2
Hazard Probability x (Calculated Hazard Severity/Max Severity) = Relative Risk $100\% \times ((18-2) / 85) = 19\% \text{ Relative Risk}$		

TABLE 22 – WILDFIRE RISK CALCULATION

The Southern Area Decision Support Group's *Southern Area Spring 2025 Wildfire Risk Assessment* for 2025 indicates the most probable outcome for the spring wildfire season involves above-normal fire activity across much of Georgia and northern Florida, particularly in areas that have already experienced significant rainfall deficits. The combination of persistent drought, hurricane debris, and beetle-killed trees, along with freeze-cured fine fuels from the unusually cold winter, create ideal conditions for fire ignition and growth. While some short-term precipitation events may provide temporary relief, the overall deficit in soil moisture will not fully recover before the growing season begins, leaving much of the region prone to rapid drying between the brief rain events. Spring thunderstorms and lightning could trigger persistent smoldering fires that burn deep into the organic layers of marsh land.

Escaped debris burning is a leading cause of wildfires in Florida. The FFS is the agency having jurisdiction over outdoor burning, and they have established enforceable restrictions on what can and cannot be burned (e.g., no aerosol containers, household trash, or hazardous materials), the location and size of yard-waste burn piles, and distance from structures and roadways that must be maintained for any outdoor burning or bonfires (**Figure 53**).

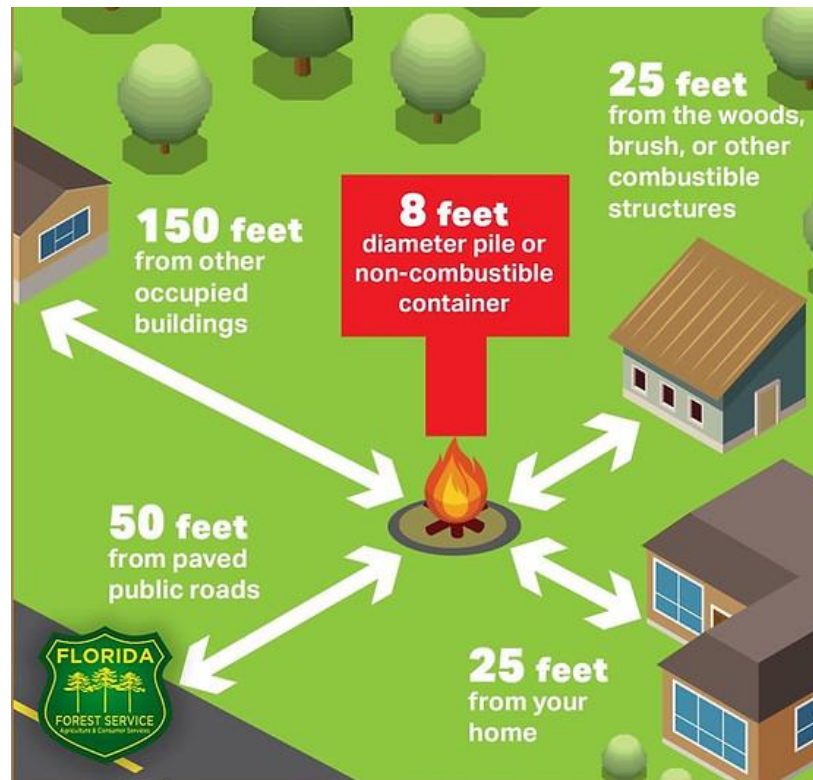


FIGURE 53 – FFS OUTDOOR BURNING SETBACK RULES

In a 2024 insurance report on state wildfire risks that ranked Florida second only to California, *LendingTree* researchers analyzed the NRI and national wildfire data to calculate expected annual losses in the following categories:

- Building value – the average yearly loss in dollars to damaged or destroyed buildings.
- Population equivalence – NRI’s Value of Statistical Life (VSL) to calculate expected annual losses from wildfire casualties and injuries. Using this metric, one fatality or 10 injuries equals \$11.6 million.
- Agricultural value – the average yearly loss in dollars to destroyed livestock and crops.

When examining factors that influence wildfire risk in Florida, the study also noted that the state’s frequent thunderstorms raise the likelihood of lightning-induced fires, and the state’s intermittent periods of dry weather and widespread presence of vegetative fuels further increase fire risk. The study strongly encouraged rural and suburban Florida residents to maintain sufficient property insurance to cover potential losses to wildfire.

Potential Mitigation Methods

Increasing development indicates the need for additional fully equipped and staffed fire stations to reduce firefighting response time and mitigate the impact of brush fires. Reduction of hazardous fuels is another commonly implemented wildfire mitigation project designed to moderate fire behavior and reduce the risk of damage and losses. These projects must include consideration of Environmental Planning and Historic Preservation (EHP) in accordance with all

regulations designed to protect endangered or threatened species and critical habitats and to prevent potential impacts on historic or cultural resources in the project area.

Formal designation and pro-active management of WUI areas are strongly recommended by the International WUI Code, as are special regulations to safeguard life and property from the intrusion of wildfire. WUI-suggested wildfire mitigation activities focus on preventing ignition of vegetative fuels and building materials to protect at-risk structures and safeguard life and property from the threat of future wildfire:

- **WUI ordinances** – requirements for land-use; standards and regulations for the built environment to help prevent structure fires in the WUI from spreading to wildland fuels, even in the absence of fire department intervention.
- **Fuel reduction/vegetation management** – prescriptive controlled burning programs and removal of vegetative fuels proximate to at-risk structures that, if ignited, pose a significant threat to human life and property, especially critical facilities.
- **Structure density and location** – limiting the number of structures allowed in areas at risk from wildfire; requiring greater setbacks and distances between structures.
- **Ignition-resistant building techniques** – use of noncombustible materials for new construction and retrofits of existing homes, structures, and critical facilities; including roof assemblies and coverings, eaves, vents, gutters, exterior walls, windows, and other surfaces.
- **Defensible space** – creating fire-resistant perimeters around homes, structures, and critical facilities; reducing flammable vegetation by thinning or spacing trees to reduce density, delimbing and trimming; removing surface vegetation growing under tree canopies (typically referred to as “ladder fuels”), brush clearing, and making changes to landscaping to modify available fuels.
- **Fire protection systems** – use of spark arrestors, automatic sprinkler systems to help suppress external flames and prevent the spread of fire to nearby buildings or combustible vegetation.
- **Firefighting department support** – ensuring emergency vehicle access, clearly labeled roads and visible property address markers, navigable turn-arounds and driveways, and adequate water sources for fighting fires.
- **Warning systems** – equipment and policies for alerting vulnerable populations to imminent wildfire dangers.
- **Public education and community programs** – increasing wildfire hazard awareness and mitigation activities through voluntary programs like the International Association of Fire Chief’s *ReadySetGo* program to foster wildfire preparedness among residents, and participation in the National Fire Protection Association’s *FireWise USA*® community wildfire mitigation program.

Both the Florida Department of Agriculture and Consumer Services (FDACS) and UF IFAS support the *FireWise USA*® program and recommend communities adopt their risk reduction

criteria, require defensible space extending at least 30 ft from homes, and consider implementing fire-resistant landscaping requirements for new development. Residential areas and public spaces do not need to be devoid of shrubs and trees, but should be wisely landscaped with plants known to be less flammable than others, and should be separated by firebreaks (i.e. walkways, driveways, and short green grass). Scheduled mowing to reduce vegetative fuel is a simple way to lessen brushfire risk. Areas that are difficult to manage with traditional mowing machinery may consider using herds of goats to reduce fuel loads. UF IFAS recommends fire-resistant landscapes in Florida (**Figure 54**) be managed following these guidelines to mitigate the spread of wildfire:

- Landscape to make it difficult for fire to spread. Use shrub islands or patches of perennials rather than continuous beds of plantings. Remove large groupings of plants adjacent to decks or under eaves.
- Thin trees so that the crowns (treetops) are 15 ft apart.
- Remove any "ladder fuels," vines and shrubs that can carry a ground fire up into treetops. Don't allow vegetation to touch or overhang any built structures.
- Keep large, leafy, hardwood trees, (e.g., *Magnolia grandiflora*, the Florida maple, Red maple, and various oak species) particularly on the structure's east and west sides; their shade is essential for natural cooling and the flat leaves trap moisture on the ground.
- Remove highly flammable plants, those with resinous sap or waxy leaves (e.g., saw palmetto, pampas grass, boxwood bushes, cabbage palm, wax myrtle, yaupon, juniper, red cedar, Italian and Leyland cypress, hollies, and young pines.)
- Prune tree limbs so the lowest branches are at least 10 ft from the ground.
- Instead of flammable bark or wood chip mulch, use lava stone or coarse gravel around any shrubbery within five feet of a structure.
- Locate firewood, propane gas tanks, and grills at least 30 ft from structures and clear away dead vegetation, leaves, and pine needles.
- Screen chimneys and keep gutters free of debris.
- Keep 100 ft of hose readily available at a faucet away from the structure.
- Clearly label street names and house numbers with noncombustible metal signs and posts. Ensure driveways have 15 ft of clearance to provide access for emergency vehicles.
- Retrofit existing at-risk structures and infrastructure with ignition-resistant materials, spark arresters, and warning systems.

A home's design, building materials and landscape (out to 100 feet) determine its vulnerability to airborne embers, surface fires and crown fires. A fire-resistant home has at least 30 feet of surrounding space that is clear of dead vegetation and flammable debris. It has at least 5 feet of noncombustible mulch material such as river rock or pea gravel. Trees and shrubs are maintained. The landscape consists of healthy, irrigated, fire-resistant vegetation. Within 5-30 feet, trees should have a minimum of 18 feet between treetops.

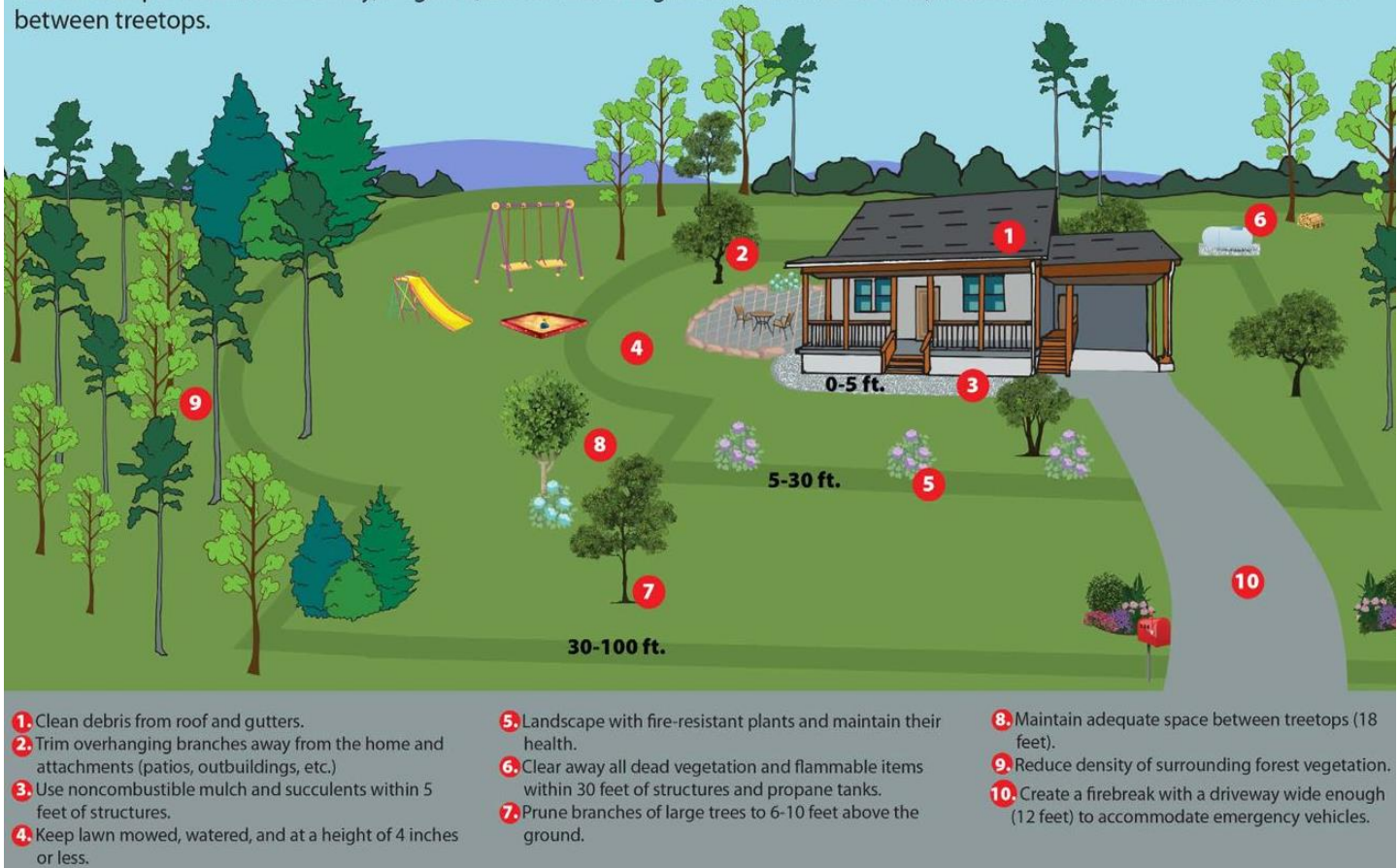


FIGURE 54 – FLORIDA FIRE-RESISTANT LANDSCAPE WITH DEFENSIBLE SPACE

Less-flammable trees recommended by FDACS include:

- *Acer floridanum* (maple)
- *Carya illinoensis* (southern pecan)
- *Cercis canadensis* (redbud)
- *Cornus florida* (flowering dogwood)
- *Eriobotrya japonica* (loquat)
- *Lagerstroemia indica* (crepe myrtle)
- *Magnolia grandiflora* (southern magnolia)
- *Salix alba* (willow)
- Various species of hawthorn, oak, palm, and citrus trees

Shrubs recommended for their resistance to the spread of fire include:

- Agave americana (century plant)
- Aloe spp.
- Camellia japonica and Camellia sasanqua
- Hydrangea quercifolia (oakleaf hydrangea)
- Illicium floridanum (anise)
- Philodendron spp.
- Pittosporum spp.
- Pyracantha spp.
- Raphiolepis indica (Indian hawthorn)
- Rhododendron Pentanthera spp. and Rhododendron Tsutsusi spp. (azaleas)
- Viburnum spp.
- Yucca spp.
- Zamia integrifolia (coontie)

MITIGATION STRATEGIES



Hazard Mitigation Program Strategies

Hazard Mitigation Strategies

This *Multi-Jurisdictional Natural Hazard Mitigation Strategy* establishes guiding principles for the development of evidence-based cost-effective activities that will reduce local vulnerabilities to natural hazards and decrease the long-term risk of damage and losses. The LMS Task Force identified a variety of strategies the participating jurisdictions can utilize to mitigate damage and losses from multiple hazards while increasing the resilience of community lifelines:

- Distribute the NCEM comprehensive All-Hazards Disaster Preparedness Guide to local businesses and to residents during public outreach events
- Conduct pro-active information campaigns to educate the community about natural hazards, preparedness measures, and long-term risk reduction.
- Implement the NCEM alert and warning system to inform vulnerable populations about potential dangers and recommended protective actions.
- Add secondary power sources and conversion equipment to increase power reliability and resilience of critical functions.
- Enforce the conservative floodplain and tree canopy management ordinances to reduce hazard impacts.
- Adopt “code-plus” building ordinances that exceed standard building codes (e.g., floodproofing and additional elevation requirements, use of fire-resistant construction materials, hardening the envelopes of public buildings against extreme winds).
- Reconstruct or replace critical facilities and systems that have been partially or completely destroyed by a natural hazard with stronger, hazard-resistant construction materials and at higher elevation.
- Perform structural or non-structural retrofits/modifications that fortify existing critical facilities and structures; reduce or eliminate the risk of future damage and losses from a variety of hazards.

Although it is considered a “living document” subject to additions, deletions, and re-prioritizations as local concerns and needs change, the current ranked list of potential hazard mitigation projects identified by the EM Program’s Stakeholders, is provided as **Appendix I**. The ranked list includes potential funding sources, time frames for completion, and the person responsible for administering each action. Each project submitted for ranking is evaluated by two reviewers from the LMS Task Force in accordance with the established LMS scoring rubric (**Appendix J**). Proposals with higher scores are considered higher priority mitigation projects than those with lower scores. **Appendix I** also provides the status of each mitigation project no longer included on the ranked project list.

Compliance with all applicable Environmental and Historic Protection (EHP) laws, executive orders, and regulations to assess potential impacts on local physical, cultural (historic and archaeological), biological, and social resources is a condition of all federal mitigation project

funding. Consequently, all projects must undergo an EHP review as part of FEMA's funding eligibility review process. The National Environmental Policy Act (NEPA) may also require a comparative assessment of the environmental impacts of alternative mitigation methods prior to awarding funds. FEMA must also ensure a proposed project meets the requirements of various federal laws, regulations, and executive orders (e.g., the *Clean Water Act (CWA)*, *Endangered Species Act (ESA)*, *National Historic Preservation Act (NHPA)*, *Executive Order 11988*) addressing floodplains, and *Executive Order 11990* addressing wetlands.

According to the *Building Codes Save* national study published by FEMA in 2020, one of the most cost-effective ways for jurisdictions to safeguard their communities against natural disasters is to adopt and enforce strong land management ordinances and more hazard-resistant building codes. Not only are natural disaster casualties reduced, but damage to hardened buildings and loss of contents are significantly less likely. Stricter building codes also help communities get back on their feet faster by minimizing indirect costs from business interruptions and lost income.

Existing Local Policies, Programs, and Resources

Chapter 163, FS, requires every local government to adopt and maintain a "Comprehensive Plan." The BOCC's *Nassau County 2030 Comprehensive Plan* establishes the policies and priorities for the future physical, economic, and social development of the unincorporated jurisdiction. The plan addresses six essential outcomes: a *Future Land Use Plan* useful for managing growth; a *Land Development Code* that creates more efficient development patterns; coordinated economic development; land acquisition for public recreation and conservation; a *Parks and Recreation Master Plan*; and a leadership role in NE FL regional planning. The *Nassau County 2030 Comprehensive Plan* outcomes will natural hazard mitigation.

As described in its Executive Summary, the *City of Fernandina Beach 2030 Comprehensive Plan* is like a "constitution" for the jurisdiction; the basis for which local laws are developed and enforced. It provides the City's regulatory framework, directs growth, and is used as a guide for land use decisions, capital improvement plans, and intergovernmental coordination. The CoFB is fully platted and as of 2025 is mostly built out. There are a handful of parcels available for small subdivisions; however, long-term growth and planning will concentrate on redevelopment and improvements. As a first step in expanding flood mitigation capabilities, the CoFB is conducting a stormwater utility fee rate study that is expected to result in increased funding.

The *Town of Hilliard Comprehensive Plan 2040* addresses the Town's primary goals for well-balanced growth and development: implementation of land use policies that improve the quality of life and maintain small town character; an integrated transportation system which conserves energy and protects the natural environment; adequate housing; efficient potable water, sanitary sewer, stormwater drainage, and solid waste facilities and services; protection of natural resources; sufficient parks and recreational facilities; fiscal responsibility; and intergovernmental coordination.

A table of key jurisdictional plans, policies, ordinances, and resolutions supporting the mitigation of natural hazards are included as **Appendix E**.

Ongoing programs and resources allocated to support and continue local hazard mitigation are described below.

Severe Thunderstorm, Lightning, Hail, and High Wind/Tornado

Lighting Detection and Alerting Infrastructure

The CoFB maintains a wide-ranging lighting detection system to alert residents and tourists enjoying the City's parks, pools, beaches, and other recreational sports areas to move to safety whenever dangerous thunderstorms are approaching. This *ThorGuard™* system also predicts lightning by measuring the static electricity in the atmosphere, monitoring and identifying the changes in energy that take place before a lightning discharge occurs. The CoFB has added a line item to their capital improvement budget for FY 26-27 to upgrade their lightning detection equipment to ensure continued effectiveness.

Some recreational areas in unincorporated Nassau County have installed lightning detection systems, but according to the Parks and Recreation Director, they need upgrading. Their future budget considerations may include replacing the aging systems and adding new equipment to construction plans for new recreational sites to further mitigate the life-safety impacts of lightning.

Recognizing and avoiding the lightning hazard are of utmost importance. NCEM has been instrumental in obtaining local *WeatherSTEM* units through an FDEM program to create a Florida MesoNet. The strategically placed units both detect and document more than 15 weather metrics and have a public-facing interface that allows weather monitoring in real-time as well as access to short- and long-term forecast information. The system provides customizable alerting capabilities for a variety of conditions, including potential and active lightning, wind speeds, barometric pressure, and rates and volume of rain; information that can help jurisdictions mitigate the impacts to their residents. Since the last LMS was adopted, three *WeatherSTEM* units have been installed; one at the EOC in Yulee, one in the Town of Callahan, and one in the Town of Hilliard. Two additional units have been approved for installation on the north and south ends of Amelia Island when funding becomes available.

To address impacts from seasonal torrential rains on its 185 miles of dirt roads, the Nassau BOCC began allocating a minimum of \$900,000 annually to implement a chip-seal program. As of 2025, 26 miles of dirt road have been covered, reducing the risk of washouts and facilitating emergency services' access to these areas. As a co-benefit, large firefighting apparatus can also travel safely down the chip-sealed roads, improving response time to mitigate fire in the wildland-urban interface. Unincorporated Nassau's current *Capital Improvement Plan* indicates the BOCC plans to continue funding the program in the coming years.

Flooding, Inland and Coastal

Stormwater engineers for each jurisdiction have identified multiple opportunities for infrastructure improvements that will address the magnitude of areal flooding seen during the 2024 rainy season (i.e. conditions with a 10% likelihood of annual recurrence). As recommended by the FEMA NFIP, further enhancements should be considered to ensure resilience to inundation levels with a 1% likelihood of annual recurrence.

To help mitigate stormwater flooding in residential areas, Nassau's Public Works Department has replaced 270 driveway culverts and 63 cross-drains since the last Local Mitigation Strategy was adopted. Public Works has formalized an internal flood mitigation plan describing emergency protective actions they will take when flooding is expected. NCEM has the capability to provide targeted messages regarding suggested protective actions and public alerts and warnings in response to any natural disaster, including dangerous inland or coastal flooding.

The CoFB recently removed a largely unpaved section of a street bordering Escambia Slough, a marsh connected to Alligator Creek. Removing it allowed the marsh to be restored to its natural condition and improved tidal flow, mitigating flooding into the surrounding inhabited areas. The CoFB Public Works Utilities Department has begun a practice of hardening their infrastructure whenever repairs are indicated during routine inspections or maintenance. System capacity enhancements are also considered whenever improvements and upgrades are planned to address problem areas.

The Town of Hilliard's ordinances have been updated to enhance protection of floodplain resources (**Appendix E**) and the jurisdiction has initiated a vulnerability study to assess stormwater drainage and identify specific components of their infrastructure that will benefit from flood mitigation improvements.

Stormwater Plans and Assessments

The CoFB maintains a *Stormwater Master Plan* to identify flood-prone areas, provide conceptual plans, and budget for infrastructure improvements. A comprehensive *Flood Vulnerability Assessment* for the CoFB was completed in 2024. The stormwater system features have been catalogued in the CoFB Geographic Information System database, drainage basins have been delineated, and both design plans and as-built drawings have been uploaded to facilitate access to comprehensive information.

The CoFB formed a multi-department working group in 2025 to work with a contractor to develop and finalize their *Fernandina Beach Flood Adaptation Plan* to mitigate the identified vulnerabilities and inform the 2025 update of their *Stormwater Master Plan*. The *Flood Adaptation Plan* includes 17 strategies:

- Explore Nature-Based and Traditional Infrastructure Solutions to Enhance Flood Protection
- Explore and Implement Roadway and Drainage Improvements on Critical Corridors

- Implement an Integrate a Flood Resilience Strategy to Protect Critical Wastewater Infrastructure
- Redesign Select Park Areas as Floodable Spaces
- Preserve and Restore Wetlands and Saltmarshes as Natural Flood Buffers
- Coordinate with CoFB Municipal Airport to Develop a Master Drainage Plan
- Integrate Nature-Based Solutions into Transportation and Pedestrian Infrastructure
- Protect Vulnerable Municipal and Historic Buildings within the SFHA by Deploying Temporary Flood Barriers while Planning for Permanent Long-Term Mitigation Solutions
- Expand and Enhance the Stormwater Management Debris Program by Increasing Street Sweeping and Stormwater Inlet Maintenance
- Pursue a Class 4 CRS Rating by Updating the Floodplain Ordinance and Developing a Watershed Masterplan
- Develop and Distribute Comprehensive Flood Resiliency Guides for Businesses and Homeowners
- Develop and Implement a Flood Resilience Micro-Grant Program
- Establish Historic Building Flood Protection Guidelines
- Develop and Support Customized Disaster Preparation Plans for Key Community Centers to Enhance Capacity to Respond during Climate-Related Emergencies
- Implement a Phased Repetitive Loss Property Buyout and Conservation Program
- Integrate Sea Level Rise (SLR) Considerations into Planning, Zoning, and Building Standards
- Implement Comprehensive Structural and Non-Structural Flood Mitigation Measures to Protect Essential Solid Waste and Hazardous Waste Facilities

Nassau County's *2024 Stormwater Vulnerability Assessment* was finalized at the end of the year. Several opportunities for improvement were acknowledged during the assessment which identified and mapped multiple areas "volume sensitive" to stormwater (i.e. areal flooding). In these areas, roadways fail if subjected to water for long periods of time. It was noted that ordinance changes made in 2019 and 2022 are actively being reviewed to address construction occurring in floodplains without owner/builder understanding or mitigation of consequences of changing waterflow in environmentally sensitive areas. For instance, requiring low-impact construction designs to ensure post-development stormwater runoff rates do not exceed the pre-development rates for at least 25-year storm events. Retention or detention ponds must be designed with sufficient hydraulic capacity for at least a 100-year storm event as well. Nassau County Stormwater and Drainage Department personnel also noted an increase in drainage problems in multiple areas arising from lack of drainage system maintenance and analyses of impacts to downstream infrastructure. This will be mitigated with their new proactive drainage maintenance program.

The Stormwater and Drainage Department has applied for state funding assistance to support the development of stormwater master plans for the St. Mary's River flood basin and the Nassau River basin, the two basins forming the entirety of the county's mainland. Personnel will also be collaborating with the CoFB to identify potential flood mitigation projects beneficial to both jurisdictions.

Road, Bridge, and Culvert Improvements

In addition to routine structural maintenance, unincorporated Nassau County augmented or added new riprap on several bridge embankments since the last LMS was approved. To further fortify resistance to future flood damage from the St. Mary's River, pile jackets were also added to the Stokes Road Bridge.

NFIP Adoption, Building Regulations, and Enforcement

FEMA works with communities to adopt the NFIP and enforce floodplain management regulations that help mitigate the effects of flooding. Each participating jurisdiction has adopted the NFIP and enacted local ordinances that incorporate flood mitigation in construction design.

In 1971, the CoFB Commissioners passed *Resolution Number 448*, a resolution recognizing that all properties within its boundaries are subject to flood damage, noting the public need for flood insurance, and agreeing to take whatever action the City Commission deemed necessary to comply with the NFIP. To reduce flood risks, the resolution requires major structures in the CoFB to be designed, constructed, and located in compliance with the NFIP regulations set forth in the *Code of Federal Regulations (44 CFR 59 and 60)*. The Board of City Commissioners appointed the City Manager as their official with responsibility, authority, and means to carry out their commitment to the NFIP.

The CoFB Floodplain Management *Ordinance 2019-26* includes adoption of current regulatory FIRMs and establishes both requirements and enforcement measures for building in flood hazard areas. In 2021, the CoFB enhanced building regulations set forth in *Ordinance 2019-26* by adding 0.4 ft to their previous minimum freeboard requirement of "Base Flood Elevation (BFE) +2 ft for all Flood Design Class (FDC) 1 and FDC 2 buildings, and BFE +3 ft for all FDC 3 and FDC 4 buildings." Prior to issuing building permits, all structural plans are reviewed by the CoFB Building Department to ensure compliance with floodplain ordinances, and site development and grading plans are reviewed by the Utilities Department for code compliance. Prior to issuance of a certificate of occupancy, to enforce NFIP-related requirements both departments perform final inspections of all built structures to verify that the permitted work has been completed according to the approved plans.

The Deputy Floodplain Administrator for Unincorporated Nassau County provided this information regarding their NFIP participation: *"Unincorporated Nassau County has participated in the NFIP since 1970 and has adopted local floodplain management regulations ensuring NFIP minimum criteria. Current regulations are included in the Code of Ordinances, Chapter 10½ and most recently updated with the adoption of Ordinance 2021-23 on October 25,*

2021. Updates included in Ordinance 2021-23 were: removal of manufactured home 36" exemption, updates to incorporate FEMA policy on agriculture and accessory structures, as well as clarification of base flood elevation (BFE) in approximate zone A. Section 10½-72(b) previously identifying a 3-foot BFE to demonstrate FIRM information plus 1-foot of freeboard. Per State and FEMA guidance, the FIRM-only elevation of 2-feet is now identified. Minimum elevation requirements were not changed as the building code 1-foot freeboard requirement is still enforced in approximate A zones. Section 10½-23 establishes the basis for establishing flood hazard areas, which remains the FIS (August 2, 2017) and FIRM panels (August 2, 2017; December 10, 2017). Implementation, enforcement, and administration of local floodplain management regulations is executed through the Nassau County Building Department. Section 10½-36 designates the building official as the floodplain administrator to address the commitments and requirements of the NFIP."

Hilliard's Ordinance 2023-14, also known as the *Flood Damage Prevention Ordinance of the Town of Hilliard*, was amended to incorporate updated regulatory floodplain mapping data, regulate development in identified flood hazard areas, and meet all NFIP requirements, including adoption of current FIRMs and designation of a dedicated floodplain manager, currently the Town Clerk. Implementation, enforcement, and administration of local floodplain management regulations is executed through the Town's Land Use Administrator. It adopts the minimum flood load and flood resistant structure parameters set forth in Florida Building Code and requires the use of appropriate construction practices in order to prevent or minimize future flood damage. It also restricts the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of permitted development on the natural and beneficial functions of the floodplain. To enforce NFIP compliance, development and construction permits are issued only when plans meet local building and floodplain regulations.

Post-Incident Substantial Damages and Improvements Processes

After any natural hazard incident involving damage to residential and/or business structures built in the SFHA, the jurisdictional building departments send letters to addresses in the impacted area notifying them that authorized inspectors with "right of entry" documents will determine if the damages and repairs they will need are considered "substantial" (i.e. worth more than 50% of the pre-incident value) based upon FEMA NFIP guidance (**Appendix G**).

The jurisdictional building departments maintain elevation certificates for the structures built or substantially damaged and improved in the SFHA and have internal procedures to determine if those undergoing substantial repairs will require additional elevation to meet minimum requirements in their local floodplain regulations.

Community Rating System (CRS) Participation

In an effort to reduce future flood damage locally and increase residents' participation in the NFIP, unincorporated Nassau County and the CoFB have both opted-in to the NFIP's Community Rating System (CRS). The two jurisdictions have formed a joint Program for Public Information (PPI) for community outreach which includes attending community events, the placement of

flood information flyers in public buildings and post cards (**Appendix G**) mailed annually to residents in the SFHA. As part of the PPI, the jurisdictions display their flood model (**Figure 55**) at the annual Eight Flags Shrimp Festival and staff a table at the CoFB Downtown Farmer's Market each month to engage residents and discuss the importance of flood preparedness and resilience.



FIGURE 55 – FLOOD MODEL DISPLAY AT THE EIGHT FLAGS SHRIMP FESTIVAL

City Land Conservation Trust

Recognizing the importance of proactive conservation and safeguarding the coastal environment, the CoFB established a *Land Conservation Ordinance and Trust Fund* in June 2018 to preserve vulnerable habitats and help adapt to climate change. (For details, see www.fbfl.us/1011/conservation) The City Commission's FY 2019-20 budget included a one-time millage levy estimated to generate \$1,207,000 for the program. Partnerships with the North Florida Land Trust, Keep Nassau Beautiful, Invader Raiders, unincorporated Nassau County government, and the UF IFAS County Extension Office have helped acquire more than 21 acres since 2019. Land use zoning changes designated an additional 40 acres as conservation land. Most of the acquisitions of wetlands and wetland-adjacent areas mitigate flooding around the Egans Creek Greenway and Amelia River. In 2024, an anonymous donor contributed \$50,000 to the Trust Fund with a "match challenge" to the City Commission to allocate \$25,000 and the community to raise another \$25,000. The CoFB now has 42% of its total land area dedicated to the Recreation and Conservation Future Land Use Map designations; a voter referendum is required for sale of any of these public lands.

Conservation Land Acquisition and Management (CLAM) Program

The countywide program was initiated in 2021 to conserve environmental habitats, preserve historic land, and protect natural “viewscales.” A CLAM Committee was established to review programmatic processes and advise Nassau’s BOCC on land conservation in the jurisdiction. The CLAM Committee worked with the North Florida Land Trust, CoFB, and community stakeholders to identify existing greenways, natural habitats, open spaces, and developed land considered important for local conservation (**Figure 56**).

Residents also nominated more than 750 properties for public acquisition and protection through the voter-approved \$30,000,000 tax bond. CLAM Committee members evaluated the advantages to each proposal, grouped parcels into project areas, scored and ranked those projects according to associated costs and benefits, and recommended the top 25 to the BOCC for purchase consideration (**Table 23**). Potential CLAM projects that include natural hazard mitigation are incorporated in the LMS. Nassau’s BOCC has also designated 0.14 mills from local property taxes for conservation and resiliency projects which may also have secondary natural hazard mitigation benefits.

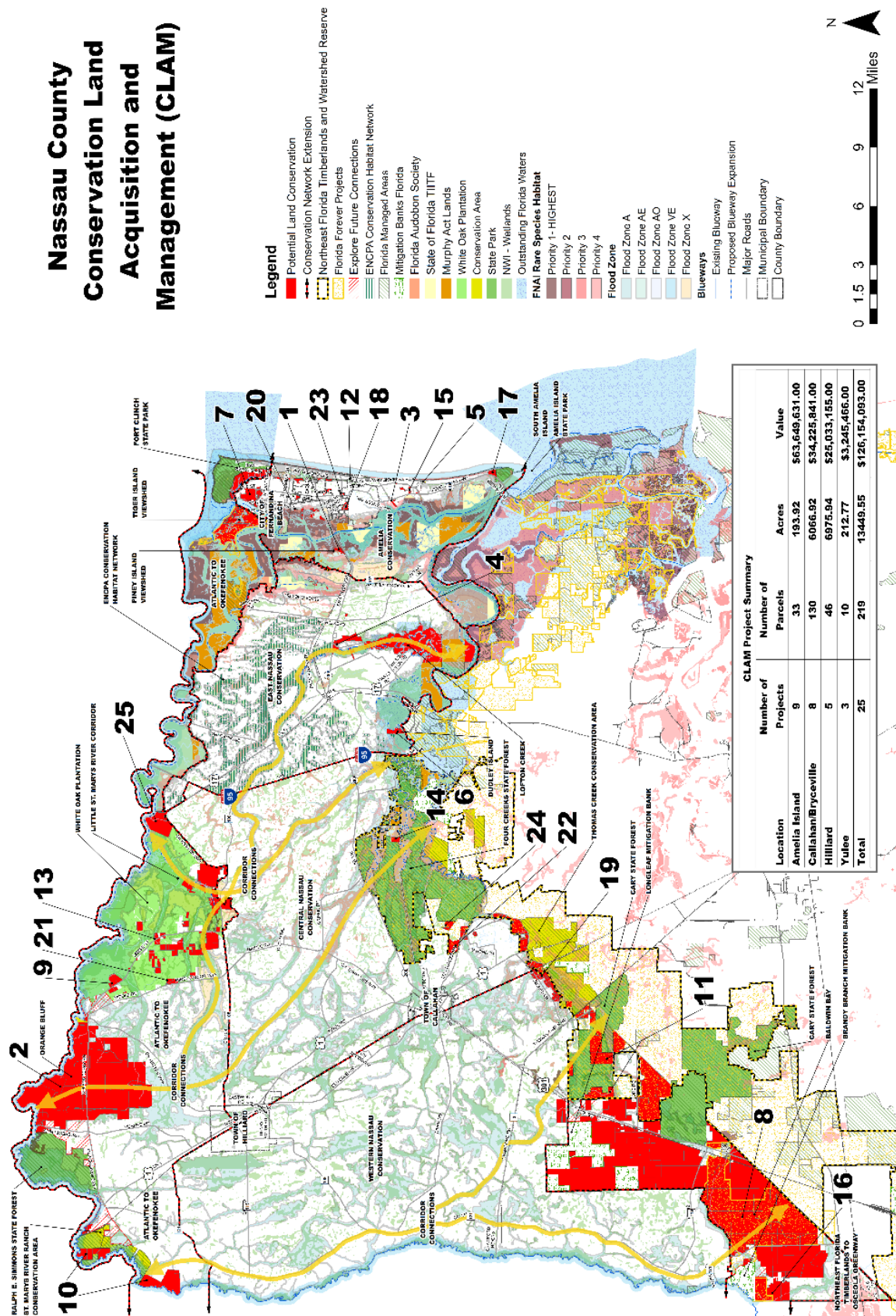


FIGURE 56 – UNINCORPORATED AREAS IDENTIFIED FOR CONSERVATION

Rank	Project Name	Parcels	Acres	Benefits
1	Piney Island / Amelia Gateway	1	39.0	Flood mitigation, recreational park opportunity, viewshed protection
2	Orange Bluff	8	5376.5	Amelia to Okefenokee Corridor link, water access and recreational opportunities
3	Amelia South	1	12.5	Protection of historic gardens and tree canopy
4	Lofton Creek Viewshed	4	59.1	Flood mitigation, marsh protection, water access and recreational opportunities, SR-200 viewshed protection
5	Little Nana Dune	3	1.5	Protection of dune system, gopher tortoise habitat, and maritime forest
6	Dudley Island	1	114.7	Flood mitigation, water access and recreational opportunities
7	Amelia CoFB Business District	2	49.3	Flood mitigation, protection of unique topography
8	Baldwin Bay	2	3439.6	Expansion of NE FL Timberlands & Watershed Reserve, protects biodiversity, links to Cary State Forest
9	White Oak / Ferguson Farm	1	217.5	St. Mary's feeder creek water quality and viewshed protection, agricultural education opportunities
10	St. Mary's River Ranch	3	822.4	Flood mitigation, expansion of Amelia to Okefenokee Corridor and water access, recreational opportunities
11	Cary State Forest Expansion	2	897.4	Water quality and wildlife habitat protection, silviculture education and recreational opportunities
12	Greenway Trail	5	1.6	Extension of greenway, wetland habitat protection
13	Lessie Road Viewshed	3	66.3	Flood mitigation, wildlife habitat protection
14	Alligator Creek Viewshed	2	59.6	Flood mitigation, expansion of Four Creeks State Forest boundaries and water access
15	Amelia Flood Mitigation	4	15.2	Flood mitigation, tree canopy protection, Amelia Island Pkwy to First Coast Hwy connection
16	Osceola Connector	5	862.2	Preservation of wildlife corridors and habitat, flood mitigation
17	Amelia Island State Park	1	49.9	Protection of maritime hammock and wildlife habitat, water access and recreational opportunities
18	Amelia Island Parkway	1	45.8	Flood mitigation and tree canopy protection
19	Thomas Creek Watershed	1	500.0	Flood mitigation, restoration of floodplain, expansion of NE FL Timberlands and Watershed Reserve
20	Amelia Marsh	1	5.4	Flood mitigation and watershed protection, waterfront community park potential

Rank	Project Name	Parcels	Acres	Benefits
21	Middle Road Viewshed	3	80.3	Expansion of White Oak Conservation area, protection of wildlife habitats
22	Lem Turner Viewshed	1	165.5	Preservation of tree canopy and wildlife habitat/corridors, recreational opportunities
23	14th Street Viewshed	3	12.8	Preservation of tree canopy, recreational opportunities
24	Big Boar Four Creeks	1	64.5	Expansion of Four Creeks Forest, protection of wildlife habitat and viewshed
25	Wild Creek	1	493.3	Preservation of water quality, protection of wildlife habitat and viewshed

TABLE 23 – CLAM-PRIORITIZED PROPERTIES FOR FUTURE ACQUISITION***Tropical Cyclone and Storm Surge******Building Codes***

CoFB Ordinance 2019-27 amended the City Code's requirements for major structures within its limits. In addition to conforming to the Florida Building Code, amendments enhanced foundation requirements for buildings in areas that could be impacted by wave action, and required foundation design and construction consider all anticipated loads resulting from storm conditions, including wave, hydrodynamic, and hydrostatic loads acting simultaneously with dead loads. Building design must account for all vertical and lateral erosion and scour-producing wave and surge forces. Wind resistance requirements were increased from 110 to 130 miles per hour.

Kings Bay Entrance Channel Project

The CoFB entered into a synergistic arrangement with the US Navy, US Army Corps of Engineers (USACE), and State of Florida in 1986 to maximize the benefits of sediment dredged during yearly maintenance of the navigational channel at the mouth of the St. Mary's River. Funded completely by the US Navy, beach-quality sand removed during the annual operation is deposited on northern CoFB beaches and the inlet shoreline at Fort Clinch State Park to replenish the eroded width and slope of the beach and maintain the natural dune system.

Nassau County Shore Protection Project

The CoFB is the local sponsor and cost-share partner with the USACE for the *Nassau County Shore Protection Project*, which periodically replaces sand along the entirety of the CoFB Atlantic shoreline. This comprehensive dune and beach renourishment project began in 2008 and occurs on a five-to-six-year cycle, coincident with large-scale dredging and disposal operations for US Navy channel navigation improvements. To effectively monitor shore erosion due to tropical cyclones, the CoFB routinely utilizes unmanned aerial vehicles to survey beach conditions prior to tropical cyclone arrival for comparison with post-impact inspections.

The sand replacement strategy has been successful in restoring the protective dune features and maintaining the surge-buffering width and elevation of the beaches. Vegetated dune fields along the ocean have grown to a typical width of 100-150 ft wide with dune elevations exceeding 15 ft above mean sea level, further increasing protection of local infrastructure. The periodic ocean shoreline renourishment is on schedule for 2025 and will repair damage sustained during Hurricane Nicole.

Amelia Island Dune Protection

The Municipal Services Taxing Unit (MSTU) levies taxes against unincorporated Amelia Island property owners outside of the South Amelia Island Shore Stabilization (SAISS) district, to provide a pool of money to fund beach renourishment, restoration, erosion control, and maintenance services along the mid-section of the Atlantic coastline. As a result of cooperation between the Nassau BOCC and the CoFB Commission, the ordinance governing the use of MSTU funds (see **Appendix E**) was modified in January 2024 to allow the building and maintenance of walkover structures designed to keep people from damaging the dunes as they walk to the beach.

South Amelia Island Shore Stabilization (SAISS)

In 2021, the Florida DEP permitted a project to study the tropical cyclone mitigation value of adding a large quantity of beach-compatible material to a portion of Amelia Island. The shoreline stabilization project consisted of beach nourishment along approximately 3.6 miles of shoreline at the southern end of Amelia Island using sand and sediment obtained from within the Nassau Sound. The DEP authorization was for one nourishment event only. Comparison of conditions for the three years post-nourishment (January 2022) indicates tropical cyclones during the 2022-2024 seasons did erode approximately 426,200 cubic yards of the 568,500 cubic yards deposited during the engineering project. The non-profit SAISS Association continues to advocate for nature conservation on the south end of Amelia Island.

Extreme Temperature

All participating jurisdictions have programs in place to ensure proper care, establishment, conservation, protection, and maintenance of community trees and forests to combat the “heat island” effect and create more livable communities. The CoFB Land Development Code includes a tree protection ordinance and establishes continued funding for public tree planting, maintenance, and conservation purchases. To expand the temperature-regulating effects of additional foliage, the CoFB has initiated discussions with the Nassau County School District to implement tree planting on school grounds. The City’s efforts have earned it the Arbor Day Foundation’s *Tree City USA* designation.

The Town of Hilliard’s *Tree Mitigation and Preservation Ordinance (2025-03)* establishes a fund from tree removal fees to enhance and protect the urban forest, support tree preservation and restoration efforts, and promote the Town’s goal of increasing tree canopy cover. The Tree Mitigation Fund will also make grants available to community organizations for tree planting and canopy improvement projects. Mitigation benefits include improved air and water quality,

reduced urban heat islands, enhanced biodiversity, increased energy efficiency, and bolstered community resilience through sustained tree canopy growth, fostering a healthier and more sustainable urban environment.

Nassau County's *Ordinance 2021-012* includes language to preserve the natural canopy in unincorporated areas of Amelia Island and provides for collection of fees to fund replacement and maintenance efforts. To further address dangerous outdoor heat conditions in public spaces throughout the county, each participating jurisdiction has moved forward with plans to add sun shades to recreation areas.

Since 2021, the CoFB has partnered with the CHNC to operate a public Cold Night Shelter at the MLK Recreational Center whenever the overnight temperatures drop below 40 °F. The parties are discussing the addition of cooling shelters for use during extreme heat conditions.

Drought

Water services for the mainland areas of unincorporated Nassau are provided by JEA out of Duval County. Production wells for Nassau-Amelia Utilities, which services the unincorporated area at the south end of Amelia Island, are extremely deep for Florida (i.e. +/-700 ft) and are not as susceptible to drought as shallower wells would be. The CoFB water system utilizes six deep wells to the Florida Aquifer as the source for the CoFB. Approximately 3,000,000 gallons of water are stored in ground storage tanks and one elevated tank. An interruption of the supply from the Florida Aquifer is not anticipated and each of the City's three treatment plants has backup generators to allow for well operation during power outages. The deep Florida Aquifer also provides water to 3,100 residents of the Town of Hilliard. Two 100,000-gallon ground storage tanks and a 60,000-gallon water tower maintain reserves sufficient to minimize local drought impacts.

Wildfire

Although no local ordinances that encourage wildfire mitigation for new construction or developments have been identified, Nassau County Fire Rescue (NCFR) has four brush trucks (three on the west side of the county and one on the south end of Amelia Island) and added four water tenders over the past six years to help combat fires beyond piped water sources. At least three additional sites for fully equipped stations have been identified by the NCFR Fire Chief to further reduce response time to wildfires and protect nearby structures.

The CoFB utilizes small ruminants (e.g., *Goats on the Go* and *Invader Raiders*) for underbrush removal to mitigate wildfire on the island's conservation lands where prescribed fuel reduction with large machinery or burning are contra-indicated. In addition to formal adoption of the state's fire prevention codes in their municipal code, the CoFB also prohibits all fires on the beach and requires property owners to obtain burn permits for any bonfires, outdoor rubbish burning, or land clearing fires. Outdoor burning is essentially prohibited since there are few parcels within the CoFB where the distance requirements can be met:

1. *Burning must be at least 300 ft from occupied buildings other than those of the permittee.*

2. *Burn location must be 100 ft from public roads and the prevailing winds directing smoke away from the roadway.*
3. *Responsible party, with firefighting equipment, must attend the fire at all times.*
4. *Starter fuels shall comply with the Florida Administrative Code 17-5.030.*
5. *Wet or green vegetative materials shall not be used and dirt in the igniting pile shall be minimized to enhance combustion. Material to be burned must be uprooted seven days before disposing.*
6. *Piles must not be more than 30 ft in diameter nor higher than eight feet tall.*
7. *Permittee is advised that if the burning is deemed to be creating a nuisance, it must be extinguished immediately.*
8. *No burning is allowed if there is excessive wind.*
9. *All fire shall be completely extinguished by one hour before sunset.*

The Nassau Oaks community worked to reduce their wildfire risks and met criteria necessary to become a *Firewise USA*® site in the past; however, there are no longer any neighborhoods, subdivisions, or communities within the county borders participating in the nationally-recognized wildfire mitigation program. Communities that do meet and maintain *Firewise USA*® criteria can earn discounts on fire insurance premiums paid by residents.

Local Mitigation Project Progress

A table indicating the status of each project included in 2021-2025 Local Hazard Mitigation Strategy's Ranked Project List, as well as a ranked list detailing each jurisdiction's proposed mitigation actions for the local natural hazards discussed in this document, are included in **Appendix I**. Progress made among the jurisdictions' ongoing mitigation efforts is summarized below.

Public Awareness and Mitigation Guidance

Emergency Management subject matter experts routinely conduct Threat & Hazard Identification and Risk Assessments (THIRAs) for the county, analyzing natural hazard probabilities; changes in local vulnerabilities, risks, and capabilities; and mitigation actions jurisdictions might take to reduce impacts and improve resilience in their communities. In line with their mission to help the whole community before, during, and after disasters, NCEM has developed, published, and posted to their website, a comprehensive "Preparedness Guide." The guide introduces residents to the natural hazards that can impact the area, identifies risks, and provides steps they can take to reduce their vulnerabilities long term (e.g., adjusting landscaping, elevating outdoor air handlers, installing shutters, and maintaining adequate insurance).

Coastal Flood Mitigation

The CoFB received federal assistance to rebuild the seawall that sustained damage during Hurricane Matthew. Phase one of the project was completed in 2023. However, some of the funding was de-obligated when the jurisdiction could not meet the proposed scope of work in the time allotted. The riverfront flood protection wall project is the cornerstone of the CoFB strategy to protect the downtown from coastal flooding, surge, and shoreline erosion. Engineering design work to complete the project is in progress.

Watershed Management

Nassau's Stormwater Department recently submitted two HMGP funding proposals for *Watershed Planning Program* assistance to have "Master Plans" developed for the county's St Mary's and Nassau River Basins.

Thomas Creek Flood Mitigation

The Thomas Creek watershed south of the Town of Callahan has been a drainage concern since development began in the area. Efforts to mitigate the flooding with structural components, drainage system maintenance, and de-snagging the waterway have been ineffective. As part of their *Planning Assistance to States (PAS)* program (**Figure 57**), in 2022 the US Army Corps of Engineers (USACE) conducted extensive scientific studies of the area. USACE concluded the only viable option for mitigation of repetitive flooding among the residences located in this SFHA is the FEMA-approved A&D practice, i.e. returning the developed land to its natural state and maintaining it as functional floodplain in perpetuity. The USACE study results were also the

impetus for several stormwater code revisions for unincorporated Nassau County (see **Appendix E, Ordinance 2022-04**).

During the process of modeling the Thomas Creek watershed, lack of site-specific data became apparent. Unincorporated Nassau County's Stormwater and Drainage staff members worked with the US Geological Survey (USGS) to obtain a stream gauge that measures rainfall and stream height. Future data from this instrument can be compared to the PAS model results to ensure the creek is functioning as anticipated and used to document the extent of storm event impacts as further flood mitigation efforts are pursued.

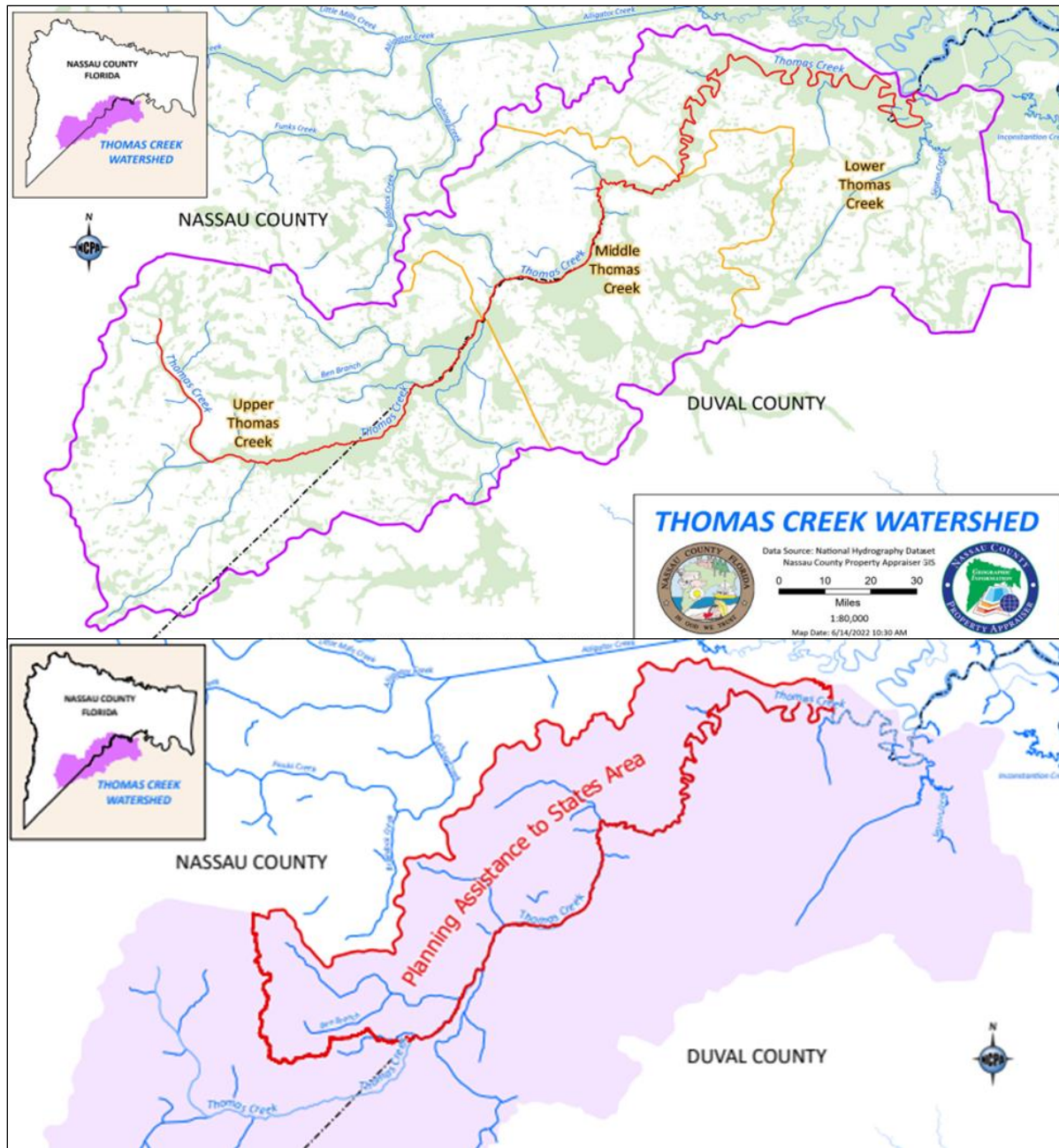


FIGURE 57 – THOMAS CREEK WATERSHED PAS STUDY AREA

The Nassau BOCC resolved to adopt the A&D strategy for neighborhoods in the Thomas Creek watershed. Since then, Nassau County received a \$2.8 million *Resilient Florida* grant to acquire properties in this SFHA. Using an internal scoring rubric, Thomas Creek area properties have been prioritized for purchase and mapped (**Figure 58**). As of January 2025, owners of 20 of the prioritized properties have agreed to the buyout offer as part of this initiative; four homeowners have signed purchasing agreements and two of these transactions have been completed. Acquisition of the remaining properties is pending additional funding.

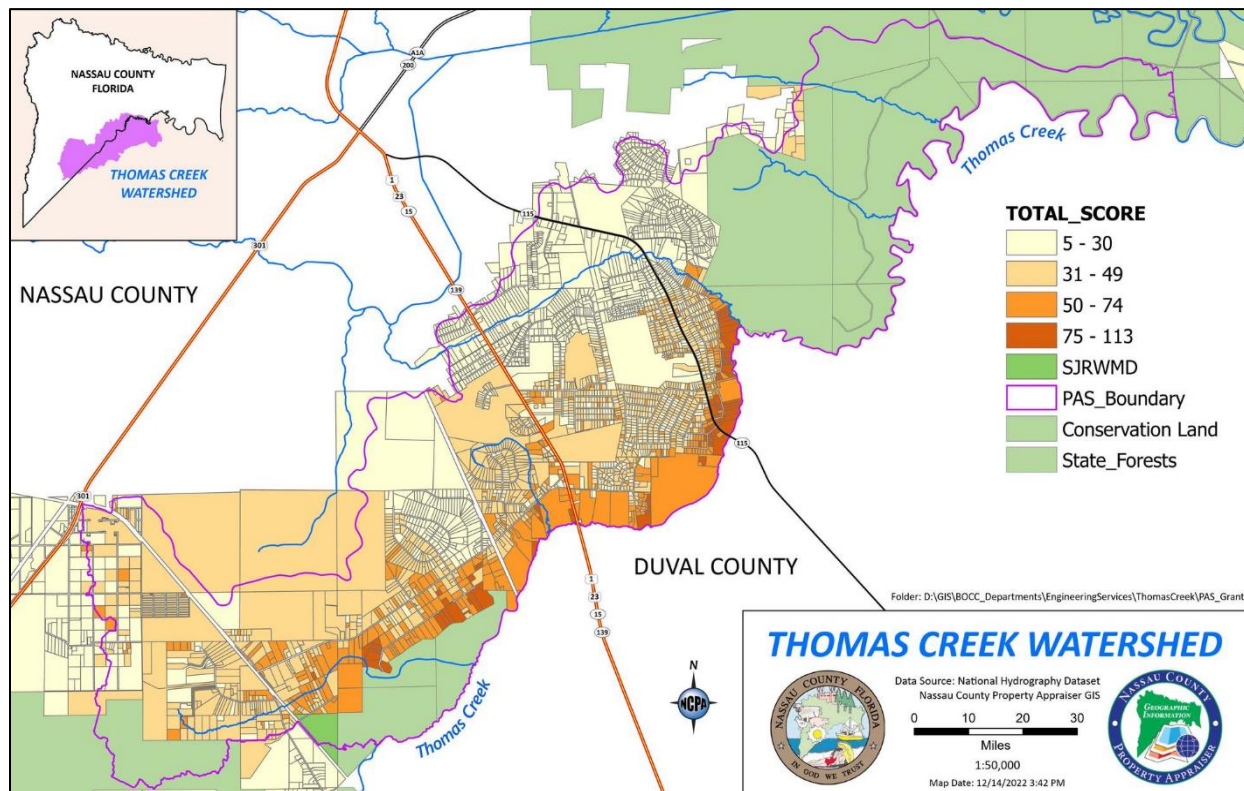
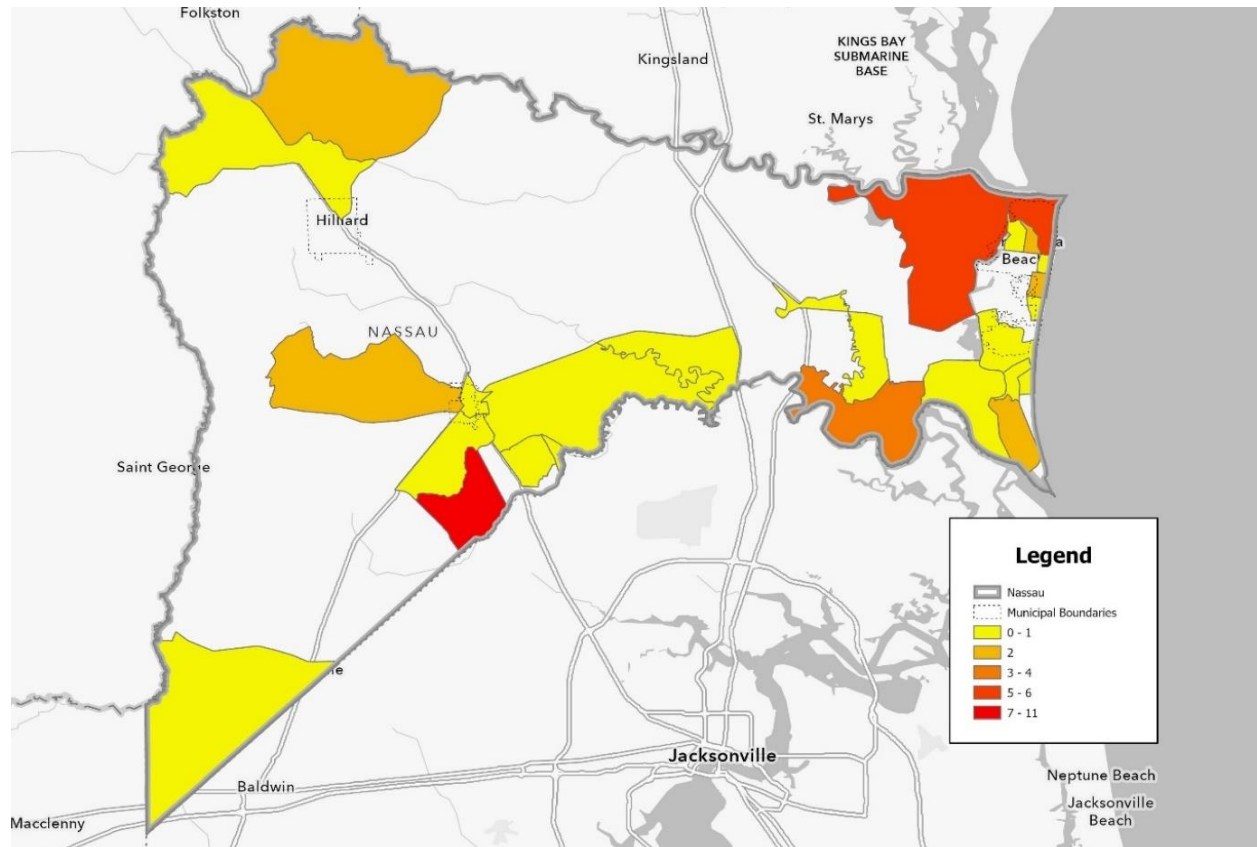


FIGURE 58 – THOMAS CREEK PARCELS FOR ACQUISITION & DEMOLITION

Repetitive Flood Loss and the CRS Program

With thousands of residences and businesses built in areas prone to flooding, some of those covered by NFIP policies have filed flood loss claims more than once. The census blocks with repetitive flood loss properties (**Figure 59**) are not necessarily in locations FEMA has designated as SFHA, further supporting the assertion that “anywhere it rains, it can flood” and that hazard mitigation actions should be considered for all built structures in the County.

NFIP policy holders filing two or more paid claims of more than \$1,000 within a rolling ten-year period are considered “Repetitive Flood Loss” (RL) properties (**Table 24**). Those with four or more separate claims of more than \$5,000 in any time period, or any two NFIP payments that together exceeded the total value of the home, are “Severe Repetitive Flood Loss” (SRL) properties (**Table 25**). CRS communities are required to inform residents in areas near known RL and SRL properties of the flood hazard in the SFHA; examples are provided in **Appendix G**.

**FIGURE 59 – REPETITIVE FLOOD CLAIMS BY CENSUS BLOCK**

Jurisdiction	Residential	Commercial	Institutional	Other	TOTAL
Unincorporated Nassau	27	2	0	0	29
City of Fernandina Beach	6	0	0	0	6
Town of Hilliard	0	0	0	0	0
Town of Callahan	1	0	0	0	1

TABLE 24 – NFIP REPETITIVE FLOOD LOSS STRUCTURES BY JURISDICTION

Jurisdiction	Residential	Commercial	Institutional	Other	TOTAL
Unincorporated Nassau	3	0	0	0	3
City of Fernandina Beach	1	0	0	0	1
Town of Hilliard	0	0	0	0	0
Town of Callahan	0	0	0	0	0

TABLE 25 – NFIP SEVERE REPETITIVE FLOOD LOSS STRUCTURES BY JURISDICTION

Both unincorporated Nassau County and the CoFB are working to enhance their CRS ratings and encourage residents to purchase flood insurance at discounted rates; as of March 2025, CoFB achieved CRS Level 5 (25% discount on premiums) and unincorporated Nassau achieved CRS Level 7 (15% discount). In spite of record population growth in the regions, the total number of NFIP policies throughout the county decreased from 10,770 in March 2019 to 10,651 in March 2025 (**Table 26**).

Jurisdiction	ZIP Code	NFIP Policies
Bryceville	32009	67
Town of Callahan	32011	352
City of Fernandina Beach	32034	9,356
Town of Hilliard	32046	128
Yulee	32097	748
<i>All Nassau NFIP Policies</i>	—	10,651

TABLE 26 – NFIP POLICIES IN PLACE AS OF MARCH 2025 BY JURISDICTION

Areas with recurring flood loss claims in unincorporated Nassau (**Figure 60**) and the CoFB (**Figure 61**) have been identified by their jurisdictions and prioritized for actions that may reduce flood vulnerabilities, such as targeted mail-outs encouraging residential mitigation measures; an example is provided in **Appendix G**.

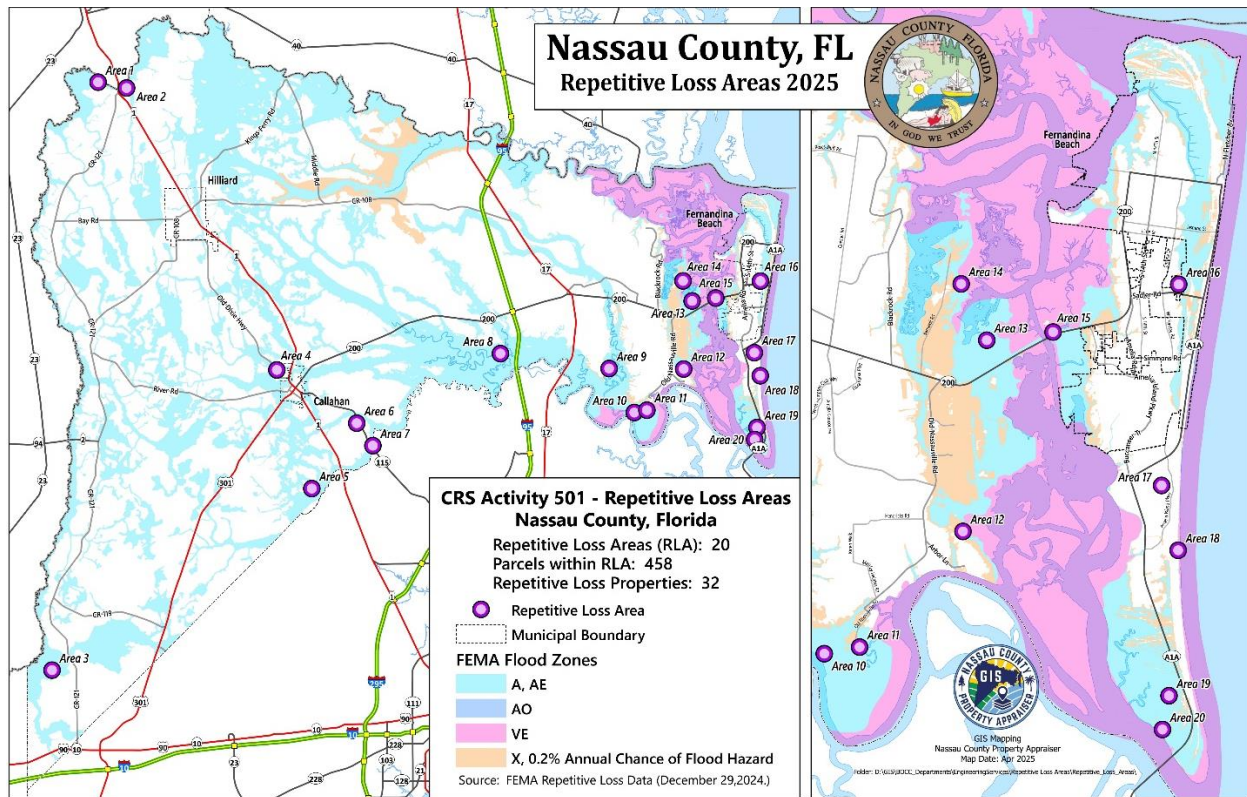


FIGURE 60 – REPETITIVE FLOOD LOSS PROPERTY SITES IN UNINCORPORATED NASSAU

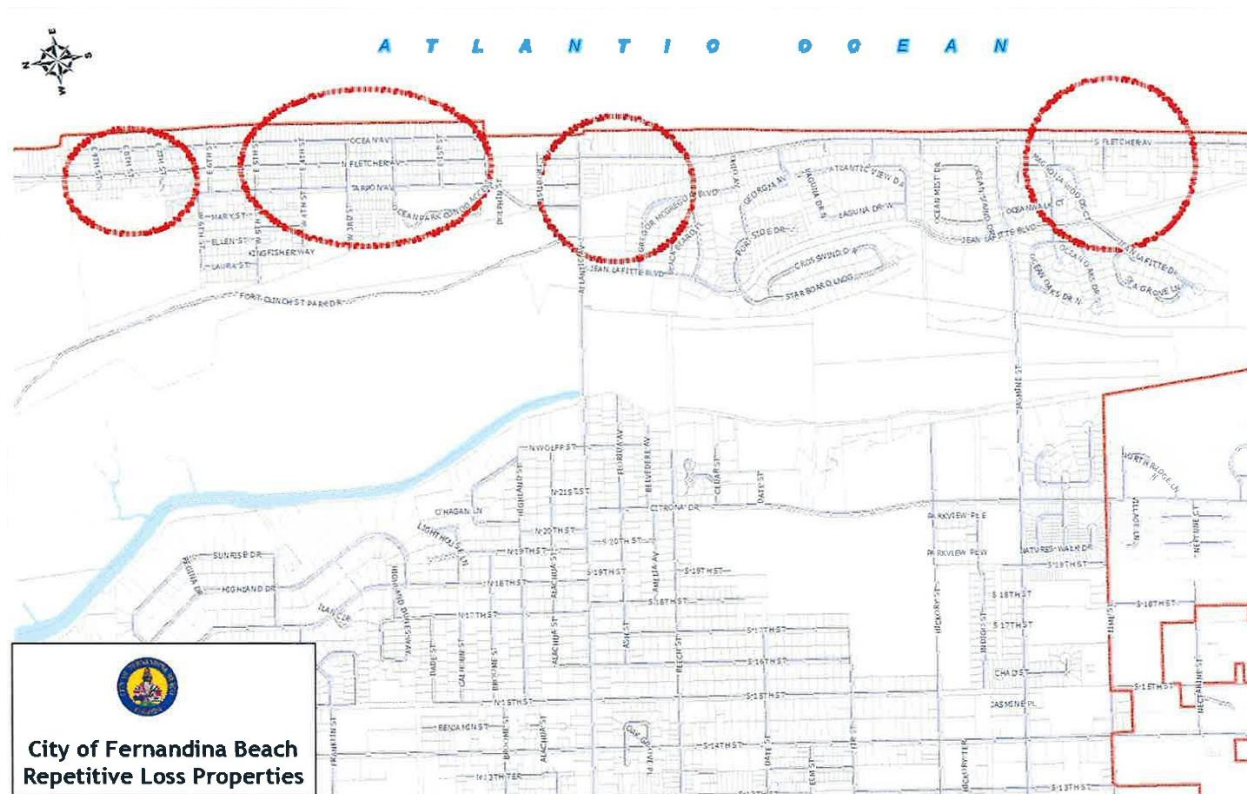


FIGURE 61 – REPETITIVE FLOOD LOSS PROPERTY SITES IN THE CITY OF FERNANDINA BEACH

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PLAN MAINTENANCE



Plan Maintenance and Updates

Moving forward, NCEM planners will continue to use the *Six-Step Planning Process* described in FEMA's *Comprehensive Planning Guide, CPG-101*, to accomplish all local preparedness plan development, manage the local emergency management planning processes, and conduct related plan monitoring and evaluation:

1. Forming a collaborative planning team among the jurisdictions.
2. Understanding the situation in each jurisdiction.
3. Determining overarching goals and objectives.
4. Developing the plan to meet those goals.
5. Drafting the written plan for review and approval.
6. Implementing and maintaining the plan.

As previously noted, NCEM planners will continue to be responsible for the technical support and expertise needed to ensure the *Multi-Jurisdictional Natural Hazard Mitigation Strategy* aligns with the FEMA and State of Florida's guidelines and that mitigation progress among the participating jurisdictions is tracked. NCEM will continue to publish programmatic information and public meeting announcements widely to encourage whole community involvement in the EM Program. The opportunity to monitor and evaluate mitigation progress will continue to occur during each quarterly public meetings of the Whole Community EM Program Stakeholders Working Group (i.e. EM Program Stakeholders.) Mitigation projects, capabilities, and challenges are discussed and each jurisdiction shares headway made toward reducing their risks from natural hazards, including incorporation of the Mitigation Strategy's concepts into their other local plans.

Each quarterly EM Program Stakeholders Meeting agenda includes monitoring the progression of proposed mitigation actions. Meeting attendees review recently proposed projects and new funding opportunities. As ranked projects are funded and initiated in each jurisdiction, their project managers report on progress made and the corresponding risk-reduction achieved. Representatives from the jurisdictions actively participate in the quarterly EM Program Stakeholders Meetings as well as civic events where they can engage residents, listen to concerns about local hazards, and evaluate current needs, which helps prioritize the implementation of local mitigation actions. The public will continue to be invited to these quarterly EM Program Stakeholders Meetings through notices on social media and jurisdictional websites.

The participating jurisdictions, LMS Task Force, and EM Program Stakeholders recognize the importance of integrating hazard mitigation into local comprehensive plans, capital improvement plans, building codes, and ordinances. Throughout the five-year life of the FEMA-approved LMS, each jurisdiction is committed to incorporating natural hazard mitigation strategies in their planning processes. For instance, the Town of Hilliard uses the prioritized LMS Project List as "first suggestions" when considering their annual capital budgeting and uses

the document's comprehensive mitigation strategies in communications about local hazards with their citizens.

The City of Fernandina Beach holds public workshops as a mechanism for residents to discuss the approved mitigation strategies and contribute to the City's comprehensive planning process. The information gained from these forums provides the basis for the CoFB Comprehensive Plan's periodic Evaluation and Appraisal Report (EAR), ensuring plan revisions address local development, natural hazard impacts, mitigation strategies, changes to growth management requirements, and community objectives. The extent to which a project will meet local hazard mitigation objectives is also one of the factors used by the CoFB Capital Improvement Committee during their proposal rating process. The participating jurisdictions have mechanisms in place to incorporate mitigation strategies identified in this document into their local plans:

- Each participating jurisdiction's updated *Comprehensive Plan*
- Each participating jurisdiction's *Capital Improvement Plan* and capital budgeting process
- The *City of Fernandina Beach Flood Adaptation Plan* includes multiple lines of defense (**Figure 62**):
 - Integrating nature-based flood mitigation solutions into transportation and pedestrian infrastructure
 - Integrating nature-based solutions, such as oyster reefs and living shorelines, to mitigate coastal erosion and enhance resilience
 - Phased roadway elevation and drainage improvements
 - Redesigning select parks as "floodable spaces"
 - Protecting vulnerable municipal and historic buildings with temporary flood protection equipment
 - Developing a comprehensive Watershed Master Plan
 - Implementing a phased buy-out program for repetitive flood loss properties and conservation land
 - Developing a City-funded microgrant program to assist homeowners with implementing flood-resistant construction techniques

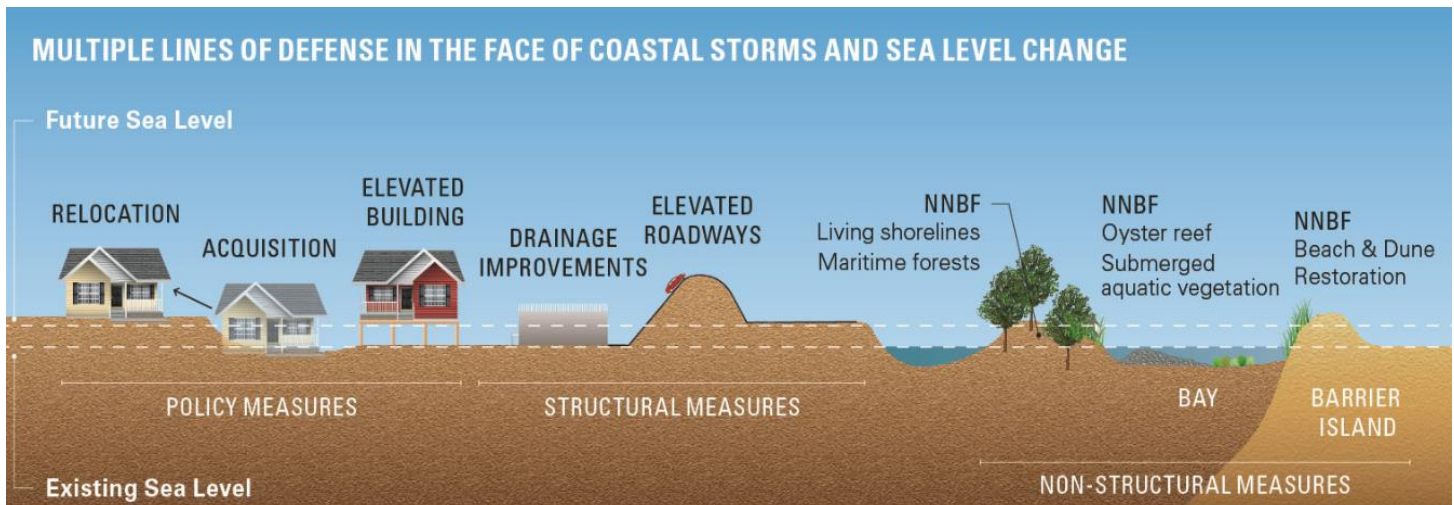


FIGURE 62 – MULTIPLE LINES OF FLOOD DEFENSE

- Nassau County Stormwater and Drainage Management Department used the concepts described in this *Multi-Jurisdictional Natural Hazard Mitigation Strategy* to inform their August 2025 *Adaptation Kick-Off Meeting* which prioritized 30 strategies that may be considered for local implementation as follows:
 - **High:** Directly impacts life safety, critical infrastructure, or long-term resilience
 - **Medium:** Important for resilience planning but not urgent
 - **Low:** Mostly educational/outreach or policy-level initiatives that support other measures but will not immediately reduce vulnerabilities or risks

Local mitigation achievements, changes in vulnerabilities, revised jurisdictional priorities, and new strategies are recorded in the *Summary of Subsequent Changes and Annual Updates*. That information is included with the report of natural hazard incidents and revisions to the ranked mitigation project list that is compiled by the Chair of the **LMS Project Review Committee** (i.e. a member of NCEM designated by the Emergency Management Director) for submission to the FDEM Mitigation Bureau each December. These annual programmatic reports are also published on NCEM's website, www.OneNassau.com, to ensure they are available to all stakeholders and the general public and to encourage attendance at future meetings.

After four years of plan implementation, ongoing project status reviews, and periodic evaluation of the effectiveness of each jurisdiction's mitigation efforts, stakeholders and jurisdictional leadership task a new dedicated LMS Task Force to re-evaluate community profiles, local vulnerabilities, hazard risks, and community priorities since adoption of the current LMS. Updated Comprehensive and Land Use Development plans, as well as active conservation and natural hazard mitigation programs will be evaluated. Emergency Management's planners will again use the six-step *CPG-101* process to collaborate with the new LMS Task Force members as the next five-year *Multi-Jurisdictional Natural Hazard Mitigation Strategy* is developed and written, and the improvement process continues.

APPENDICES



Appendix A – Jurisdictional Adoptions

Each jurisdiction's resolution adopting the FEMA-Approved Multi-Jurisdictional Natural Hazard Mitigation Strategy for 2026-2031 will be included here.

Appendix B – Public Meeting Information and Invitations

The **OneNassau.com** website keeps the public informed about programmatic meetings:



Whole Community EM Program Stakeholders

Quarterly meetings are held for all EM Program Stakeholders, including unaffiliated members of the public, to provide an open forum to discuss the Emergency Management Program, collaborative planning, incident management and response capabilities, local hazard mitigation, and opportunities for improvement.

Each EM Program Stakeholder Meeting Agenda includes updates to the EM Program, stakeholder preparedness, and local hazard mitigation projects; additional topics are added to the quarterly meeting agendas as needed.

Minutes from previous meetings are posted below. *Please **Contact the EOC** if you have any questions.*

Quarterly EM Program Stakeholders Meetings are held at **10 AM** in the EOC, the second Wednesday of March, June, September, and December (unless the EOC is activated for an incident response.)

LMS Task Force Meetings are held immediately following the EM Program Stakeholders Meeting.

Follow **NassauEM** on social media for updates.

March 2024
Stakeholders
Mtg Minutes



June 2024
Stakeholders
Mtg Minutes



September 2024
Stakeholders
Mtg Minutes



December 2024
Stakeholders
Mtg Minutes



March 2025
Stakeholders
Mtg Minutes



LMS Task Force Meeting Notes
December 2024



LMS Task Force Meeting Notes
March 2025



The **LMS Task Force** is currently developing a **new 5-Year Local Hazard Mitigation Strategy** for the whole community.

The completed document will be submitted in November 2025 to the FL Division of Emergency Management (FDEM) for a compliance review before FDEM submits the accepted LMS document to FEMA for their official approval.

Why develop and adopt a FEMA-approved LMS? In addition to documenting local vulnerabilities and ways to reduce damages from natural hazards that are identified during the planning process, before any jurisdiction is eligible to apply for any federal mitigation grant funding, the local government must formally adopt a FEMA-approved Mitigation Strategy.

These links will take you to the [2021-2025 Local Hazard Mitigation Strategy](#) and most current [Ranked List of Proposed Mitigation Projects](#) to reduce future damage and losses from natural hazards.

The LMS Task Force wants your input on natural hazards (i.e. severe thunderstorms, hail, lightning, tornadoes, hurricanes, floods, wildfires, extreme temperatures) and mitigation actions that will make the community more resilient to their impacts!

Please take a minute to complete the **Community Risk Assessment** survey -----> to let us know about disaster preparedness and natural hazard mitigation from **your** perspective. And **please share it widely**. Thank you!

SURVEY LINK -

[Community Assessment of Local Hazards, Risks, and Vulnerabilities](#)

Public invitations to quarterly EM Program Stakeholder meetings are routinely advertised on social media:



Nassau EM

★ Favorites · 4h · 🌐

...

YOU'RE INVITED!

Nassau County's quarterly Whole-Community Emergency Management Stakeholder Workshop is your opportunity to discuss local vulnerabilities and capabilities and determine each stakeholder's role in Nassau's Comprehensive Emergency Management Program (CEMP). Workshops will include analyses of local threats and risks, reviews of and revisions to written plans, and the development of improvement strategies for Nassau's CEMP and the Local Mitigation Strategy. Join us on Wednesday, March 12th, at the Emergency Operations Center located at 77150 Citizen Circle in Yulee. The workshop starts at 10:00 a.m. Hope to see you there!

[#OneNassau](#)

Nassau County Emergency Management

Stakeholder Workshop

Talk Openly. Share Thoughts & Ask Questions

WEDNESDAY, MARCH 12TH
at the Emergency Operations Center
77150 Citizens Circle
Yulee, FL 32097
10:00 am - 11:00am

Open to the Public

More information:
904-548-0900
or
NCEM@NassauSO.com

In the weeks preceding each quarterly Stakeholders meeting, in addition to Outlook event invitations sent to local government, non-governmental, and private partners, as well as surrounding county emergency management agencies, **invitations are emailed to individuals who have attended a meeting of the EM Program Stakeholders in the past:**

EMERGENCY MANAGEMENT PROGRAM

QUARTERLY STAKEHOLDERS MTG

DATE: _____

LAST NAME		E-MAIL	JURISDICTION & DEPARTMENT	INITIALS
Adkins	Janet	jadkins@votenassau.com	Supervisor of Elections Office	
Albury	Ray	ralbury@nassaucountyfl.com	NC Capital Projects	
Amos	Suzanne	info@nassauhumane.org	CoFB Animal Care Services	
Anderson	Eric	eanderson@nefrc.org	NE FL Regional Planning Council	
Antun	James	jantun@fbfl.org	CoFB Commission	
Arline	Cedric	carline@nassauso.com	NCSO - CID	
Aron	Nate	naron@ameliaisland.com	AI Convention & Visitors Bureau	
Avent	Andrew	aavent@nassaucountyfl.com	NC Engineering Dept	
Ayscue	Darren	dayscue@fbfl.org	CoFB Commission	
Backe	Elizabeth	ebacke@nassaucountyfl.com	NC Planning Dept	
Barber	Skye	shawnesci.barber@bmcjax.com	BMC-Nassau	
Barr	Chet	cbarr@nassaucountyfl.com	NC Building Dept	
Baumann	Amanda	abaumann@nassaucountyfl.com	NC Fire Rescue	
Beasley	John	jbeasley@townofhilliard.com	Town of Hilliard - Mayor Ofc	
Becker	Greg	gbecker@nassaucountyfl.com	NC Recovery Division	
Beirnes	Paul	pbeirnes@ameliaisland.com	AI Convention & Visitors Bureau	
Bennett	Christopher	cwbennett@nassaucountyfl.com	NC Roads Dept	
Best	Caroline	cbest@fbfl.org	CoFB City Clerk Ofc	
Bianco	Eileen	admin@townofcallahan-fl.gov	Town of Callahan - Admin Ofc	
Biggers	Keath	keath.biggers@uss.salvationarmy.org	Salvation Army	
Bishop	David	dbishop@fbfl.org	CoFB Police Dept	
Bishop-Vargas	Ashton	streetcomm@townofcallahan-fl.gov	Town of Callahan - Streets Dept	
Bollenbacher	Jim	jimbollenbacher@gmail.com	Nassau Co MRC	
Brewer	Steve	sbrewer@white-oak.org	White Oak	
Burns	Kathy	kathy.burns@nassau.k12.fl.us	Nassau Co School District	
Butler	Lola	lola.butler@dot.state.fl.us	FDOT	
Campbell	Sarah	scampbell@fbfl.org	CoFB Manager Ofc	
Cannavino	Julie	jcannavino@nassaucountyfl.com	NC Libraries	
Carless	Susan	scarless@fbfl.org	CoFB Comptroller Ofc	
Carvalho	Brandy	bcarvalho@nassaucountyfl.com	NC Strategic Development	
Clem	Taylor	tclem@nassaucountyfl.com	NC Extension	
Clifton	Sara	sclifton@nassaucountyfl.com	NC Building Dept - CRS	
Companion	Robert	rcompanion@nassaucountyfl.com	NC Engineering Dept	
Conkey	Douglas	dconkey@sjrwmd.com	SJRWMD	
Contardi	Brittany	bcontardi@nassaucountyfl.com	NC OMB - Grants	
Cook	Greg	greg.cook@ritzcarlton.com	Ritz Carlton	
Cooper	Tim	tcooper@nassauso.com	NCSO - Emergency Management	
Crutchfield	Tim	tcrutchfield@coj.net	FL Medical Examiners District 4	

EMERGENCY MANAGEMENT PROGRAM

QUARTERLY STAKEHOLDERS MTG

DATE: _____

LAST NAME		E-MAIL	JURISDICTION & DEPARTMENT	INITIALS
Davis	Matthew	Zoning@townofcallahan-fl.gov	Town of Callahan - Zoning	
Dawkins	Donald	donald.dawkins@faa.gov	FAA	
DeAngelo	Mary	mary.deangelo@bmcjax.com	BMC-Nassau	
Deckert	Tony	tdeckert@nassauflpa.com	Nassau Co Property Appraiser Ofc	
Denmark	Jay	idenmark@nassaucountyfl.com	NC Roads Dept	
Desilet	Andre	adesilet@fbfl.org	CoFB Stormwater Utilities Dept	
Douglas	Marcia	ma1472@nassauso.com	NCSO - Emergency Management	
Drew	John	jdrew@nassautaxes.com	Nassau Co Tax Collector Ofc	
Duncan	Regina	regina@aifby.com	AI Chamber of Commerce	
Dunkelberger	Anthony	anthony@aimcd.org	AI Mosquito District	
Durham	Mark	mark.durham@nassau.k12.fl.us	Nassau Co School District	
Eddins	Mike	meddins@nassaucountyfl.com	NC Fire Rescue	
Ellis	Keith	kellis@nassaucountyfl.com	NC Building Dept	
Eyerman	Marshall	meyerman@nassaucountyfl.com	NC Managers Office	
Fallin	Evans	evans.fallin@faa.gov	FAA	
Faltemier	Tom	tom.faltemier@rayonieram.com	RyAm	
Farmer	Klynt	kfarmer@nassaucountyfl.com	NC Board of Commissioners	
Fontanez	Will	wfontanez@nassauflpa.com	Nassau Co Property Appraiser Ofc	
Forstrom	Mellissa	mforstrom@fbfl.org	CoFB Code Enforcement Dept	
Foster	Greg	gfooster@aipca.net	Amelia Island Plantation	
Franzese	Macie	mfranzese@votenassaufl.gov	Supervisor of Elections Office	
Gee	Diane	diane.gee2@redcross.org	American Red Cross	
Gelston	Matt	matt.gelston@rayonier.com	RyAm	
Gibson	Kelly	kgibson@fbfl.org	CoFB Planning Dept	
Gillis	Christina	christina.gillis@myflfamilies.com	FDCF Children & Families	
Gilmore	Lanae	lgilmore@nassaucountyfl.com	NC Procurement Dept	
Glisson	Jeremiah	jglisson@fbfl.org	CoFB Manager Ofc	
Gluck	Cara	cara.gluck@flhealth.gov	FDOH-Nassau	
Godwin	Michael	michael.godwin@flhealth.gov	FDOH-Nassau	
Gray	Jeff	jgray@nassaucountyfl.com	NC Board of Commissioners	
Greene	Leah	leah.greene@ryam.com	RyAm	
Gregory	Jason	jgregory@nassauflpa.com	Nassau Co Property Appraiser Ofc	
Gugliuzza	Shawna	clerk@townofcallahan-fl.gov	Town of Callahan - Clerk Ofc	
Hamburg	Mary	mhamburg@fbfl.org	CoFB PIO	
Harley	Don	donharley@nassaucountycoa.org	Council on Aging	
Head	Alicia	ahead@townofhilliard.com	Town of Hilliard - Parks & Rec Dept	
Hearn	David	dhearn@nassaucountyfl.com	NC Public Works Dept	
Hemke	Lauree	lauree.hemke@conservenassau.org	Conserve Nassau	

EMERGENCY MANAGEMENT PROGRAM

QUARTERLY STAKEHOLDERS MTG

DATE: _____

LAST NAME		E-MAIL	JURISDICTION & DEPARTMENT	INITIALS
Higginbotham	Jason	jhigginbotham@fbfl.org	CoFB Fire Dept	
Hobbs	Cory	chobbs@townofhilliard.com	Town of Hilliard - Public Works Dept	
Hogan	Larry	BuildingOfficial@townofcallahan-fl.gov	Town of Callahan - Building Dept	
Hogeboon	Skip	skip.hogeboon@westrock.com	WestRock	
Holmes	Jeremy	jholmes@fbfl.org	CoFB Fire Dept	
Hunt	Robert	rhunt@nassaucountyfl.com	NC Building Dept	
Huppmann	Hupp	ahuppmann@nassaucountyfl.com	NC Board of Commissioners	
Hurst	Caleb	churst@nassaucountyfl.com	NC Development Services	
Hyers	Bruce	bhyers@aimcd.org	AI Mosquito District	
Irvine	Kelsey	kelseymirvine@ufl.edu	NC Extension 4H	
Jacobs	Lorelei	ljacobs@fbfl.org	CoFB Legal Dept - Grants	
Johns	Jennifer	johnsj@jea.com	Utility - JEA	
Johnson	Donna	donna.johnson@myflfamilies.com	FDCF Children & Families	
Johnson	Jerry	lazyjwy@yahoo.com	Town of Hilliard - VFD	
Keiter	Mitch	mkeiter@nassauclerk.com	Nassau Co Clerk of Courts	
Keiter	Tina	tkeiter@nassaucountyfl.com	NC HR Dept	
Kelley	Thomas	tkelley@nassauso.com	NCSO - Radio Comms	
Kelly	Scott	skelly@nassauso.com	NCSO - SRO	
Kingery	Jenny	Jenny.Kingery@bmcjax.com	BMC-Nassau	
Kinslow	Chris	ckinslow@sjrwmd.com	SJRWMD	
Kirkland	Margaret	margaret.kirkland@conserve Nassau.org	Conserve Nassau	
Klindt	Matthew	matthew.klindt@fdacs.gov	FDACS - FL Forest Service	
Knagge	Randy	mayor@townofcallahan-fl.gov	Town of Callahan - Mayor Ofc	
Lacambra	Chris	clacambra@nassaucountyfl.com	NC OMB	
Lake	Constance	clake@nassaucountyfl.com	NC Building Dept	
Land	Sally	water@townofcallahan-fl.gov	Town of Callahan - Water Dept	
Lee	Chad	cleef@fbfl.org	CoFB Police Dept	
Lester	Angie	alester@fbfl.org	CoFB Building Dept	
Lilly	Kevin	klilly@nassauflpa.com	Nassau Co Property Appraiser Ofc	
Lind	Kyle	kyle.lind@flhealth.gov	FDOH-Nassau	
Lippelman	Bobby	blippelman@nassauso.com	NCSO - Legal, Govt Affairs, Records	
Little	Jeff	j.little@nassaucountyfl.com	NC Facilities Dept	
MacMonagle	Mike	mikemac58@gmail.com	NCSO - Emergency Management	
Maguire	Tim	tmaguire@nassaucountyfl.com	NC Animal Care Services	
Marsh	Darren	dmarsh@nassaucountyfl.com	NC Roads Dept	
Martin	John	jmartin@nassaucountyfl.com	NC Board of Commissioners	
Mason	Chauncey	cmason@nassauso.com	NCSO - Special Ops	
May	Denise	dmay@nassaucountyfl.com	NC Legal Dept	

EMERGENCY MANAGEMENT PROGRAM

QUARTERLY STAKEHOLDERS MTG

DATE: _____

LAST NAME		E-MAIL	JURISDICTION & DEPARTMENT	INITIALS
McCormick	Jami	ja1503@nassauso.com	NCSO - Emergency Management	
McCullough	Allison	amccullough@nassaucountyfl.com	NC Board of Commissioners	
Metz	Ashley	ametz@nassaucountyfl.com	NC HR Dept	
Mikelson	Scott	smikelson@fbfl.org	CoFB Parks & Rec Dept	
Minshew	Genece	gminshew@fbfl.org	CoFB Commission	
Mitchell	Sherri	sherri@nassauflorida.com	Nassau Economic Development Board	
Mitchell	Melissa	info@yuleenews.com	News Media	
Mousseau	Danielle	danielle.mousseau@fpl.com	Utility - FPL	
Mulcahy	Kathy	kmulcahy@nassauflpa.com	Nassau Co Property Appraiser Ofc	
Murallo	Fino	fmurallo@fbfl.org	CoFB Fire Dept	
Murdock	Mary	code@townofcallahan-fl.gov	Town of Callahan Code Enforcement	
Murray	George	gmurray@nassaucountyfl.com	NC Planning Dept	
Newton	Katie	knewton@fbfl.org	CoFB Legal Dept	
Nolen	Tyler	tnolen@nefrc.org	NE FL Regional Planning Council	
Oberdorfer	Martha	mloberdorfer@nassauso.com	NCSO - Emergency Management	
Page	Travis	travis.page@oremc.com	Utility - OREMC	
Parr	Jimmy	jparr@fbfl.org	CoFB Building Dept	
Peake	Freddy	fpeake@fbfl.org	CoFB Police Dept	
Pearce	Robert	rpearce@chpk.com	Utility - Chesapeake Utilities (FPU)	
Peay	Katie	kpeay@nassaucountyfl.com	NC Stormwater Dept	
Pickett	Lee	lpickett@townofhilliard.com	Town of Hilliard - Commission	
Platt	Jacob	jplatt@fbfl.org	CoFB Planning Dept	
Podiak	Doug	dpodiak@nassaucountyfl.com	NC Public Works Dept	
Pope	Taco	tpope@nassaucountyfl.com	NC Managers Office	
Poynter	Tim	tpoynter@fbfl.org	CoFB Commission	
Proctor	Royce	royce.proctor@oremc.com	Utility - OREMC	
Purvis	Lisa	lpurvis@townofhilliard.com	Town of Hilliard - Clerk Ofc	
Quintas	Gabriel	gquintas@nassaucountyfl.com	NC Planning Dept	
Rawson	Gregory	grawson@sjrwmd.com	SJRWMD	
Ray	Noah	nray@coj.net	Duval County EM	
Richardson	David	drichardson@fpuc.com	Utility - FPU	
Rigdon	Brady	brigdon@nassaucountyfl.com	NC Fire Rescue	
Rimes	Trey	writes@fbfl.org	CoFB Public Works Stormwater	
Robertson	Sabrina	srobertson@nassaucountyfl.com	NC Communications	
Robertson	Jay	jrobertson@nassaucountyfl.com	NC Parks & Rec Dept	
Roland	Greg	groland@nassaucountyfl.com	NC Fire Rescue	
Rundlett	Michele	michele.rundlett@westrock.com	WestRock	
Sabattini	Cathy	csabattini@fbfl.org	CoFB Public Works Ops Dept	

EMERGENCY MANAGEMENT PROGRAM

QUARTERLY STAKEHOLDERS MTG

DATE: _____

LAST NAME		E-MAIL	JURISDICTION & DEPARTMENT	INITIALS
Sadler	Mike	michaelsadler097@comcast.net	Town of Hilliard - VFD	
Schmelling	William	schmellingwi@nassau.k12.fl.us	Nassau Co School District	
Schmidt	Eric	eric.schmidt@westrock.com	WestRock	
Schofield	Theo	tschofield@omnihotels.com	Omni Hotel	
Schwend	Paul	schwendinsurance@aol.com	Insurance	
Shaw	Janet	parkcomm@townofcallahan-fl.gov	Town of Callahan - Parks Dept	
Shough	Danielle	drshough@nassauso.com	NCSO - Drones	
Sicre	Richard	rsicre@fpuc.com	Utility - FPU	
Sims	Kenny	ksims@townofhilliard.com	Town of Hilliard - Streets Dept	
Smith	Al	smithal@nassau.k12.fl.us	Nassau Co School District	
Tambasco	Jeff	jtambasco@fbfl.org	CoFB Police Dept	
Tuten	Joyce	jtuten@fbfl.org	CoFB Commission	
Underhill	Brad	brad.underhill@nassau.k12.fl.us	Nassau Co School District	
Usina	Joey	jusina@nassaucountyfl.com	NC Roads Dept	
Williams	Mike	pwd@townofcallahan-fl.gov	Town of Callahan - Public Works Dept	
Williamson	Becky	becky.williamson@rayonieram.com	RyAm	
Wilson	Mitch	mwilson@nassautaxes.com	Nassau Co Tax Collector Ofc	
Wilson	Mark	mlwilson@nassauso.com	NCSO - Emergency Management	
Wollitz	Leanne	lwollitz@townofhilliard.com	Town of Hilliard - Land Use Admin	
Wood	Chris	cvfd5@townofcallahan-fl.gov	Town of Callahan - VFD	
Wright	Jenny	jwright@nassaucountyfl.com	NC Building Dept	

Whole Community EM Program Stakeholders March 2025 Meeting Agenda**12 March 2025 – 10 AM at the EOC****EM Program – Quarterly Update**

- Plans – EM Program’s Strategic Plan has been updated and added to WebEOC
- 2025 EM Training Program Update
 1. Community Preparedness Program - monthly training offerings
 2. *TEAM for GIRLS* (Training, Education, Activities, and Mentorship for Girls Interested in Response, Leadership, and Safety)
 3. G-205 – *Recovery from Disaster, the Local Government Role*
 4. SERT TRAC 2.0 – April 5th

Stakeholder Preparedness Review*(changes to capabilities/capacities, updates to plans, grants, projects, training & exercises held)*

- City of Fernandina Beach
 - CoFB Fire Dept
 - CoFB Manager’s Office
 - CoFB Planning
 - CoFB Police Dept
 - CoFB Public Works Operations
 - CoFB Utilities/Stormwater
- FDOH-Nassau
- Nassau BOCC
 - Animal Care Services
 - Building Dept
 - Capital Projects
 - Development Services
 - Fire Rescue
 - Manager’s Office
 - Office of Management & Budget
 - Parks & Recreation
 - Planning Dept
 - Procurement
 - Public Works & Roads
 - Recovery
 - Stormwater
 - Strategic Advancement

Whole Community EM Program Stakeholders Meeting Agenda

- Nassau Clerk of Courts
- Nassau Property Appraiser/GIS
- Nassau School District
- Nassau Sheriff's Office
- Nassau Supervisor of Elections
- Nassau Tax Collector
- Town of Callahan
- Town of Hilliard
- *Other Stakeholders* (Authorities, Boards, Chambers, Committees, Districts, Private Partners)

Local Hazard Mitigation Project List

1. Projects funded/initiated, completed, or withdrawn?
2. Changes to local priorities or project ranking?
3. Additional mitigation projects for scoring – assigned to the LMS Task Force

LMS Task Force (the planning team) meets in the Planning Room immediately following the EM Program Working Group meeting. The LMS document development process and timeline were presented and accepted at the Q1 2024 Stakeholder meeting.

2024



2025



2026



Whole Community EM Program Stakeholders Meeting Agenda

Almost on schedule –LMS Task Force members are actively collecting information from their jurisdictions.

Stakeholders with information to add to the LMS – please communicate with your jurisdiction’s Task Force Members.

Quarterly EM Stakeholders Meeting and LMS Task Force Meeting Minutes are available:

<https://www.onenassau.com/em-stakeholders>

**Next EM Program Stakeholder Meeting is
Wednesday, June 11th, 10:00 – 11:30**

LMS Task Force Meeting Agenda

Wednesday, March 12th, 2025

Directly Following the EM Program Stakeholders Meeting

LMS Task Force:

- NCEM – Mark Wilson, Martha Oberdorfer
- Unincorporated County – Katie Peay, Greg Becker,
- City of Fernandina Beach – Andre Desilet, Katie Newton
- Town of Hilliard – Lee Anne Wollitz, Alicia Head

Agenda:

1. Existing LMS Project Proposals for Scoring
2. New Jurisdictional Project Applications
3. LMS Task Force Members' responses to the questions sent out last month
4. Confirm/discuss/provide missing information for the writing team (gray sections have already been addressed by all jurisdictions):

Planning Process	
Documenting the Planning Process (P1)	
The plan must document the current <u>planning process</u>	
Identifying the Jurisdictions and their Roles (P2)	
The plan must list the jurisdictions that will seek FEMA & FDEM approval and adopt the FEMA-approved plan.	
Jurisdictional Representation (P3)	
The plan must list <u>the representative for each jurisdiction seeking approval and how they participated in the planning process.</u> (Include the jurisdiction represented and the person's agency and title within the jurisdiction.)	
Including Stakeholders in the Process (P4)	
The plan must provide documentation of an <u>opportunity for stakeholders to be involved in the current planning process and how that was achieved.</u>	
Public Involvement (P5)	
The plan must document <u>how the public had an opportunity to be involved</u> in the current planning process and what that participation entailed, including how underserved communities and vulnerable populations within the planning area were provided an opportunity to be involved	
Review and Incorporation of Existing Plans and Reports (P6)	
The plan must document what <u>existing plans, studies, reports and technical information</u> were reviewed and how they were incorporated, into the plan	
Review and Incorporation of NFIP Jurisdictions (P7)	
FEMA's regulatory flood mapping products for all jurisdictions with structures for which National Flood Insurance Program (NFIP) <u>coverage is available</u> are required in the plan. Non-regulatory flood mapping products that improve upon or clarify NFIP products may be included.	
Risk Assessment	
Description of Hazards (R1)	
The plan must include a <u>description of all of the natural hazards</u> that can affect the jurisdictions in the planning area and their assets, such as dams, located outside of the planning area.	
Omission of Hazards (R2)	


LMS Task Force Meeting Agenda


The plan must provide rationale for the omission of any natural hazards that are commonly recognized to affect the planning area.
Location of Hazards (R3)
The plan must include information on locations susceptible to each identified hazard.
Extent of Hazards (R4)
The plan must provide the possible extent of each hazard’s impact on those locations.
Previous Occurrences of Hazards (R5)
The plan must include information on previous occurrences for each hazard in each jurisdiction. This includes state and federal major disaster declarations for the planning area since the last update.
Probability of Hazards (R6)
The plan must include the probability of future events for the identified hazards that can affect the planning area.
Multi-Jurisdictional Plans (R7)
When hazard risks differ across the planning area and between participating jurisdictions, the plan must specify the unique and varied risk information for each applicable jurisdiction.
Potential Impacts (R8)
The plan must describe the potential impacts of each hazard on each participating jurisdiction and its identified assets.
Overall Vulnerability (R9)
The plan must describe the overall vulnerability of each jurisdiction to each identified hazard.
Development Updates (R10)
The risk assessment must meet FEMA Element E1-a (Changes in Development – see notes).
Repetitive Loss Properties (R11)
The plan must include the numbers and types (residential, commercial, institutional, etc.) of repetitive/severe repetitive loss properties.
Mitigation Strategy
Existing Policies, Programs, and Resources (S1)
The plan must describe how resources of each jurisdiction (policies, programs, funding) are available to support the mitigation strategy. This must include a discussion of the existing building codes and land use and development ordinances that support hazard mitigation.
Ability of Jurisdiction and their Capabilities (S2)
The plan must describe the ability of each jurisdiction to expand on and improve the capabilities described in the plan (S1).
National Flood Insurance Program (NFIP) (S3)
The plan must include specific details of how each participating jurisdiction is meeting and will continue to meet NFIP requirements.
Mitigation Goals (S4)
The plan must include goals to reduce the risk of the identified hazards.
Comprehensive Range of Projects for Each Hazard (S5)
The mitigation strategy must include an analysis of a comprehensive range of actions or projects considered to specifically address vulnerabilities identified in the risk assessment.
Mitigation Projects in Each Jurisdiction (S6)


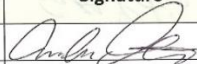
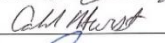
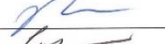


LMS Task Force Meeting Agenda

Each plan participant/jurisdiction must identify <u>one or more mitigation actions the participant(s) intends to implement for each hazard</u> addressed in the risk assessment.
Project Prioritization (S7)
The plan must describe the <u>criteria used for prioritizing the implementation of the actions</u> . The criteria must include an emphasis on the extent to which benefits are maximized, in relation to the associated costs of the action.
Required Project List Information (S8)
The action plan <u>must identify who is responsible for administering each action</u> , along with the action's potential funding sources and expected time frames for completion.
Plan Maintenance
Community Involvement (M1)
The plan must describe how the <u>jurisdictions adopting the plan will continue to seek public participation after the plan has been approved</u> and during the plan's implementation, monitoring, and evaluation.
Maintenance (M2)
The plan must identify <u>how, when, and by whom the plan will be tracked</u> for implementation over its five-year cycle (formal monitoring).
Evaluation (M3)
The plan must identify <u>how, when and by whom the plan will be assessed for effectiveness</u> at achieving its stated purpose and goals (evaluating).
Update Schedule (M4)
The plan must identify <u>how, when and by whom the plan will be reviewed and revised</u> at least once every five years (updating).
Plan Integration (M5)
The plan must <u>describe the community's process to integrate the plan's data, information, and hazard mitigation goals and actions</u> into other planning mechanisms.
Multi-Jurisdictional Plan Integration (M6)
The plan must describe <u>each jurisdiction's process for integrating information from the mitigation strategy into their identified planning mechanisms</u> .
Identifying Local Planning Mechanisms (M7)
The plan must <u>identify the local planning mechanisms</u> where hazard mitigation information/actions may be integrated.
Changes and Updates Since Last Plan
Changes in Development (U1)
The plan must describe <u>changes in development that have occurred</u> and how they have <u>increased or decreased the vulnerability</u> of each jurisdiction in the previous five years
Changes in Priorities (U2)
The plan must describe how it has been updated to address <u>changes in jurisdictional priorities</u> .
Progress in Local Mitigation Efforts (U3)
The plan must describe the <u>status of all hazard mitigation actions in the previous plan</u> , identifying whether they have been completed or not, for each jurisdiction.
Jurisdictional Plan Integration (U4)
The plan must explain <u>how the jurisdiction(s) integrated information from the mitigation plan into other planning mechanisms</u> , as a demonstration of progress in local hazard mitigation efforts. <i>If information from the previous plan was not integrated into other planning, this must be stated.</i>

Whole Community EM Program Stakeholders March 2025 Meeting Attendance

 Please complete and sign to verify your attendance				
Nassau County EOC 77150 Citizens Circle Yulee, FL 32097		Nassau EM Stakeholders Whole Community Working Group		Date: March 12, 2025
First and Last Name	Agency	Best Phone #	E-mail	Signature
Jami McCormick	NCSD - EM	904-206-3262	JA1503@NassauSO.com	Jami McCormick
MARTHA OBERDORFER	NCSD - EM	904 753 4015	MLOBERDORFER@NASSAUSO.COM	M Oberdorfer
Alicia Head	TOH	904 870 7553	Ahead@townofhilliard.com	Alicia Head
Cory Hobbs	TOH	904 719 1012	chobbs@townofhilliard.com	Cory Hobbs
Ray Albary	Nassau County	904-530-0370	ralbary@nassaucountyfl.com	Ray Albary
Jenny Kingery	BMCA	904-206-0313	jenny.kingery@bmcajax.com	Jenny Kingery
Skye Barber	BMCA	904-606-3600	SHAWNESEI.BARBER@BMCAJAX.COM	Skye Barber
Gabe Recker	BOCC	904 892 0100	GABER@NASSAUCOMFL.COM	Gabe Recker
Katie Peary	BOCC	904-530-6391	KPeary@boocc.com	Katie Peary
Cara Gluck	FLDOH - Nassau	904-7531231	Cara.Gluck@flhealth.gov	Cara Gluck
Jerry Johnson	Hilliard Fire Dept	307-730 6999	lazyjuly@yahoo.com	Jerry Johnson
Diane Gee	American Red Cross	904-760-9153	diane.gee@redcross.org	Diane Gee
Lauree Henke	Conserve Nassau	301-580-5548	Lauree.Henke@conserve-nassau.org	Lauree Henke

 Please complete and sign to verify your attendance				
Nassau County EOC 77150 Citizens Circle Yulee, FL 32097		Nassau EM Stakeholders Whole Community Working Group		Date: March 12, 2025
First and Last Name	Agency	Best Phone #	E-mail	Signature
David Bishop	FBPD	9041534252	dbishop@fbfl.org	David Bishop
Elizabeth	NCBOCC	904-630-5320	ebarber@nassaucountyfl.com	Elizabeth
Chris Wood	CVFD - S	904-437-1611	woodc3578@gmail.com	Chris Wood
Lothar Eckhardt	NHAS	904 530 6150	LEckhardt@NassauCountyFL.com	Lothar Eckhardt
Robert Pearce	FLU	561-984-9920	rpearce@chpt.com	Robert Pearce
Constance Lake	BOCC Bldg	904-530-6262	clake@nassaucountyfl.com	Constance Lake
Sara Clifton	BOCC Bldg	904-530-6288	sclifton@nassaucountyfl.com	Sara Clifton
SCOTT PEDIGO	BOCC		spedigo@nassaucountyfl.com	Scott Pedigo
Katelyn Holton	NCPA	904-491-7335	kholtan@ncpafl.com	Katelyn Holton
Doug Pedrick	NCPU	904-530-6120	dpedrick@nassaucountyfl.com	Doug Pedrick
Lola Butler	FDOT	352 578-4411		Lola Butler
Dan Marshall	AB		dmarshall@nassau-fl.com	Dan Marshall
Maria Douglas	NCM		ma1472@nassau-so.com	Maria Douglas

 Please complete and sign to verify your attendance				
Nassau County EOC 77150 Citizens Circle Yulee, FL 32097		Nassau EM Stakeholders Whole Community Working Group		Date: March 12, 2025
First and Last Name	Agency	Best Phone #	E-mail	Signature
Andre Desibel	COFB	904-445-7539	adesibel@pfa.org	
Cabb Hurst	Nassau County	904-530-6236	churst@nassaucountyfl.com	
Bobby Lippelma	NCSO	904-548-4168	Blippelma@nassau.com	
Cos Cosgrove	American Legion	305 409 2461	cosgrovegi@gmail.com	
Tim Cooper	NCEM		Tcooper@nassauso.com	
Brady Rigdon	NCFR		brigdon@nassaucountyfl.com	
Mark Wilson	NCEM		mwilson@nassauso.com	

Whole Community EM Program Stakeholders March 2025 Meeting Minutes

12 March 2025 – 10 AM at the EOC

EM Program – Quarterly Update

- Plan Updates – EM Program’s 5-Year Strategic Plan has been updated and added to WebEOC
- Jami McCormick provided the EM Training Program Update
 1. Community Preparedness Program - monthly training offerings continue on the third Thursdays of each month. This month will be AHA HeartSaver training. Next month will be Water Safety with Ocean Rescue, including their Rip Current simulator. May will be STOPTHEBLEED training.
 2. *TEAM for GIRLS* (Training, Education, Activities, and Mentorship for Girls Interested in Response, Leadership, and Safety) registration for the week-long “day camp” style program begins May 1st. Spaces are limited.
 3. G-205 – *Recovery from Disaster, the Local Government Role* – regional course offering will be hosted in the EOC, register on SERT TRAC
 4. SERT TRAC 2.0 – roll out is April 5th. Users should download their certificates for any in-person classes completed because only transcripts will be available on the new system.

Stakeholder Preparedness Review

(changes to capabilities/capacities, updates to plans, grants, projects, training & exercises held)

- City of Fernandina Beach
 - CoFB Fire Dept – have not hired a new Chief yet, Acting Chief Murallo still leading.
 - CoFB Manager’s Office – not in attendance (new City Manager started November 2024)
 - CoFB Planning – Flood vulnerability study has been finalized. Have formed a multi-department committee to develop an Adaptation Action Plan to mitigate identified vulnerabilities.
 - CoFB Police Dept – UASI funds have been awarded to protect attendees of large events like Shrimp Festival. Working on getting updated quotes for the equipment.
 - CoFB Public Works Operations – working with Planning on the new Adaptation Action Plan
 - CoFB Utilities/Stormwater – working with Planning on the new Adaptation Action Plan
- FDOH-Nassau – CHD Administrator announced they are still searching for a qualified Public Health Preparedness Planner, the position will be re-posted on the PeopleFirst website. The DOH team is working on updating EOPs, Special Needs Shelter supplies, and the SpN Registry.
- Nassau BOCC
 - Animal Care Services – all operations going smoothly; NCEM noted that they like when adoptable puppies and kittens are brought to the EOC for public relations.
 - Building Dept – noted that a private property owner applied to for state funding to have their home elevated; introduced Sarah Clifton who now fills the Community Rating System role for the county.

Whole Community EM Program Stakeholders Meeting Minutes

- Capital Improvement Projects – Roadway projects underway; Pages Dairy and Chester Road intersection work continues and should be completed by December 2025; clearing for the William Burgess Blvd extension is underway and the project is expected to be completed by July 2026.
- Development Services – no updates to report
- Fire Rescue – awarded UASI funds for chemical and radiological detection equipment; working on getting updated quotes for the equipment. Received Port Security grant to fund an ocean-going boat that won't be fully outfitted and delivered to at least 2026.
- Gov't Admin – County Manager, Assistant/Deputy CMs, and Attorney not in attendance
- Office of Management & Budget – not in attendance but working with other county personnel on a local abatement plan as part of the Florida Recovery Obligation Calculation program
- Parks & Recreation – not in attendance
- Planning Dept – hiring for three open positions; department is working on amendments to the Comprehensive Plan and Vision 20250; will be attending the Winter Strategic Planning Session moderated workshop this Thursday and Friday
- Procurement – not in attendance
- Public Works & Roads – multiple ongoing eastside drainage projects
- Recovery – no updates to report
- Stormwater – working closely with Public Works on drainage projects; flood vulnerability study completed, instituted weekly coordination meetings with CoFB Stormwater to collaborate on an Adaptation Action Plan for identified vulnerabilities; submitted two Watershed Master Plan grant applications to the state
- Strategic Advancement – not in attendance
- Nassau Clerk of Courts – not in attendance
- Nassau Property Appraiser/GIS – no updates; beta testing a new GIS site using Stormwater Vulnerability study elevation data
- Nassau School District – not in attendance
- Nassau Sheriff's Office – have not moved into the new Training Facility; the certificate of occupancy was held up due to utility issues but hope to be moving in within a month
- Nassau Supervisor of Elections – not in attendance
- Nassau Tax Collector – not in attendance
- Town of Callahan – CVFD 5 Chief Chris Wood introduced himself and offered his trained people and resources (a squad, two tankers, and an engine) to assist with any incidents
- Town of Hilliard – Pea Farm Road modifications to increase the Hilliard Airport's runway departure protection zone are in process, some buildings are being torn down for the new roadway and detention pond; the existing road will be maintained until the new expanded road is in place; a diagram was provided. The grant-funded Community Center and shelter facility is in

Whole Community EM Program Stakeholders Meeting Minutes

the design phase; goal is to have it completed January 2027. Vietnam Voices event update – the mobile wall will be at the Fairgrounds April 17th – 21st with a motorcycle parade escort in from I-95 that Thursday. School field trips to tour the wall and a sponsored veterans' dinner are scheduled for Friday. Saturday morning will be opening ceremonies for the public. A sunrise service will be held on Easter Sunday and a candlelight memorial event that evening. *This is the last time the Mobile Vietnam Wall will be in our area; it is being decommissioned at the end of the year.*

- **Other Stakeholders** (Authorities, Boards, Chambers, Committees, Districts, Private Partners)
Baptist Medical Center introduced their new Safety Specialist, Skye Barber. Jenny Kingery will still be an EOC liaison.

Diane Gee from the Red Cross reported that she provided a training session for NCSO Dispatchers in February covering the capabilities of their Disaster Assistance Teams and what to expect when they are called. Also offered local assistance with disaster preparedness education programs for various age groups.

Local Hazard Mitigation

1. Projects funded/initiated, completed, or withdrawn – HMGP funding has been allocated to Nassau for Debby (\$244,000) and Helene (\$28,000); Nassau is Tier 2 for Milton funds; HMGP project proposals need to be submitted to the state by May (Debby) and July (Helene/Milton). The state will prioritize proposals and submit to FEMA. Nassau LMS Task Force opted not to return any of the allocated HMGP funds to the state for use in the pilot "Elevate Florida" project. The state's Hurricane Loss Mitigation Program notice of opportunity has been announced, with a short application window and April deadline for proposals to the state (no match required.)
2. Changes to local priorities or project ranking – 17 projects currently on the ranked LMS list; additional proposals have been submitted today.
3. Thirteen new mitigation projects from CoFB, county Stormwater, and the CLAM land conservation program are being assigned to the LMS Task Force member for scoring.
4. LMS Task Force (the planning team) members will be meeting in the Planning Room immediately following the EM Program Stakeholders meeting. The LMS document development timeline accepted at the Q1 2024 Stakeholder meeting was presented; noting that most of the data collection phase is completed and the writing phase is beginning. *Stakeholders with information to add to the LMS – please communicate with your jurisdiction's Task Force Members.*

Quarterly EM Stakeholders Meeting and LMS Task Force Meeting Minutes are posted:

<https://www.onenassau.com/em-stakeholders>

**Next EM Program Stakeholder Meeting is
Wednesday, June 11th, 10:00 – 11:30**

LMS Task Force March 2025 Meeting Minutes

Wednesday, March 12th, 2025

LMS Task Force (the planning team) meets in the Planning Room immediately following the EM Program Stakeholders meeting. The LMS document development process and timeline were presented and accepted at the Q1 2024 Stakeholder meeting. EM planners on the Task Force have begun the Writing Period.

2024



2025



2026



LMS Task Force Members in Attendance:

- NCEM – Mark Wilson, Martha Oberdorfer
- Unincorporated County – Katie Peay, Greg Becker (checked in but could not stay for meeting)
- City of Fernandina Beach – Andre Desilet, Jason Higginbotham for Katie Newton
- Town of Hilliard – Alicia Head, Cory Hobbs for Lee Anne Wollitz

Agenda Notes:

1. Existing LMS Project Proposals still needing Scoring – All projects submitted to the Task Force by March 7th have been scored (CoFB and County Stormwater have provided the ones that were missing)
2. New Jurisdictional Project Applications – CoFB submitted three new applications for prioritization scoring as well as updates on their existing ranked projects; the CLAM program submitted five new conservation property acquisition projects that will have hazard mitigation benefits and Katie Peay discussed five additional new project proposals that will be submitted later this month.
3. Funding opportunities for mitigation projects, introduced earlier during the Stakeholders Meeting, were discussed more in depth; specifically, the state's Hurricane Loss Mitigation Program, project eligibility, and funding amounts.

LMS Task Force Meeting Minutes

4. LMS Task Force Members provided their jurisdictions' responses to LMS questions sent following the last quarterly meeting of the LMS Task Force, responses were requested by COB 02/28/25 – CoFB and Hilliard have now provided data to address the majority of the outstanding questions, CoFB still needs to get their CRS details and maps. For the County, Greg Becker had contacted the EM Director directly last month to obtain an extension, but to date has provided no responses or data to the LMS Task Force addressing missing jurisdictional information.
5. Required LMS information identified as "still needed" by EM plan writers (listed by LMS component category in the table below) was reviewed and discussed by the Task Force members. For CoFB, many of the missing details were provided in their responses to the questions posed following the last quarterly meeting of the LMS Task Force. Details for the unincorporated county area have not yet been provided.

Risk Assessment	
Multi-Jurisdictional Plans (R7)	
When hazard risks differ across the planning area and between participating jurisdictions, the plan must specify the <u>unique and varied risk information for each applicable jurisdiction</u> .	
Potential Impacts (R8)	
The plan must describe the <u>potential impacts of each hazard on each participating jurisdiction</u> and its identified assets.	
Overall Vulnerability (R9)	
The plan must describe the overall <u>vulnerability of each jurisdiction</u> to each identified hazard.	
Development Updates (R10)	
The risk assessment must meet FEMA Element E1-a (<u>Changes in Development</u> – see notes).	
Repetitive Loss Properties (R11)	
The plan must include the <u>numbers and types (residential, commercial, institutional, etc.) of repetitive/severe repetitive loss properties</u> .	
Mitigation Strategy	
Existing Policies, Programs, and Resources (S1)	
The plan must describe how <u>resources of each jurisdiction (policies, programs, funding)</u> are available to support the mitigation strategy. <i>This must include a discussion of the <u>existing building codes and land use and development ordinances that support hazard mitigation</u>.</i>	
Ability of Jurisdiction and their Capabilities (S2)	
The plan must describe the <u>ability of each jurisdiction to expand on and improve the capabilities described</u> in the plan (S1).	
National Flood Insurance Program (NFIP) (S3)	
The plan must include <u>specific details</u> of how each participating jurisdiction <u>is meeting and will continue to meet NFIP requirements</u> .	
Mitigation Goals (S4)	
The plan must include <u>goals to reduce the risk of each of the identified hazards</u> .	
Mitigation Projects in Each Jurisdiction (S6)	
Each jurisdiction must identify one or more mitigation actions they intend to implement for each hazard addressed in the risk assessment.	
Plan Maintenance	

LMS Task Force Meeting Minutes

Community Involvement (M1)
The plan must describe how the <u>jurisdictions adopting the plan will continue to seek public participation after the plan has been approved</u> and during the plan's implementation, monitoring, and evaluation.
Maintenance (M2)
The plan must identify <u>how, when, and by whom the plan will be tracked</u> for implementation over its five-year cycle (formal monitoring).
Evaluation (M3)
The plan must identify <u>how, when and by whom the plan will be assessed for effectiveness</u> at achieving its stated purpose and goals (evaluating).
Update Schedule (M4)
The plan must identify <u>how, when and by whom the plan will be reviewed and revised</u> at least once every five years (updating).
Plan Integration (M5)
The plan must <u>describe the community's process to integrate the plan's data, information, and hazard mitigation goals and actions</u> into other planning mechanisms.
Multi-Jurisdictional Plan Integration (M6)
The plan must describe <u>each jurisdiction's process for integrating information from the mitigation strategy into their identified planning mechanisms</u> .
Identifying Local Planning Mechanisms (M7)
The plan must <u>identify the local planning mechanisms</u> where hazard mitigation information/actions may be integrated.
Changes and Updates Since Last Plan
Jurisdictional Plan Integration (U4)
The plan must explain <u>how each jurisdiction integrated information from the mitigation plan into other planning mechanisms</u> , as a demonstration of progress in local hazard mitigation efforts. <i>If information from the previous plan was not integrated into other planning, this must be stated.</i>

LMS Task Force members in attendance discussed each topic and agreed that additional data will be sent to the EM representatives from each jurisdiction.

Non-hurricane flood response issues, information coordination, and the ability to use EM resources, specifically WebEOC boards, were discussed in detail. Task Force members present agreed that the ability to aggregate data and share operational information, even without a Local State of Emergency declaration or formal EOC activation, would be invaluable, increasing their response capacity, decreasing the time between resident reports and response efforts. All agreed that their admin staff need to become more aware of the resources available and they plan to be more proactive in requesting EM capabilities and resources to assist with situational awareness during "daily ops" without an official activation of the EOC.

CoFB and County LMS Task Force members offered to help improve information sharing, using the EOC as the information coordination hub, and will join Hilliard in directly providing EM staff with planned and emergency road closure information to populate the WebEOC Road Closure Board as soon as they become aware of those situations.

EM staff agreed to conduct hands-on informational WebEOC sessions for County and CoFB stormwater staff to assist with situational awareness capabilities.

Appendix C – LMS Task Force Members

Name	Agency	Position/Title	Jurisdiction
Mark Wilson LMS TF Chair	Sheriff's Office – Emergency Management	Mitigation Planning Coordinator	Nassau County and Municipalities
Martha Oberdorfer LMS TF Vice-Chair	Sheriff's Office – Emergency Management	Deputy EM Director	Nassau County and Municipalities
Lee Anne Wollitz	Town Hall	Land Use Administrator	Town of Hilliard
Alicia Head	Parks & Recreation	Public Information Officer & Event Coordinator	Town of Hilliard
Katie Newton	Attorney's Office	Paralegal	City of Fernandina Beach
Andre Desilet	Public Works	Utilities Director	City of Fernandina Beach
Katie Peay	Nassau Government	Stormwater Director	Unincorporated Nassau County
Greg Becker*	Disaster Recovery Division	Manager	Unincorporated Nassau County

*replaced by Marshal Eyerman

Appendix D – County Agricultural Profile



Nassau County Florida

Total and Per Farm Overview, 2022 and change since 2017

	2022	% change since 2017
Number of farms	346	-7
Land in farms (acres)	47,480	-13
Average size of farm (acres)	137	-6
Total	(\$)	
Market value of products sold	15,255,000	+18
Government payments	-	(NA)
Farm-related income	1,738,000	-36
Total farm production expenses	17,662,000	-6
Net cash farm income	-669,000	+78
Per farm average	(\$)	
Market value of products sold	44,089	+28
Government payments ^a	-	(NA)
Farm-related income ^a	45,732	+30
Total farm production expenses	51,046	+1
Net cash farm income	-1,933	+76

(Z) Percent of state agriculture sales

Share of Sales by Type (%)

Crops	20
Livestock, poultry, and products	80

Land in Farms by Use (acres)

Cropland	3,002
Pastureland	6,425
Woodland	34,801
Other	3,252

Acres irrigated: 212

(Z)% of land in farms

Land Use Practices (% of farms)

No till	2
Reduced till	2
Intensive till	2
Cover crop	1

Farms by Value of Sales

	Number	Percent of Total ^b
Less than \$2,500	180	52
\$2,500 to \$4,999	50	14
\$5,000 to \$9,999	40	12
\$10,000 to \$24,999	39	11
\$25,000 to \$49,999	10	3
\$50,000 to \$99,999	14	4
\$100,000 or more	13	4

Farms by Size

	Number	Percent of Total ^b
1 to 9 acres	67	19
10 to 49 acres	193	56
50 to 179 acres	48	14
180 to 499 acres	26	8
500 to 999 acres	7	2
1,000+ acres	5	1



United States Department of Agriculture
National Agricultural Statistics Service

www.nass.usda.gov/AgCensus

Nassau County
Florida, 2022
Page 2

2022 CENSUS OF
AGRICULTURE

County Profile

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^c	Counties Producing Item	Rank in U.S. ^c	Counties Producing Item
Total	15,255	53	67	2,591	3,078
Crops	3,092	60	67	2,621	3,074
Grains, oilseeds, dry beans, dry peas	(D)	59	61	2,601	2,917
Tobacco	-	-	5	-	267
Cotton and cottonseed	-	-	14	-	647
Vegetables, melons, potatoes, sweet potatoes	(D)	55	66	1,687	2,831
Fruits, tree nuts, berries	379	53	67	994	2,711
Nursery, greenhouse, floriculture, sod	2,451	51	65	668	2,660
Cultivated Christmas trees, short rotation woody crops	-	-	19	-	1,274
Other crops and hay	149	56	65	2,654	3,035
Livestock, poultry, and products	12,163	37	67	2,054	3,076
Poultry and eggs	(D)	12	65	(D)	3,027
Cattle and calves	(D)	50	67	(D)	3,047
Milk from cows	(D)	23	28	(D)	1,770
Hogs and pigs	48	21	62	1,094	2,814
Sheep, goats, wool, mohair, milk	257	7	65	752	2,967
Horses, ponies, mules, burros, donkeys	66	42	62	1,735	2,907
Aquaculture	-	-	50	-	1,190
Other animals and animal products	68	47	66	1,123	2,909

Producers ^d	596	Percent of farms that:	Top Crops in Acres ^e
Sex			
Male	340	Have internet access	77
Female	256		
Age			
<35	30	Farm organically	-
35 – 64	349		
65 and older	217		
Race			
American Indian/Alaska Native	6	Sell directly to consumers	8
Asian	1		
Black or African American	10		
Native Hawaiian/Pacific Islander	-		
White	579	Hire farm labor	12
More than one race	-		
Other characteristics			
Hispanic, Latino, Spanish origin	16	Are family farms	99
With military service	76		
New and beginning farmers	207		

^a Average per farm receiving. ^b May not add to 100% due to rounding. ^c Among counties whose rank can be displayed. ^d Data collected for a maximum of four producers per farm. ^e Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^f Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.

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Appendix E – Plans & Ordinances Supporting Hazard Mitigation

Jurisdiction	Hazard	Document	Reference	Summary
Town of Hilliard	Inland Flooding	Zoning and Land Development Regulations, Flood Damage Prevention	Ordinance # 2023-14, Article VIII, Sec. 62-451 – 62-463	Strengthens local land use and floodplain management regulations to protect natural watershed systems and losses due to flooding through regulation of development in flood hazard areas
Town of Hilliard	Extreme Temperatures	Tree Mitigation and Conservation	Ordinance # 2025-03	Establishes a “tree mitigation fund” to replace trees that are cut down and preserve the tree canopy
City of Fernandina Beach	Wildfire	City Code – Section 46-2, Standard Fire Code Amendments	Ordinance # 2007-08	Adopts standard fire codes for Florida and enhances those codes with additional safety restrictions
City of Fernandina Beach	Sea Level Rise and Coastal Flooding	Waterfront Resiliency Master Plan – under development	CoFB Resiliency Master Plan 2019	Initiates plans for future infrastructure investments to ensure the preservation of coastal downtown from the effects of rising sea levels and flooding.
City of Fernandina Beach	Coastal Flooding, Erosion, and Sea Level Rise	City of Fernandina Beach Comprehensive Plan	Goal 5 – Conservation and Coastal Management	Framework to conserve and protect natural resources and wildlife, including dune management, regulation of Coastal Upland Protection Zone, disaster preparedness, hazard mitigation, and post-disaster redevelopment efforts
City of Fernandina Beach	Coastal and Inland Flooding	City Code – Floodplain Management	Ordinance # 2019-26	Sets minimum standards for construction in floodplain within CoFB limits to reduce risk to infrastructure and buildings
City of Fernandina Beach	Coastal and Inland Flooding, Sea Level Rise	Building Official Bulletin 2021.03 – Regulatory BFE: FIRM BFE + 0.4’	Ordinance # 2019-26	Adds +0.4’ to the freeboard requirements of regulatory BFE +2’ for all Flood Design Class 1 and 2 buildings and +3’ for all FDC 3 and 4 buildings, as established in the Code of Ordinances

Jurisdiction	Hazard	Document	Reference	Summary
City of Fernandina Beach	Tropical Cyclones, Coastal Erosion and Flooding, Sea Level Rise	City Code – Construction Management; amending Section 22-68	Ordinance # 2019-27	Requiring construction meet or exceed FL Building Codes; foundations withstand all anticipated loads from storm conditions; structures withstand at least 130 mph winds, and wave force pressures of breaking wave crests or wave uprush superimposed upon storm surge
City of Fernandina Beach	Tropical Cyclones, Coastal Erosion and Flooding, Sea Level Rise	City Code – Coastal Protection Zone	Ordinance # 2020-16	Provides height encroachment limits in the coastal protection zone
City of Fernandina Beach	Tropical Cyclones, Coastal Erosion and Flooding, Sea Level Rise	City Code – Conservation Land Acquisition	Ordinance # 2021-37	Outlines CoFB intent and methods to secure environmentally sensitive land to prevent development in the floodplain
City of Fernandina Beach	Tropical Cyclones, Coastal Erosion and Flooding, Sea Level Rise	Beach Renourishment Plan	Kings Bay Entrance Channel Project 1986	Agreement with USACE, US Navy, and State of Florida to use collected beach-quality sand to replenish shoreline and maintain dune elevation
City of Fernandina Beach	Coastal Flooding and Erosion, Sea Level Rise	Nassau County, FL, Shore Protection Project	Shore Protection Project 2008	Agreement with USACE to place collected sediment along the entirety of the Amelia Island ocean shoreline, on a five- to six-year renourishment interval
City of Fernandina Beach	Extreme Temperatures	Extreme Weather Shelter Agreement	Resolution # 2022-39	Identifies triggers for opening a CoFB cold weather shelter for vulnerable residents
City of Fernandina Beach	Severe Wind and Tropical Cyclone	Front Street Underground Utilities	Code of Ordinances Chapter 70	Allows for relocation of overhead wires and cables underground
City of Fernandina Beach	Severe Thunderstorms, Flooding, Tropical Cyclones	Land Development Code – Environmental Protection	LDC Chapter 3 Environmental Resource Protection	Establishes standards for protection of coastal shoreline, environmentally sensitive areas, dunes and wetlands; soil erosion control; limiting land use in SFHA (no critical infrastructure allowed)

Jurisdiction	Hazard	Document	Reference	Summary
City of Fernandina Beach	Drought, Extreme Temperatures, Severe Thunderstorm Wind Gusts	Land Development Code – Tree Protection Ordinance	LDC Chapter 4.05.00 Landscaping and Tree Protection	Establishes funds and standards for all landscaping (new development, redevelopment, change of use), requiring Florida-friendly, drought-tolerant species, and shade-trees
Unincorporated Nassau County	Inland Flooding	CLAM Manual	Resolution # 2022-179	Approves prioritized county land acquisition and management (CLAM) projects
Unincorporated Nassau County	Severe Thunderstorm Wind Gusts, Extreme Temperatures, Drought	William Burgess Overlay District	Context & Connectivity Blueprint Section 4.11 - Landscaping	Establishes standards for landscaping and tree planting to provide seasonal shade, temperature regulation, and wind breaks; includes energy and ecology design strategies that include xeriscaping and drought-tolerant plants
Unincorporated Nassau County	Severe Thunderstorm Flooding	William Burgess Overlay District	Context & Connectivity Blueprint Section 4.12 – Stormwater Management	Establishes standards for managing stormwater as close to where the stormwater falls, utilization of natural drainage systems and low-impact development to mitigate flood hazard areas and protect area wetland
Unincorporated Nassau County	Severe Thunderstorm Flooding	Roadway and Drainage Standard	Ordinance # 99-17 Section 10 – Stormwater	Governs design and construction or alteration of drainage systems
Unincorporated Nassau County	Severe Thunderstorm Flooding	Roadway and Drainage Standard	Ordinance # 2022-04 – Stormwater	Amends Articles 2-12 of Ordinance # 99-17; for instance, added 10.2.2 requiring lot grading permits, and updated 10.3 requiring an approved drainage plan subject to "As-Built" inspection and certification
Unincorporated Nassau County	Tropical Cyclone Storm Surge	Amelia Island Beach Renourishment MSTU	Ordinance # 2024-01	Ad Valorem tax used for beach renourishment on the Atlantic Coast in the middle section of Amelia Island

Jurisdiction	Hazard	Document	Reference	Summary
Unincorporated Nassau County	Extreme Temperatures	Maritime Tree Canopy Protection for Unincorporated Amelia Island	Ordinance # 2021-12	Minimizes loss of trees to development, ensures a minimum number of trees on a parcel, protects native tree species, and natural landscape vegetation
Unincorporated Nassau County	Drought	Wetland and Upland Buffers	Land Development Code Section 37-03	Requires 25 ft wetland buffers that help with ground water recharge and drought tolerance

Appendix F – Flood Mitigation Assessments and Plans

City of Fernandina Beach Flood Vulnerability Assessment

Executive Summary

The City of Fernandina Beach, situated on Amelia Island in Northeast Florida, embarked on a vulnerability assessment to identify and evaluate vulnerabilities to flooding, storm surge, sea level rise, rainfall, and compound flooding. This assessment was funded by the Florida Department of Environmental Protection's Resilient Florida Program and was conducted between April and December 2023. Halff, the engineering and planning consultant for this project, worked closely with the city to conduct the assessment.

This final report presents the findings of the vulnerability assessment, which was informed by a combination of technical expertise and local input from staff. The assessment focused on evaluating the city's vulnerability to flooding and sea level rise by analyzing geographical characteristics, topography, and existing infrastructure. The report identifies areas within the City of Fernandina Beach that are at the highest risk of flooding and determines the potential consequences of future flood events. It assesses the specific risks posed by flooding and rising sea levels to critical infrastructure, public facilities, residential areas, historical districts, natural resources, and the overall community. By highlighting these vulnerable areas and assets, the report emphasizes the need for immediate attention and action to mitigate potential damages.

Fernandina Beach's topography is characterized by its salt tidal marshes on the southern and western coasts and its Atlantic coastal dune formations on the east coast. Fort Clinch State Park resides in the northern section of the island with Fort Clinch situated at the tip overlooking the St. Marys River. The Amelia River separates the island from the mainland and provides a dynamic environment for saltwater marshes, muck, and wetlands. The dunes along the east coast contain secondary and tertiary formations with significant heights above mean sea level, reaching as tall as 60 feet above sea level in some locations.

With little natural elevation to act as a buffer, even slight increases in sea levels can lead to significant inundation and flooding of low-lying areas within the city. This geography amplifies the potential impacts of sea level rise and storm surge, posing a significant challenge for the community. The existing infrastructure within the City of Fernandina Beach may prove inadequate in the face of sea level rise. Coastal roads, drainage systems, and utility networks may be ill-equipped to handle the heightened vulnerability, resulting in service disruptions and potential economic losses. Inadequate infrastructure can exacerbate the impacts of flooding and impede recovery efforts.

The City of Fernandina Beach's vulnerability assessment final report underscores the importance of understanding and addressing the risks posed by flooding and sea level rise. By providing a comprehensive analysis of vulnerabilities and offering actionable recommendations, the report lays the foundation for a resilient and adaptive future for the city.



Figure 1. Historic District, Downtown Fernandina Beach
Source: AmeliainlandLiving.com

City of Fernandina Beach Flood Adaptation Plan

Executive Summary



Figure 1. Port of Fernandina (Source: Florida Ports Council).

The City of Fernandina Beach has taken a proactive step forward in building long-term flood resilience with the completion of a Vulnerability Assessment (VA) and the development of a comprehensive Adaptation Plan (AP). Funded by the Resilient Florida Program, this Adaptation Plan builds directly on the Vulnerability Assessment's analysis of the City's exposure and sensitivity to tidal flooding, storm surge, sea level rise (SLR), and rainfall, translating identified risks into specific, actionable strategies to enhance the resilience of the City's infrastructure, community assets, and natural resources (**Figure 1**).

Informed by an extensive community engagement process—including an interactive public outreach meeting and a community resilience survey with more than 300 participants—the AP reflects the values, concerns, and priorities of both residents and local government staff. Insights from this collaboration shaped the development of 17 detailed strategies and 76 action items, each accompanied by information on implementation timelines, cost considerations, responsible leadership, partner organizations, and benefits. The result is a locally-grounded and stakeholder-driven plan that addresses both immediate and long-term priorities.

The VA provided a data-rich evaluation of the vulnerability of the City's most critical and regionally significant assets—including transportation networks, evacuation routes, emergency services, utilities, and treasured natural, cultural, and historic resources—to present and future flood-risk. These findings laid the groundwork for a targeted and adaptive approach to managing flooding risks across the City, using spatial analysis to pinpoint high-risk areas and priority assets in need of protection or intervention.

Building on this foundation, the AP moves beyond risk identification to define a clear path toward implementation. Grounded in the five strategic categories from the State of Florida's [Adaptation Planning Guidebook](#)—Protection, Accommodation, Managed Relocation, Avoidance, and Procedural measures—the AP considers a wide range of adaptation tools tailored to Fernandina Beach's distinct geography and needs. Whether elevating structures, installing nature-based defenses, adjusting land use practices, or improving emergency coordination, each strategy is evaluated for its suitability, cost-effectiveness, and contribution to long-term flood resilience.

Citywide strategies are integrated with asset-specific actions to ensure a cohesive and scalable response to flood risk. Prioritization is based on the severity of vulnerabilities, urgency of risks (**Figure 2**), and practical feasibility, with a clear focus on aligning investments with the City's resilience vision. The plan also identifies potential funding sources and mechanisms—such as state and federal grants—to support the successful implementation of its recommendations.

To aid implementation, the AP includes case studies highlighting real-world examples of flood adaptation from peer communities. These examples serve to illustrate best practices, highlight potential pitfalls, and demonstrate how thoughtful planning can produce meaningful results. Additionally, each strategy within the AP is accompanied by supporting guidance on expected outcomes, potential challenges, and co-benefits, allowing decision-makers to weigh options with confidence.

With this AP, Fernandina Beach has created a practical, forward-looking framework for responding to increasing flood risks. It stands as a testament to the power of collaboration between local government and the community, and as a call to action for sustained, strategic investment in flood resilience. Grounded in local insight and informed by rigorous analysis, the AP ensures that the City is well-prepared to protect its residents, infrastructure, and heritage—today and into the future.



Figure 2. Flooding in Main Beach Park (Source: First Coast News).

Unincorporated Nassau Stormwater Vulnerability Assessment

Executive Summary and Key Messages

The purpose of this Vulnerability Assessment is to evaluate the current and future flood risks in Nassau County, Florida. Flood risk locations can be used by the County to support resilience planning, project development, and funding pursuits for resilience-building efforts. Nassau County's Vulnerability Assessment includes detailed flood depth modeling from coastal-influence flood scenarios (sea level rise and storm surge) and also from rain-driven flood events, providing a comprehensive, county-wide estimate of flood risk potential through 2070 for a variety of flood scenarios. Priority Focus Areas – locations of particular importance for reducing flood risks – were identified from coordination with the County to be based on the County's volume-sensitive areas.

Over 16,000 critical asset locations were mapped and analyzed for the assessment. Flood depths from 23 different flood scenarios (rainfall, sea level rise, and storm surge of various time periods and intensities) were assigned at the locations of each of the critical assets. A data visualization dashboard was developed to facilitate data transparency, allowing more people to review and understand the locations and assets affected by different flood scenarios. The data dashboard can be accessed at: <https://datavisual.balmoralgroup.us/ResilientNassau>.

Key messages from the vulnerability assessment are summarized as follows:

Key Messages

- Future rainfall changes are projected to significantly increase flood risks: the current county-average 100-yr, 24-hr rain event of 12.5 inches is projected to increase over 30% to 16.5 inches by 2070. Modeled flood impacts translate to an additional 4,000 acres of flood-affected area (current 100-yr flood impact compared to 2070 100-yr flood).
- Areas impacted from the current 100-yr rain-driven flood event: about 23% of unincorporated Nassau County. This covers more than 90,000 acres, with over 3,000 critical asset locations having flood-impact risks.
- Areas impacted from 2040 sea level rise (king tide condition): about 7% of unincorporated Nassau County – about 36,000 acres, with nearly 1,300 critical assets being flood-impacted.
- The greatest numbers of critical assets affected are stormwater assets and roads; these typically represent the majority of flood-impacted numbers of assets (depending on flood scenario and location).
- Drainage maintenance activities are critically important to ensure the County's existing stormwater conveyance and storage systems are performing as required.
- The flood maps and flood depths at locations of critical assets can help guide project ranking for capital improvement plans and Local Mitigation Strategy (LMS) projects that are flood-risk related.
- This vulnerability assessment can support the pursuit of additional funding sources to help pay for projects that build resilience by reducing flood impacts.

Flood Analysis in Nassau County, FL; ToC, Purpose, and Scope

Flood Analysis in Nassau County, Florida

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Chapter 1. Introduction

1.1. Purpose of this Study

Florida is subject to a multitude of water-related disasters, including but not limited to sea level rise, hurricanes, storm surge, and storm tides. Despite these risks, Florida continues to experience high population growth rates, especially in coastal areas. The increase of major flood events over the years underscored the role of planning both with regard to existing land use plans as well as the placement of future development. Current population trends suggest that the coastline is and will remain highly developed with residential, commercial, and recreational properties (Postal, Joiner, and Tober, 2010). These trends are not limited to the coasts, but also inland, with more people moving to these areas in recent years. Planners must begin to decide which land areas in their counties and municipalities will be protected, if any, against flooding and other disasters. Some of these disasters are recurrent, while others, like sea level rise, are characterized by slow but inevitable effects. Irrespective of the frequency or when the impacts will be felt, it is wise to start anticipatory planning on flood protection strategies now. This project seeks to provide science-based recommendations for adaptation to the effects of storm surge, sea level rise, and rainfall levels on uplands and wetlands. This is to be accomplished by analyzing existing conditions and using the information garnered from that for future planning including zoning, land use, and/or development standards.

1.2. Structure of the Report

This report will begin by explaining the purpose of the study along with specific aims and objectives. Creating a foundation for the basis of this study is necessary, so a literature review will follow, explaining existing studies with relation to flooding, sea level rise, storm surge, and planning. The next section will discuss the current planning characteristics around the issues this paper seeks to analyze. Once the background has been established, the methods for the analysis will be explained. The analysis and findings, from following the methods mentioned beforehand, will be revealed. The last portion of this paper will look at community resilience in Nassau County and how the results can suggest other planning methods for the future of the area.

1.3. Research Objectives

There are few questions that this paper will attempt to answer or understand;

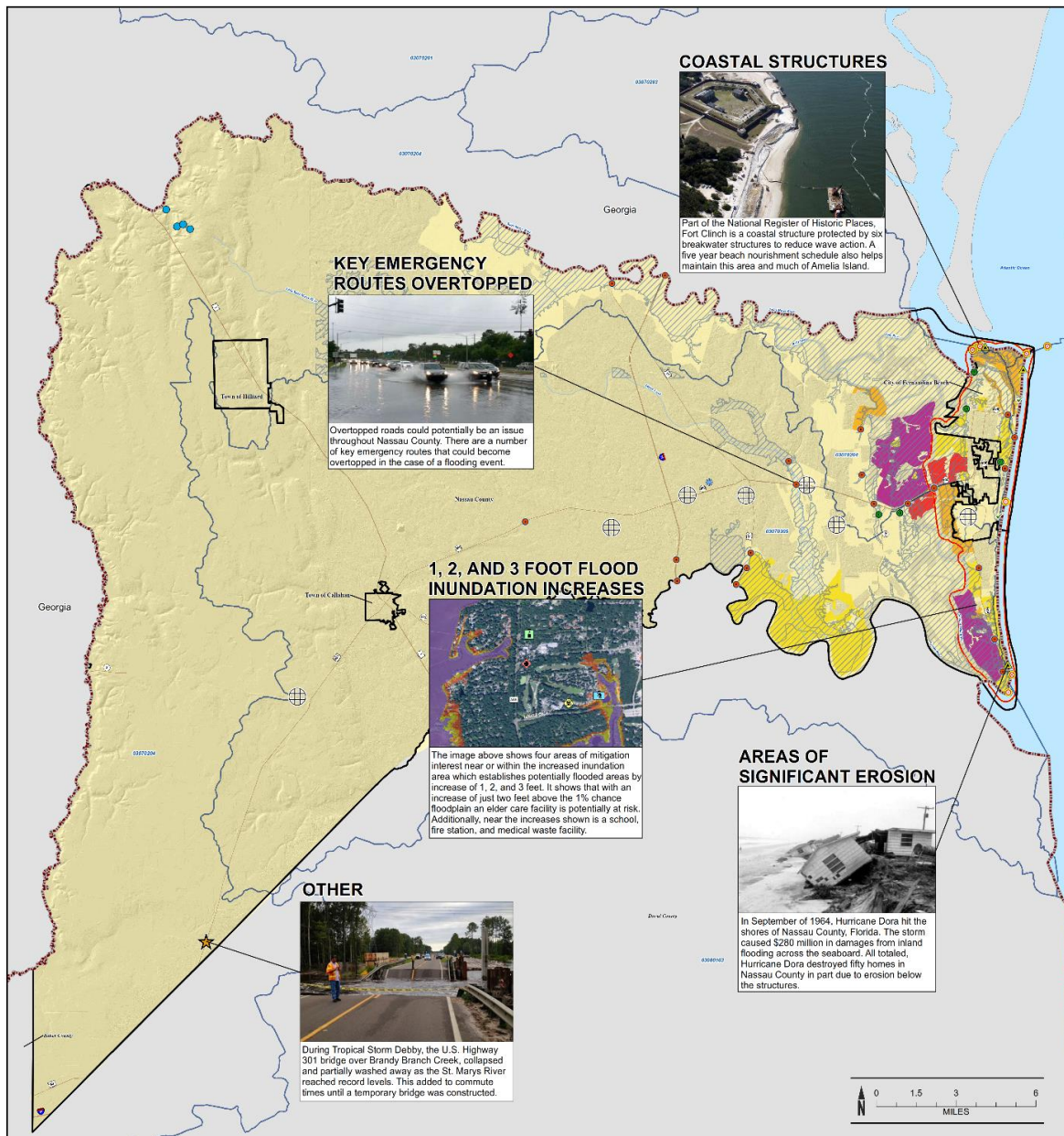
- How can planners enhance the cities natural features, remediate existing structures, or create new ecological infrastructures to mitigate flooding?
- Which form of intervention for flooding is ideal for the forthcoming years?

Research Objectives include:

- Understanding the specific types of flooding that occur in the study area
- Understanding flood systems
- Garner the impacts of flooding, whether it be environmental, long-term, socio-economic etc.
- Evaluating the current effectiveness of coastal resilience and flood prevention.

Appendix G – Additional Illustrations, Maps, Graphs

FEMA Flood Risk Map for Nassau County



MAP SYMBOLOGY

Base Data	Flood Data	Flood Risk	Areas of Mitigation Interest
<ul style="list-style-type: none"> Corporate Limits Major Roads Waterway Boundary State Boundary 	<ul style="list-style-type: none"> Rivers and Streams Roadway Area New SPHA 	<ul style="list-style-type: none"> Very Low Low Medium High Very High 	<ul style="list-style-type: none"> At-Risk Essential Facilities Dams Coastal Structures Key Emergency Routes Overtopped During Frequent Flooding Events Other Significant Land Use Changes (within the past 5 years and looking forward 5 years) Areas of Significant Riverine or Coastal Erosion Non-Levee Embankments Areas of Mitigation Success

PROJECT LOCATOR



Risk Mapping, Assessment, and Planning (Risk MAP)

FRM FLOOD RISK MAP

Nassau County, Florida

FEMA

HUC-8 Code
03070203, 03070204, 03070205

For more information of data used for this non-regulatory map, please consult the Nassau County, Florida Flood Risk Database and Flood Risk Report.

RELEASE DATE
11/16/2016

Sample Post-Incident Inspection Notice Template and SD/SI Handout

Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

<DATE>

<PROPERTY OWNER>

<ADDRESS>

<CITY, ST ZIP>

Dear Property Owner,

Nassau County is requesting your cooperation to assist us with expediting recovery of our community from the impacts of <TROPICAL STORM/HURRICANE & NAME>. As you should be aware, properties in flood zones designated on our flood maps that were damaged by wind, water, fallen trees, or other factors must be inspected before we can issue building permits for repair, reconstruction, or other improvements. In accordance with the Florida Building Code and our flood damage prevention regulations, we must determine whether the damage meets the definition of “substantial damage.”

The process we’ve developed to achieve efficient, orderly and responsive permit review, begins with damage inspections. Therefore, we ask that you allow our staff, or staff of other agencies such as State, FEMA, or private contractors working on our behalf, to access and inspect your damaged building. These authorized staff carry a “right of entry” document and their agency identification and must show them to you before you let them access your property.

The preliminary damage inspections are limited to evaluating the extent of damage to foundations, roofs, windows and doors, siding, installed appliances, electrical and plumbing, heating and air conditioning, and walls and floors. Inspections are required to assess the condition of the building and determine the work required to repair the building to its pre-damage condition. The period of inspections is limited to daylight hours only between 8:00 AM and 5:00 PM, Monday thru Friday. Once we have inspected your property and the results recorded in our database, we will send you a letter with the results and explain any requirements that may apply.

We greatly appreciate your willingness to allow our community inspectors to assess the condition of your property which will help you and the community move forward as quickly as possible with the permitting and repair of your building.

If you have any questions about this process or the inspectors, please contact us immediately by calling our office at 904-530-6250.

Thank you for your cooperation and support to help our community to recover from <TROPICAL STORM/HURRICANE & NAME>.

Sincerely,

Keith Ellis
CBO, CEAP, MCP, CFM
Building Official/Floodplain Administrator



Nassau County Building Department
96161 Nassau Place
Yulee, FL 32097

**SUBSTANTIAL IMPROVEMENT/DAMAGE
NOTICE TO PROPERTY OWNERS
(SPECIAL FLOOD HAZARD AREAS)
Rebuilding your home after the storm?
Adding on, renovating, or remodeling your home?
Here's information you need to know about the 50% rule.**

If your home or business is in the Special Flood Hazard Area (SFHA), commonly known as the 100-year floodplain, on the current FEMA Flood Insurance Rate Map (FIRM), Nassau County has flood damage prevention regulations that may affect how you repair, renovate, remodel, or add on to your building. If your home or business sustained flood or wind damage, including interior and exterior damage, these regulations may affect how you rebuild. These laws are required by the National Flood Insurance Program (NFIP) to protect lives and investments from future flood damage. Nassau County has adopted local floodplain management regulations [Nassau County BOCC Code of Ordinances, Chapter 10½] and enforces these laws to help ensure the federally backed flood insurance can be made available to Nassau County residents, businesses, and property owners.

Save yourself time, money and aggravation by reading the following information:

Substantial Damage (SD) means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before damage occurred. **Please note, the cost of the repairs must include all costs necessary to fully repair the structure to its before damage condition. Reference list provided (pages 3-4) and detailed cost information available in FEMA P-758 SI/SD Desk Reference. For questions, contact the Building Department at floodplaininfo@nassaucountyfl.com or by calling 904-530-6250.**

Substantial Improvement (SI) means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure **before** the improvement or repair is started. The term does not, however, include any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

Market Value means the value of buildings and structures, excluding the land and other improvements on the parcel. Market Value is the actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

If a building is "substantially damaged" or "substantially improved", it must be brought into compliance with Nassau County BOCC Code of Ordinances, Chapter 10½.

Yulee
(904) 530-6250

Fax
(904) 321-5763

Per NFIP and local floodplain regulations, the Nassau County Building Official / Floodplain Administrator has the responsibility to determine SI/SD and has implemented the following six (6) procedures to do so:

1. Nassau County will initially estimate Market Value by using the Property Appraiser's value of the structure (excluding the land). If the total improvement/repair cost is over 40% of the Market Value, Nassau County will require a current appraisal of the Market Value of the existing structure in its "as-is" pre-damaged/pre-improvement condition (excluding land value and site improvements). The Florida licensed appraiser will need to provide the Market Value of the structure only, based on the definition provided above.
2. If an Elevation Certificate (EC) is not on file with Nassau County, then one must be provided. Contact a Florida licensed surveyor to obtain one. The EC is used to determine if your structure meets the current floodplain management regulations.
3. You must obtain and submit to Nassau County a detailed and complete cost estimate for the addition, remodeling, reconstruction or repair of all the damage sustained to your structure, prepared and signed by a licensed contractor. The contractor must sign an affidavit indicating the cost estimate submitted includes repair cost for **all damage/improvement** to the structure. Please note, a copy of a contract with a licensed contractor identifying all proposed repair/improvement can be provided instead of an estimate.
4. Nassau County will evaluate the cost of improvements or repairs and determine if they are fair and reasonable. The cost of improvements or repairs does not include items not considered a permanent part of the structure (reference list provided). You or your contractor must obtain a repair/remodel permit, including associated trade permits, and obtain the required inspections.
5. If your home is determined to be substantial damaged or is proposed to be substantially improved and the lowest floor elevation and/or equipment is below the 100-year Base Flood Elevation (BFE) plus 1-foot elevation, the non-conforming structure must be elevated to the current elevation requirement, (100-year BFE plus 1-foot), as required by Nassau County Floodplain Management Regulations BOCC, Nassau County Code of Ordinances Ch.10½. (Reference FEMA SI/SD P-758 manual). Two other options available for compliance are relocating the structure out of the SFHA to an X flood hazard zone or demolishing the structure.
6. For SI/SD structures, all electrical and mechanical equipment (heating and cooling, etc.), bathrooms and laundry rooms, etc. must be elevated to the current elevation requirement, (100-year BFE plus 1-foot). Only parking, building access, and limited, incidental storage is allowed below 100-year BFE plus 1-foot with flood resistant materials and proper flood venting. If the lowest floor, electrical and mechanical equipment, laundry and bathroom, etc. are already above the required flood elevation (100-year BFE plus 1-foot), then the building can be altered, repaired or reconstructed without further modifications.

Through NFIP flood insurance policies, FEMA provides an additional \$30,000 in Increased Cost of Compliance (ICC) mitigation funds to assist with SD compliance. Following a presidential disaster declaration, the Small Business Administration may make loans available for both homes and businesses for purposes of elevating the structure to or above the 100-year BFE plus 1-foot. Proof of SD from Nassau County will be required in either case and will be provided to the property owner upon completion of SI/SD steps outlined above.

ITEMS TO BE INCLUDED IN COSTS


- Materials including the estimated value of donated or discounted materials
- Labor including the owner or volunteer labor
- Site preparation related to the improvement or repair
- Demolition and construction debris disposal
- Cost associated with complying with regulations or code requirement that is triggered by the work
- Construction management and supervision
- Structural Elements and exterior finishes, including:
 - Foundations
 - Monolithic or other types of concrete slabs
 - Bearing walls, tie beams, trusses
 - Joists, beams, subflooring, framing, ceilings,
 - Interior non-bearing walls
 - Exteriors finish (e.g. brick, stucco, siding, painting and trim)
 - Windows and exterior doors
 - Roofing, gutters, and downspouts
 - Hardware
 - Attached decks and porches
- Interior finish elements, including:
 - Floor finishes (e.g. hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subfloor)
 - Bathroom tiling and fixtures
 - Wall finishes (e.g. drywall, paint, stucco, plaster, paneling, and marble)
 - Built-in cabinets, bookcases, and furniture
 - Interior doors
 - Interior finish carpentry

- Hardware
- Insulation
- Utility and service equipment, including:
 - Heating, ventilation, and air conditioning (HVAC) equipment
 - Plumbing fixtures and piping
 - Electrical wiring, outlets, and switches
 - Light fixtures and ceiling fans
 - Security systems
 - Built-in appliances
 - Water filtration, conditioning, and recirculation systems

ITEMS TO BE EXCLUDED FROM COSTS

- Costs to obtain or prepare plans and specifications
- Land survey cost
- Permit and inspection fees
- Post-storm debris removal and clean-up
- Cost to temporarily stabilize a building so that it is safe to enter to evaluate
- Plug-in appliances (e.g. washing machine, dryer, stove)
- Outside improvements such as:
 - Landscaping
 - Irrigation
 - Sidewalks
 - Driveways
 - Fences
 - Swimming pool
 - Pool enclosures
 - Detached accessory structures (e.g. garages, sheds, gazebos)

Sample Flood Safety Post Card and Flyer




NASSAU COUNTY BUILDING DEPARTMENT
Floodplain Management
96161 Nassau Place
Yulee, FL 32097

The Nassau County Stormwater and Drainage Management is here to help. For individual advice on measures you can take to mitigate flooding for your property, including scheduling a site visit, please call 904-530-6390 or email STORMWATER@NASSAUCOUNTYFL.COM

For more information on Floodplain Management or NFIP/CRS please call 904-530-6250 or email FLOODPLAININFO@NASSAUCOUNTYFL.COM or visit the website below.


<https://nassaufl.co/floodinfo>



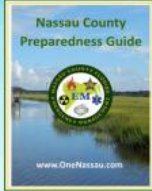

NASSAU COUNTY FLOODING

You are receiving this postcard because your property is in a Special Flood Hazard Area (SFHA). As a result of the County's participation in the NFIP's Community Rating System (CRS) program, we provide this annual notification to SFHA property owners, residents, and businesses letting them know how to get notified in the event of a disaster.

<https://www.onenassau.com/>




You can prepare for any event before it occurs by being informed. Go to the above website or scan the QR code and click on the ALERTNASSAU SIGN-UP icon to receive text, voice, or email alerts. You can also monitor social media to see public declarations of storm watches & warnings, evacuation orders, shelter openings, sandbag operations, etc. Download the PREPAREDNESS GUIDE for more detailed information.

WHAT YOU NEED TO KNOW ABOUT FLOOD SAFETY AND PREPAREDNESS.

Provided by:
Nassau County and the
City of Fernandina Beach





Take ownership of your future to help lower the risk of flood damage.

PROTECT YOUR FAMILY, PROPERTY, AND THE ENVIRONMENT.

UNDERSTAND your Flood Hazard, Flood Economics, and the impact of floods on the environment.

LEARN how to insure your property and build responsibly.

Various areas of Nassau County are located within low lying plains. These areas are susceptible to flooding from rivers, creeks, and wetlands after heavy rains. As a coastal community, the County is also subject to flooding and storm surge from seasonal hurricanes.

PROTECT YOUR FAMILY BY BEING PREPARED BEFORE FLOODING OCCURS:

1. KNOW YOUR FLOOD RISK

Check the Nassau County Property Appraiser website (nassauflpa.com) 'GIS Floodzone' layer to find out what the flood zone and what the Base Flood Elevation (BFE) is for your property, if available.

When buying a home, ask your realtor for flood zone information before you buy. For further information, contact the Nassau County Building Department at 904-530-6250.

2. INSURE YOUR PROPERTY

Find out what insurance coverage options you have. It's too late after the flood.

- Ask your insurance agent if you are covered for flood insurance.
- Consider purchasing flood insurance even if you are in the low-risk area.
- Renters, condo owners, and building associations should buy flood insurance for their home contents. Structure and contents coverage is sold separately.
- Find an agent at: www.fema.gov/flood-insurance

3. PROTECT YOURSELF AND YOUR FAMILY FROM FLOOD

Make a plan: Know what to do before, during, and after a disaster.

- ✓ Know the evacuation route from your home.
- ✓ Assemble a disaster response kit.
- ✓ Know where to seek shelter.
- ✓ Do not drive or wade into flooded areas.
- ✓ View a free copy of the Nassau County Preparedness Guide at: www.onenassau.com.

4. PROTECT YOUR PROPERTY FROM FLOOD

- Preparing your home helps to protect it.
- Elevate your furniture and other utilities to avoid flood damage
- Store your valuables and insurance papers on the second level, if possible, and in a waterproof container
- Keep debris and trash out of drainage ditches so floodwaters can recede.

5. BUILD RESPONSIBLY

Use professionals that are licensed and do not let them build without a permit.

- ✓ All projects should be at least 10 feet from the property line to insure proper setbacks.
- ✓ Permits help to ensure that construction is performed under the County building rules, which helps mitigate the risk of damage.
- ✓ Know the substantial damage rules and the increased cost of compliance benefits.

6. PROTECT NATURAL FLOODPLAIN FUNCTIONS

Wetland and stream floodplains absorb large amounts of floodwater, and their health is important to flood control.

- It is illegal to dump anything into the stormwater drainage system.
- Report broken fencing or filtration screens. They help keep our streams clean.
- Protect our turtle nesting areas; stay away from nest and do not disturb. If you discover a nest not marked, contact Amelia Island Sea Turtle Watch at 904-583-1913.

7. UNDERSTAND FLOOD ECONOMICS

- Making structures more flood resilient can provide economic, environmental, and social benefits for everyone.
- Be aware of the costs. Even a minor flood can be costly. Build to avoid future damage and loss, visit: www.floodsmart.gov/cost-flooding



USEFUL INFORMATION & ADDITIONAL RESOURCES

For information on flood zones, flood insurance requirements, viewing elevation certificates, flood protection guidance, building responsibly or flood mitigation contact:

- Nassau County Building Department 904.530.6250
- City of Fernandina Beach Building Department 904.310.3135

To view property flood zones, visit:

Nassau County Property Appraiser at: nassau-county-flood-map-service-nassauflgis.hub.arcgis.com
or Federal Emergency Management Agency (FEMA) at: mssc.fema.gov

County Repetitive Flood Loss Area Letter

Re: Unincorporated Nassau County Analysis of Repetitive Loss Areas

Dear Property Owner:

You have received this letter because your property is in an area subject to repetitive flooding.

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) produces a list of repetitive loss properties within each National Flood Insurance Program (NFIP) community. Unincorporated Nassau County is an active member in good standing that has one or more repetitive loss properties.

Repetitive loss properties are those properties for which two or more claims of more than \$1,000 have been paid by the NFIP within any 10-year period since 1978. Each year we conduct this outreach program in an attempt to mitigate the threat of flood damage, either on your property or in your neighborhood.

Our community is concerned about repetitive flooding and has an active program to help you protect yourself and your property from future flooding. Here are some things you can do:

1) Prepare for flooding by doing the following:

- You can prepare for a local event before it occurs by being informed. Go to <https://www.onenassau.com/>. You can sign up to receive alerts by text, voice, or email. The Nassau County Preparedness Guide is available for download. It has a lot of helpful information such as ways to prepare and protect you or your property before a storm hits, an emergency supply check list, Nassau County evacuation zones, and information for during and after a storm.
- You can monitor social media for public declarations of storm watches & warnings, evacuation orders, shelter openings, sandbag operations, etc.
- Keep all important documents, medicine, and valuables in a safe, dry place. Prepare and maintain household inventory.

2) Consider some permanent flood protection measures:

- Consider making some updates to your home that are appropriate for the situation to protect it from floods such as: elevating your home, addressing any water entry points, relocating any utilities that may be susceptible to flood waters. You can find out more information called Homeowner's Guide to Retrofitting at https://www.fema.gov/sites/default/files/2020-08/FEMA_P-312.pdf or at the public library.

3) Build responsibly:

- Note that some flood protection measures may need a building permit, and other measures may not be safe for your type of building. Contact the Nassau County Building Department at (904) 530-6250 for code and permit requirements.
- When submitting a building permit, you may be required to provide lot grading and additional elevation information. The Nassau County Stormwater & Drainage Management can help with this part of the building/development permit in an effort to ensure proper drainage of stormwater and prevention of inundating neighboring properties. Grading forms are available for viewing on Nassau County's Stormwater webpage: <https://www.nassaucountyfl.com/1310/Stormwater-Drainage>.

4) Investigate information on financial assistance programs:

- Only one inch of water can result in repairs worth \$25,000, which means even a minor flood can be costly. It is important to make structures more flood resilient to avoid future damage and loss. FEMA offers grant programs to fund pre and post disaster mitigation activities, including the Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA). Detailed information on these programs and other related programs is available at

<https://www.floridadisaster.org/dem/mitigation/residential-mitigation/>. For a list of financial documents that may need replacing after a flood, visit:

<https://www.redcross.org/get-help/disaster-relief-and-recovery-services/recovering-financially.html>

5) Obtain a flood insurance policy:

- Most homeowner's insurance policies do not cover damage from flood events. However, because Nassau County participates in the NFIP, you can purchase a separate flood insurance policy. This insurance is backed by the Federal Government and is available to everyone, even properties that have previously experienced a flood event or those that are not located in the regulated floodplain. Most flood insurance policies include Increased Cost of Compliance coverage. This coverage provides for the payment of claims up to \$30,000 toward the expense to comply with State or Nassau County floodplain management regulations after a flood event in which the structure has been declared substantially damaged in accordance with the locally enforceable regulation.
- If your property is located in an area that is not mapped as a Special Flood Hazard Area (Zone A, AE, or VE) such as an X zone, please note that in recent years 25% of all flood claims have been in X-rated Flood Zones, an area considered to be a lower risk for flooding.
- Do not wait for the next flood to buy flood insurance protection. In most cases, there is a 30-day waiting period before the National Flood Insurance Program takes effect.

6) Protect natural floodplain functions:

- By preserving the natural vegetation in wetlands, adhering to the county ordinance-required 25-foot upland buffer adjacent to wetlands, and maintaining existing or planting new trees on your property, you can help mitigate impacts from flooding.
- Nassau County is committed to protecting natural open space by adopting and enforcing the Conservation Lands Acquisition and Management (CLAM) program (Chapter 35 of the Code of Ordinances). One of the program's 16 goals is to "acquire, protect, and manage environmentally sensitive lands that serve to recharge the county's aquifers and protect its wetlands and surface water resources to ensure the delivery of clean and plentiful water supplies and provide flood control."

For general flood hazard information or floodplain development questions, contact the Nassau County Building Department at 904-530-6250 or floodinformation@nassaucountyfl.com.

For stormwater and drainage matters or to receive one-on-one advice regarding mitigation measures you can take for your property, including site visits, contact the Stormwater/Drainage Department at (904) 530-6390 or stormwater@nassaucountyfl.com.

Both departments are in the Nassau County Public Services building located at 96161 Nassau Place, Yulee, FL 32097. Normal business hours are 8:00 AM to 5:00 PM, Monday through Friday, except designated holidays.

Sincerely,

Sara Clifton

Nassau County CRS Coordinator

NWS Point Precipitation Frequency Estimates Based on Annual Maxima

NOAA Atlas 14, Volume 9, Version 2 FERNANDINA
BEACH

Station ID: 08-2944

Location name: Fernandina Beach, Florida, USA*

Latitude: 30.6589°, Longitude: -81.4636°

Elevation:

Elevation (station metadata): 13 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

AMS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹									
Duration	Annual exceedance probability (1/years)								
	1/2	1/5	1/10	1/25	1/50	1/100	1/200	1/500	1/1000
5-min	0.611 (0.493-0.752)	0.774 (0.623-0.955)	0.892 (0.714-1.10)	1.04 (0.801-1.32)	1.15 (0.867-1.48)	1.25 (0.914-1.66)	1.35 (0.948-1.84)	1.48 (0.997-2.07)	1.57 (1.04-2.24)
10-min	0.895 (0.722-1.10)	1.13 (0.912-1.40)	1.31 (1.04-1.62)	1.52 (1.17-1.93)	1.68 (1.27-2.17)	1.84 (1.34-2.43)	1.98 (1.39-2.70)	2.16 (1.46-3.03)	2.29 (1.52-3.29)
15-min	1.09 (0.881-1.34)	1.38 (1.11-1.70)	1.59 (1.27-1.97)	1.86 (1.43-2.36)	2.05 (1.55-2.65)	2.24 (1.63-2.96)	2.42 (1.69-3.29)	2.64 (1.78-3.70)	2.80 (1.85-4.01)
30-min	1.60 (1.29-1.97)	2.06 (1.66-2.54)	2.39 (1.91-2.96)	2.80 (2.15-3.54)	3.10 (2.33-3.99)	3.38 (2.46-4.46)	3.64 (2.55-4.96)	3.98 (2.68-5.57)	4.21 (2.78-6.03)
60-min	2.12 (1.71-2.61)	2.68 (2.16-3.31)	3.12 (2.49-3.86)	3.70 (2.86-4.73)	4.15 (3.14-5.39)	4.61 (3.38-6.14)	5.08 (3.58-6.96)	5.71 (3.87-8.05)	6.19 (4.09-8.87)
2-hr	2.64 (2.15-3.22)	3.30 (2.69-4.04)	3.84 (3.11-4.72)	4.60 (3.61-5.87)	5.21 (3.99-6.74)	5.85 (4.33-7.76)	6.51 (4.63-8.90)	7.44 (5.09-10.5)	8.18 (5.44-11.6)
3-hr	2.95 (2.42-3.58)	3.67 (3.00-4.46)	4.29 (3.48-5.24)	5.20 (4.12-6.65)	5.96 (4.61-7.73)	6.79 (5.06-9.02)	7.67 (5.50-10.5)	8.94 (6.16-12.6)	9.98 (6.66-14.1)
6-hr	3.47 (2.87-4.17)	4.41 (3.64-5.32)	5.25 (4.31-6.36)	6.52 (5.24-8.33)	7.60 (5.95-9.82)	8.79 (6.63-11.6)	10.1 (7.29-13.7)	12.0 (8.31-16.7)	13.5 (9.07-19.0)
12-hr	3.99 (3.34-4.75)	5.34 (4.46-6.38)	6.51 (5.40-7.81)	8.24 (6.67-10.4)	9.70 (7.64-12.4)	11.3 (8.56-14.8)	13.0 (9.44-17.5)	15.4 (10.8-21.4)	17.4 (11.8-24.3)
24-hr	4.59 (3.88-5.41)	6.22 (5.25-7.36)	7.64 (6.40-9.08)	9.74 (7.97-12.2)	11.5 (9.15-14.6)	13.4 (10.3-17.5)	15.5 (11.4-20.8)	18.5 (13.0-25.5)	20.9 (14.2-29.1)
2-day	5.31 (4.54-6.20)	6.95 (5.92-8.14)	8.44 (7.14-9.93)	10.7 (8.88-13.4)	12.7 (10.2-16.0)	14.8 (11.5-19.2)	17.2 (12.7-23.0)	20.6 (14.7-28.4)	23.5 (16.1-32.5)
3-day	5.76 (4.95-6.68)	7.54 (6.46-8.78)	9.12 (7.77-10.7)	11.5 (9.59-14.3)	13.6 (11.0-17.0)	15.8 (12.3-20.4)	18.3 (13.6-24.2)	21.8 (15.5-29.8)	24.7 (17.0-34.0)
4-day	6.12 (5.29-7.08)	8.01 (6.90-9.29)	9.66 (8.27-11.3)	12.1 (10.1-15.0)	14.2 (11.5-17.8)	16.5 (12.9-21.2)	19.0 (14.2-25.1)	22.6 (16.1-30.7)	25.5 (17.6-35.0)
7-day	7.10 (6.19-8.15)	9.03 (7.84-10.4)	10.7 (9.24-12.4)	13.2 (11.1-16.2)	15.4 (12.6-19.0)	17.7 (13.9-22.5)	20.2 (15.2-26.5)	23.8 (17.1-32.3)	26.8 (18.6-36.6)
10-day	8.01 (7.02-9.15)	9.95 (8.68-11.4)	11.6 (10.1-13.4)	14.2 (11.9-17.2)	16.3 (13.4-20.0)	18.6 (14.7-23.5)	21.1 (15.9-27.6)	24.7 (17.8-33.3)	27.7 (19.3-37.6)
20-day	10.7 (9.46-12.1)	12.9 (11.4-14.6)	14.7 (12.9-16.8)	17.3 (14.7-20.7)	19.5 (16.1-23.6)	21.7 (17.2-27.1)	24.1 (18.2-31.1)	27.4 (19.9-36.5)	30.1 (21.1-40.7)
30-day	12.9 (11.5-14.5)	15.6 (13.8-17.6)	17.7 (15.6-20.0)	20.5 (17.4-24.1)	22.7 (18.8-27.3)	25.0 (19.9-30.9)	27.4 (20.8-34.9)	30.5 (22.2-40.3)	33.0 (23.2-44.4)
45-day	15.8 (14.1-17.6)	19.2 (17.1-21.5)	21.7 (19.3-24.4)	25.0 (21.3-29.1)	27.5 (22.8-32.6)	29.9 (23.9-36.6)	32.3 (24.6-40.9)	35.4 (25.8-46.4)	37.8 (26.7-50.6)
60-day	18.2 (16.4-20.2)	22.3 (20.0-24.9)	25.3 (22.6-28.4)	29.1 (24.8-33.6)	31.9 (26.5-37.6)	34.5 (27.6-42.0)	37.1 (28.3-46.7)	40.3 (29.4-52.6)	42.7 (30.2-57.0)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of annual maxima series (AMS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and annual exceedance probability) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

NOAA Atlas 14, Volume 9, Version 2 HILLIARD

Station ID: 08-3978

Location name: Hilliard, Florida, USA*

Latitude: 30.7°, Longitude: -81.9333°

Elevation:

Elevation (station metadata): 69 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

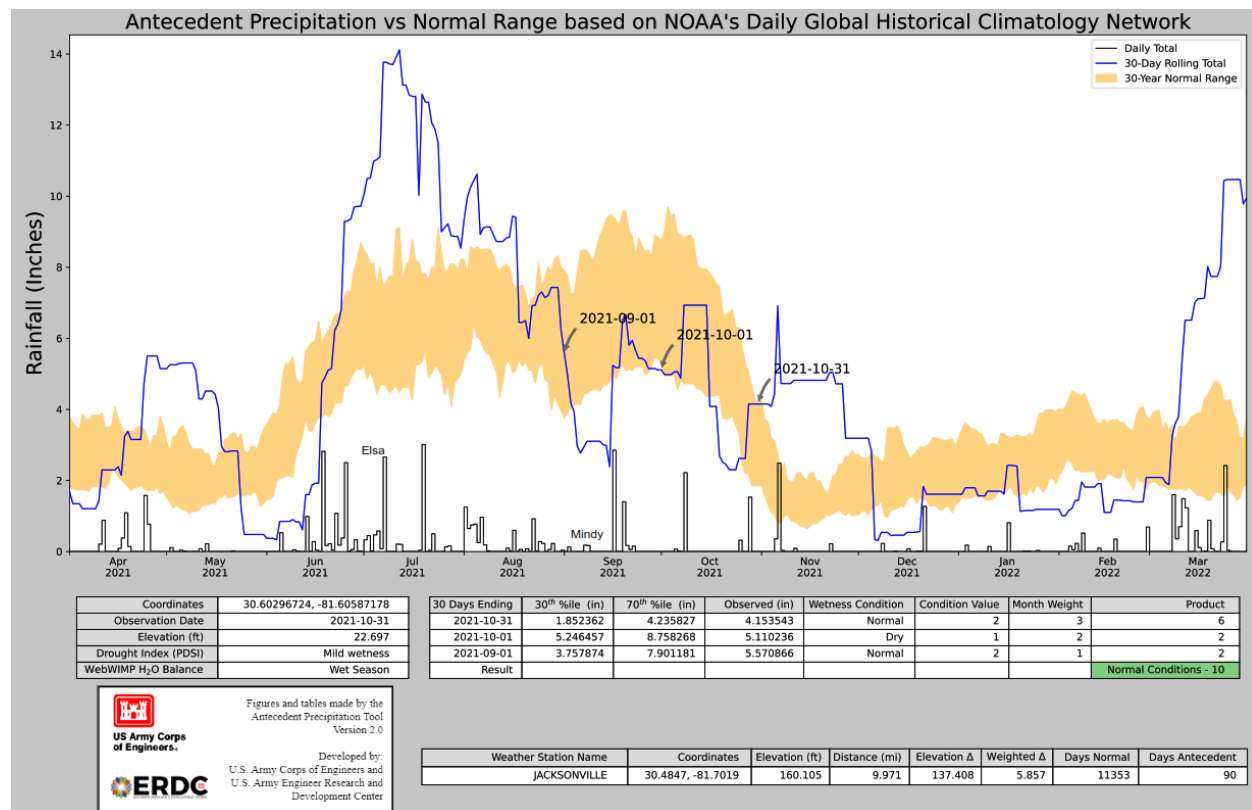
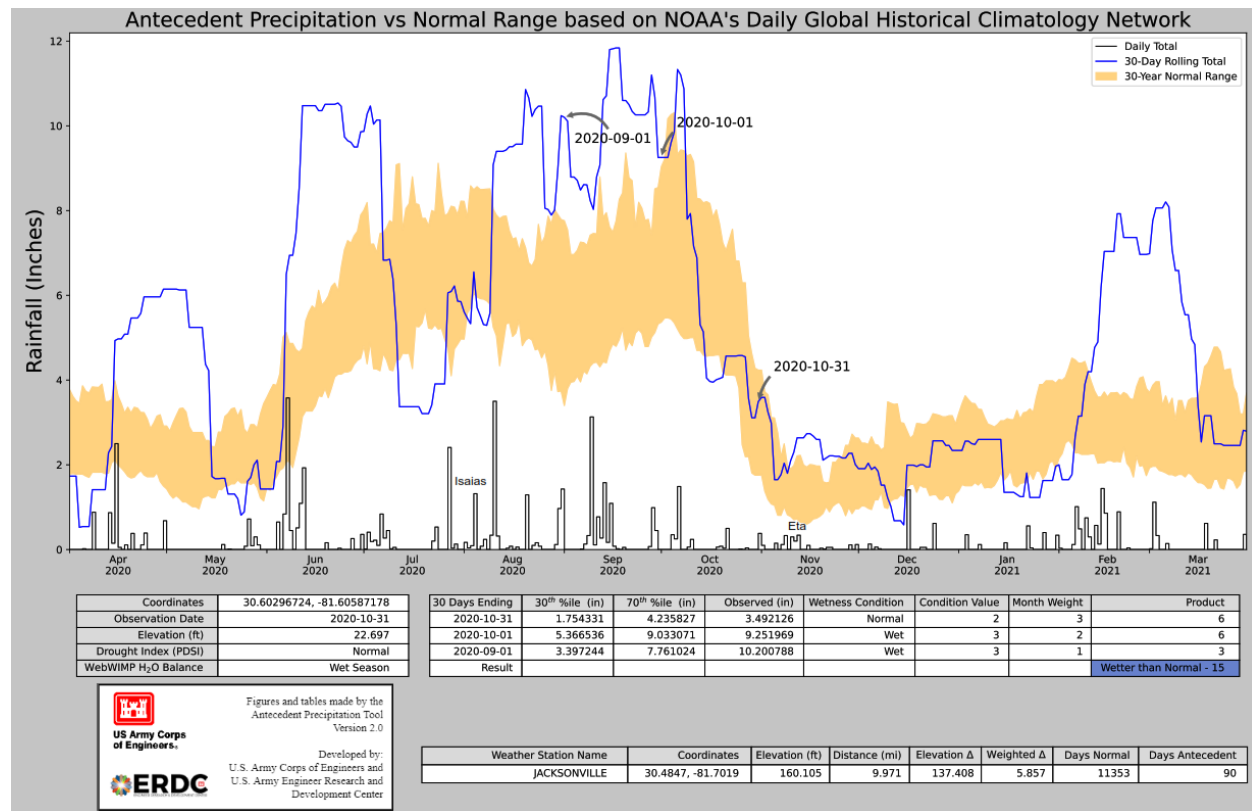
PF tabular

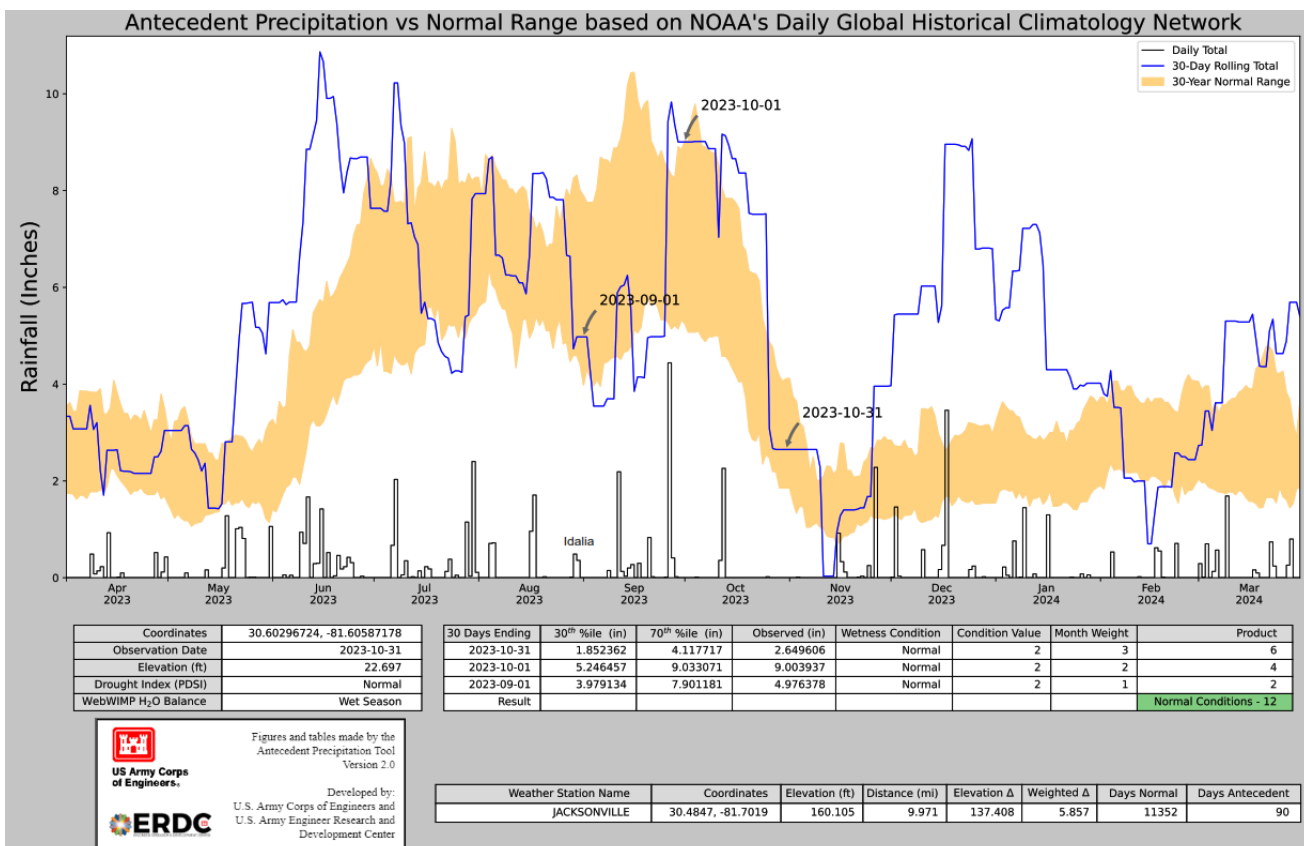
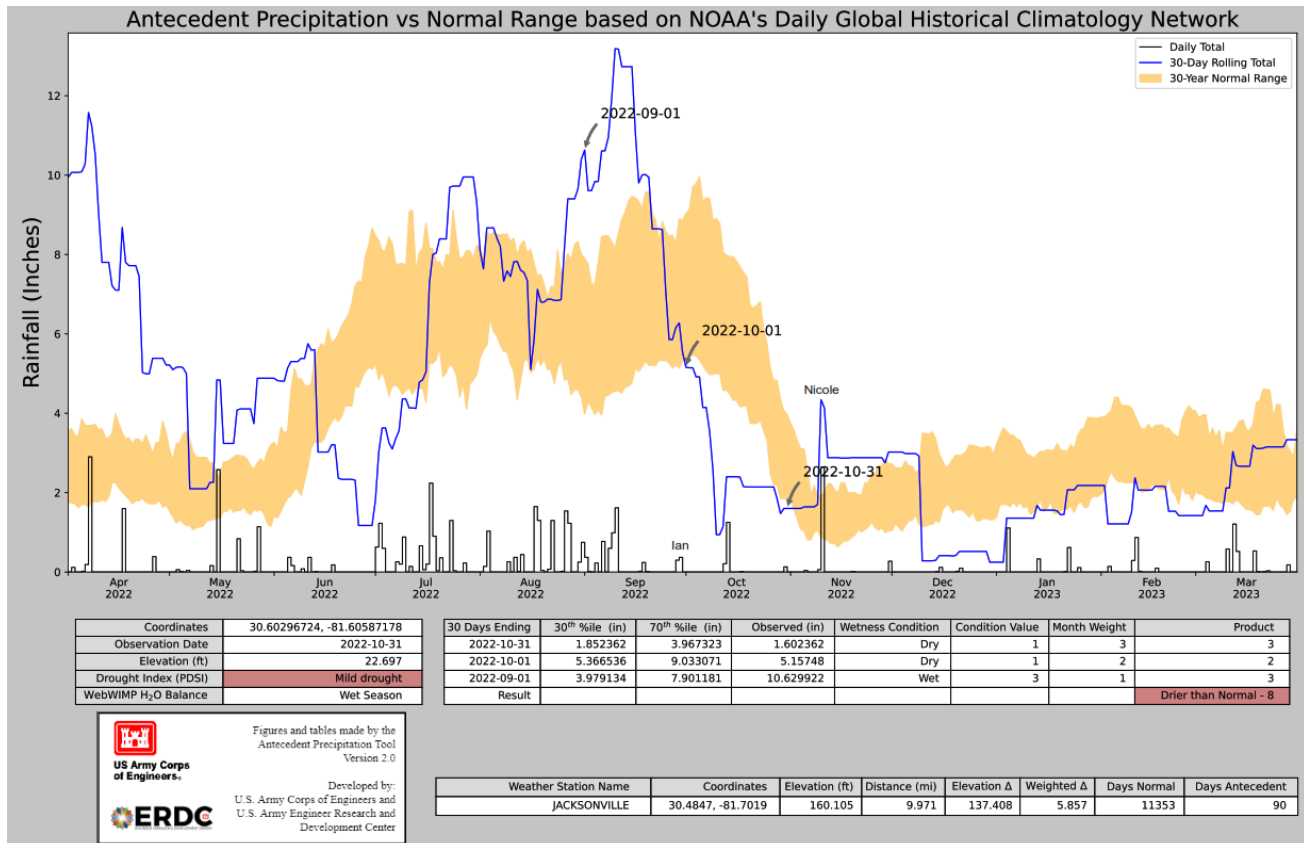
AMS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹									
Duration	Annual exceedance probability (1/years)								
	1/2	1/5	1/10	1/25	1/50	1/100	1/200	1/500	1/1000
5-min	0.530 (0.416-0.670)	0.674 (0.528-0.855)	0.785 (0.611-1.00)	0.936 (0.703-1.24)	1.05 (0.772-1.41)	1.17 (0.829-1.62)	1.29 (0.876-1.84)	1.45 (0.948-2.14)	1.57 (1.00-2.36)
10-min	0.776 (0.610-0.981)	0.987 (0.773-1.25)	1.15 (0.895-1.46)	1.37 (1.03-1.81)	1.54 (1.13-2.07)	1.71 (1.21-2.36)	1.89 (1.28-2.69)	2.12 (1.39-3.13)	2.30 (1.47-3.45)
15-min	0.946 (0.744-1.20)	1.20 (0.943-1.53)	1.40 (1.09-1.79)	1.67 (1.26-2.21)	1.88 (1.38-2.52)	2.09 (1.48-2.88)	2.30 (1.56-3.28)	2.59 (1.69-3.81)	2.81 (1.79-4.21)
30-min	1.46 (1.15-1.85)	1.86 (1.46-2.36)	2.18 (1.69-2.77)	2.59 (1.95-3.42)	2.92 (2.14-3.92)	3.25 (2.30-4.48)	3.58 (2.43-5.11)	4.03 (2.63-5.93)	4.38 (2.78-6.56)
60-min	1.92 (1.51-2.43)	2.42 (1.90-3.07)	2.84 (2.21-3.62)	3.43 (2.59-4.56)	3.90 (2.88-5.28)	4.41 (3.14-6.12)	4.94 (3.37-7.08)	5.68 (3.72-8.40)	6.27 (3.99-9.40)
2-hr	2.38 (1.88-2.98)	2.98 (2.35-3.76)	3.50 (2.75-4.43)	4.26 (3.26-5.66)	4.89 (3.64-6.59)	5.57 (4.00-7.72)	6.29 (4.34-9.00)	7.33 (4.86-10.8)	8.17 (5.25-12.2)
3-hr	2.61 (2.07-3.26)	3.27 (2.59-4.10)	3.85 (3.03-4.86)	4.74 (3.65-6.31)	5.49 (4.12-7.42)	6.33 (4.58-8.77)	7.23 (5.03-10.3)	8.55 (5.71-12.6)	9.63 (6.22-14.3)
6-hr	3.06 (2.44-3.80)	3.86 (3.08-4.81)	4.60 (3.65-5.76)	5.75 (4.48-7.65)	6.74 (5.11-9.08)	7.85 (5.74-10.9)	9.07 (6.37-12.9)	10.9 (7.33-15.9)	12.3 (8.05-18.2)
12-hr	3.60 (2.90-4.44)	4.66 (3.74-5.77)	5.61 (4.48-6.99)	7.07 (5.55-9.34)	8.33 (6.36-11.1)	9.71 (7.16-13.3)	11.2 (7.94-15.9)	13.4 (9.14-19.5)	15.2 (10.0-22.3)
24-hr	4.20 (3.41-5.15)	5.54 (4.48-6.81)	6.71 (5.40-8.30)	8.48 (6.69-11.1)	9.98 (7.67-13.2)	11.6 (8.63-15.8)	13.4 (9.56-18.8)	16.0 (11.0-23.0)	18.1 (12.0-26.3)
2-day	4.84 (3.96-5.90)	6.37 (5.19-7.78)	7.71 (6.25-9.47)	9.72 (7.73-12.6)	11.4 (8.85-15.0)	13.3 (9.94-17.9)	15.3 (11.0-21.3)	18.2 (12.6-26.1)	20.6 (13.8-29.7)
3-day	5.29 (4.35-6.42)	6.89 (5.64-8.39)	8.29 (6.75-10.1)	10.4 (8.30-13.4)	12.2 (9.48-15.9)	14.1 (10.6-19.0)	16.2 (11.7-22.5)	19.2 (13.4-27.5)	21.7 (14.7-31.2)
4-day	5.67 (4.67-6.86)	7.32 (6.01-8.88)	8.75 (7.15-10.7)	10.9 (8.73-14.0)	12.7 (9.93-16.6)	14.7 (11.1-19.7)	16.8 (12.2-23.3)	19.9 (13.9-28.3)	22.4 (15.2-32.2)
7-day	6.62 (5.48-7.96)	8.39 (6.93-10.1)	9.90 (8.14-12.0)	12.1 (9.75-15.5)	14.0 (11.0-18.1)	16.0 (12.1-21.2)	18.1 (13.3-24.8)	21.2 (14.9-29.9)	23.6 (16.2-33.7)
10-day	7.45 (6.20-8.93)	9.32 (7.73-11.2)	10.9 (8.98-13.2)	13.1 (10.6-16.6)	15.0 (11.8-19.3)	17.0 (12.9-22.4)	19.1 (14.0-26.0)	22.0 (15.6-31.0)	24.4 (16.9-34.8)
20-day	9.93 (8.32-11.8)	12.1 (10.1-14.4)	13.8 (11.5-16.5)	16.1 (13.1-20.1)	18.0 (14.3-22.8)	20.0 (15.3-26.0)	22.0 (16.3-29.6)	24.7 (17.7-34.4)	26.9 (18.7-38.0)
30-day	12.1 (10.2-14.4)	14.6 (12.3-17.4)	16.6 (13.8-19.8)	19.1 (15.5-23.7)	21.1 (16.8-26.6)	23.1 (17.8-29.9)	25.1 (18.7-33.6)	27.8 (20.0-38.4)	29.9 (20.9-42.0)
45-day	15.1 (12.7-17.8)	18.2 (15.4-21.6)	20.6 (17.2-24.5)	23.6 (19.1-28.9)	25.8 (20.5-32.2)	27.9 (21.6-35.9)	30.1 (22.4-39.9)	32.8 (23.6-44.9)	34.8 (24.5-48.7)
60-day	17.7 (15.0-20.8)	21.5 (18.2-25.4)	24.3 (20.5-28.9)	27.8 (22.6-33.9)	30.3 (24.2-37.6)	32.7 (25.3-41.8)	34.9 (26.1-46.1)	37.8 (27.3-51.5)	39.8 (28.2-55.6)

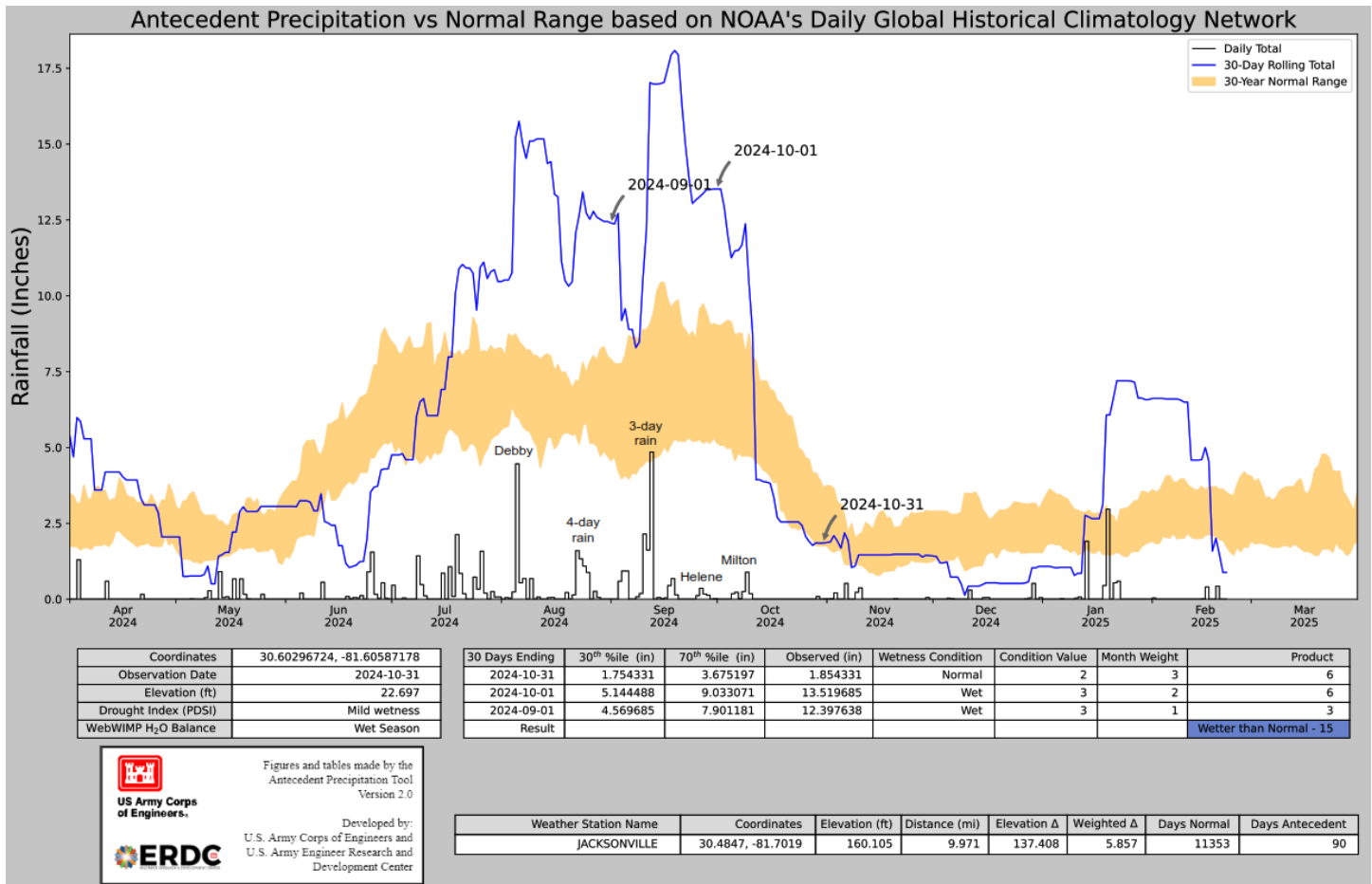
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of annual maxima series (AMS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and annual exceedance probability) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

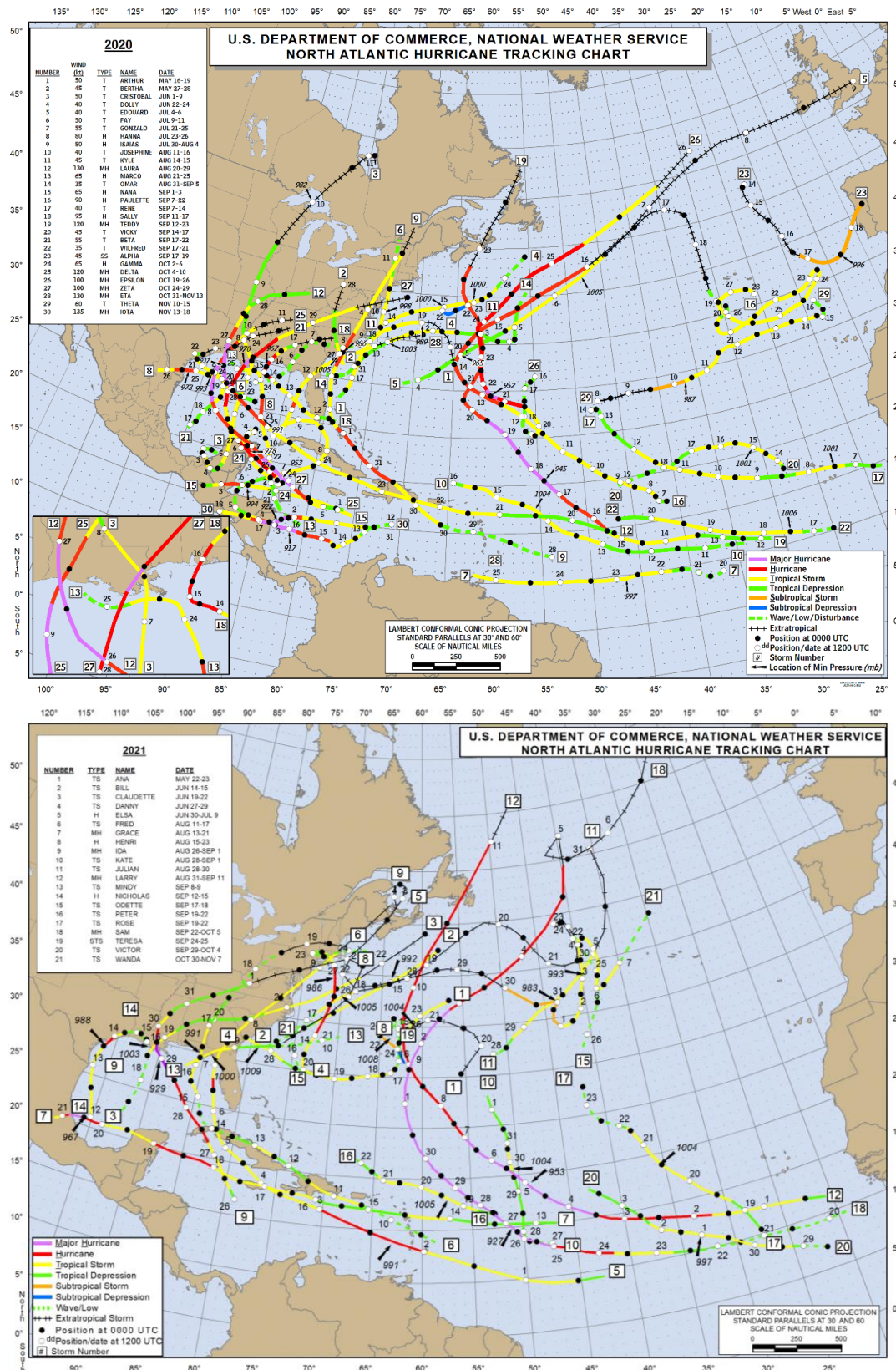
Precipitation for August – October 90-day Seasonal Period, 2020-2024

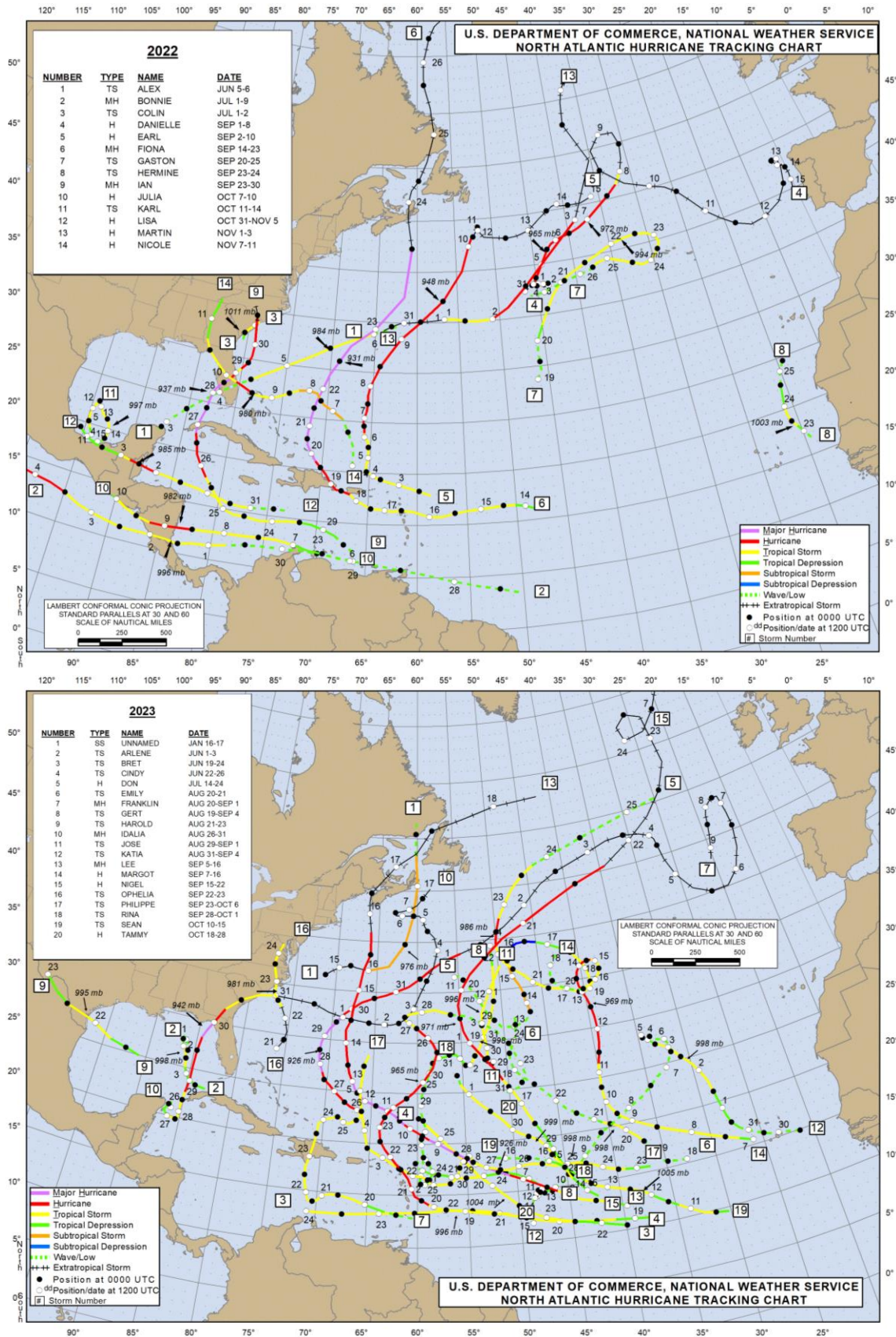


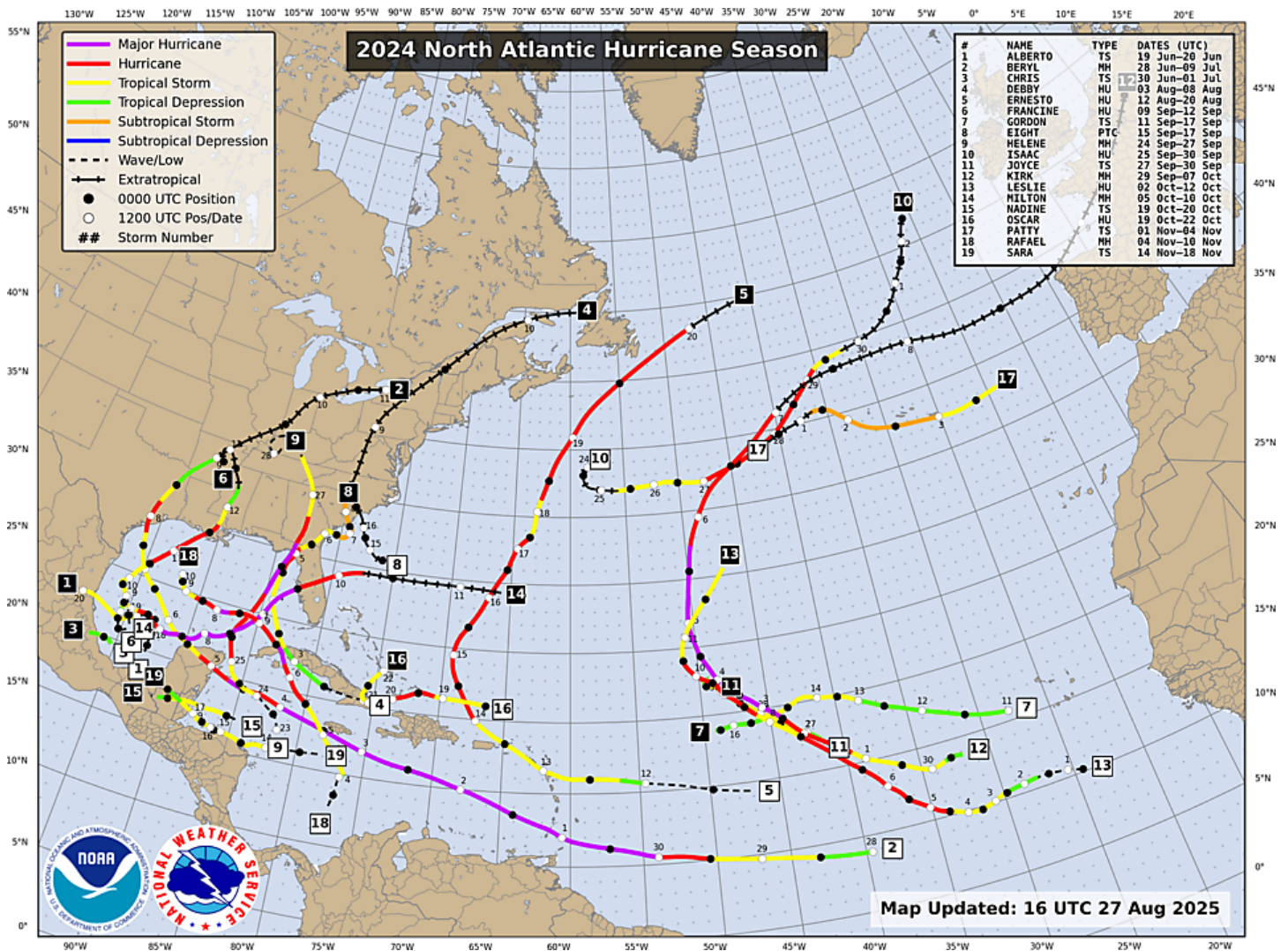




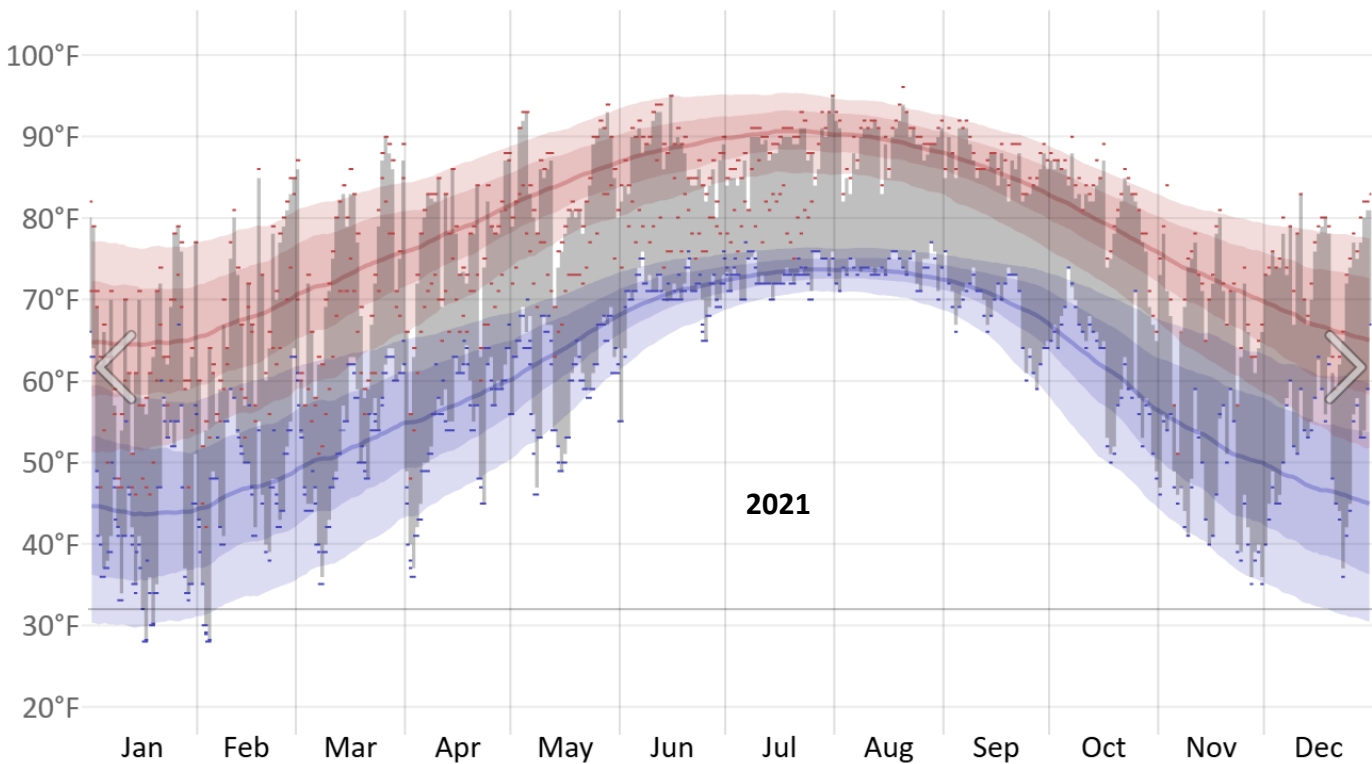
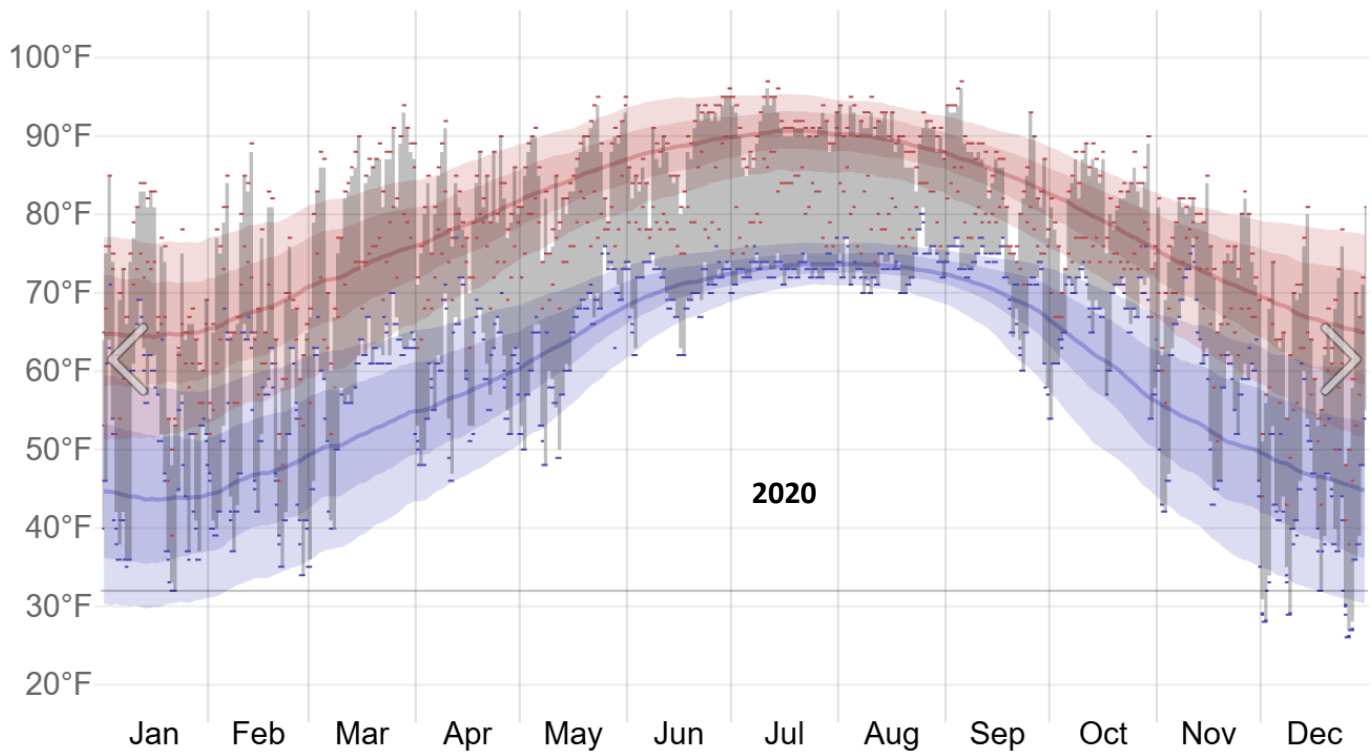
Atlantic Basin Hurricane Paths 2020-2024

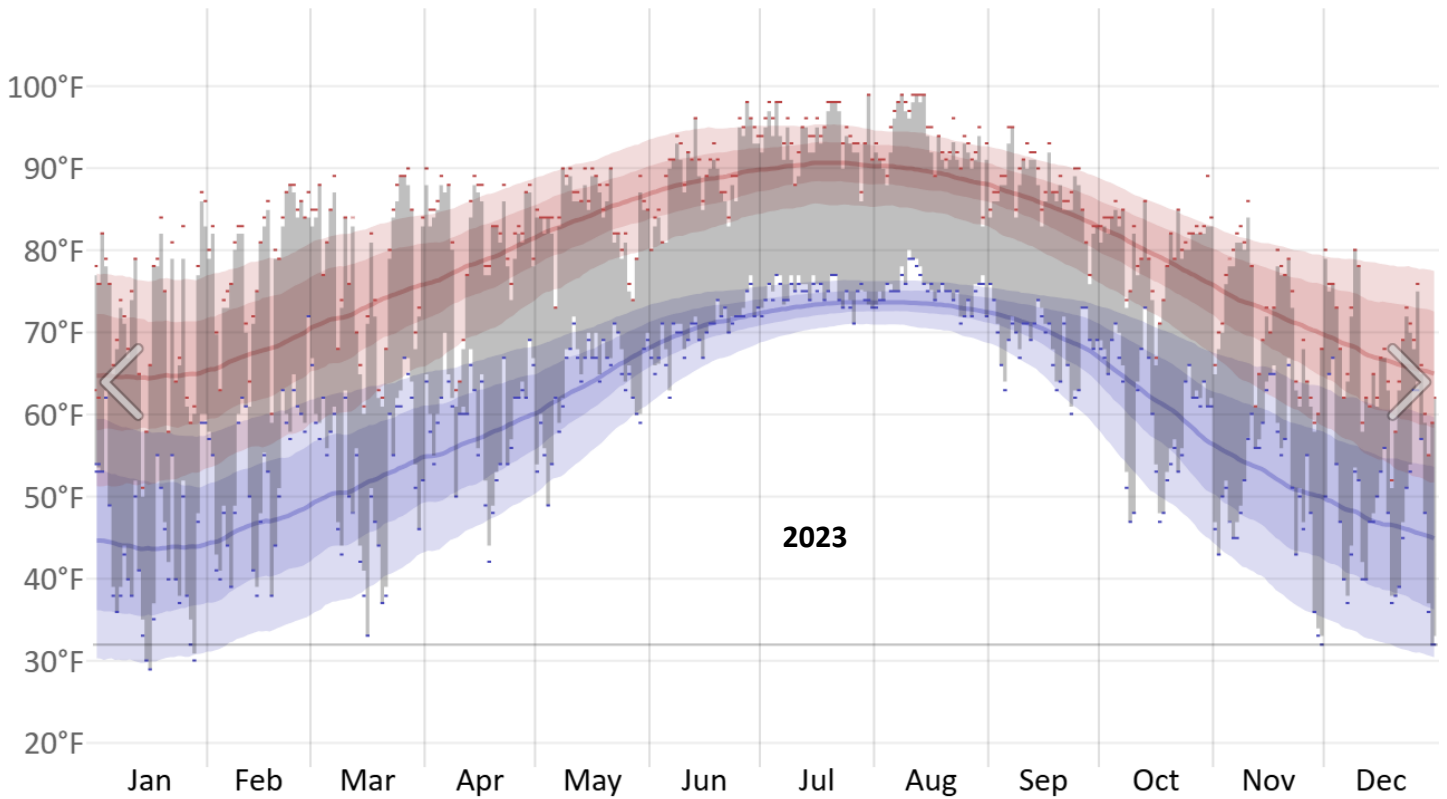
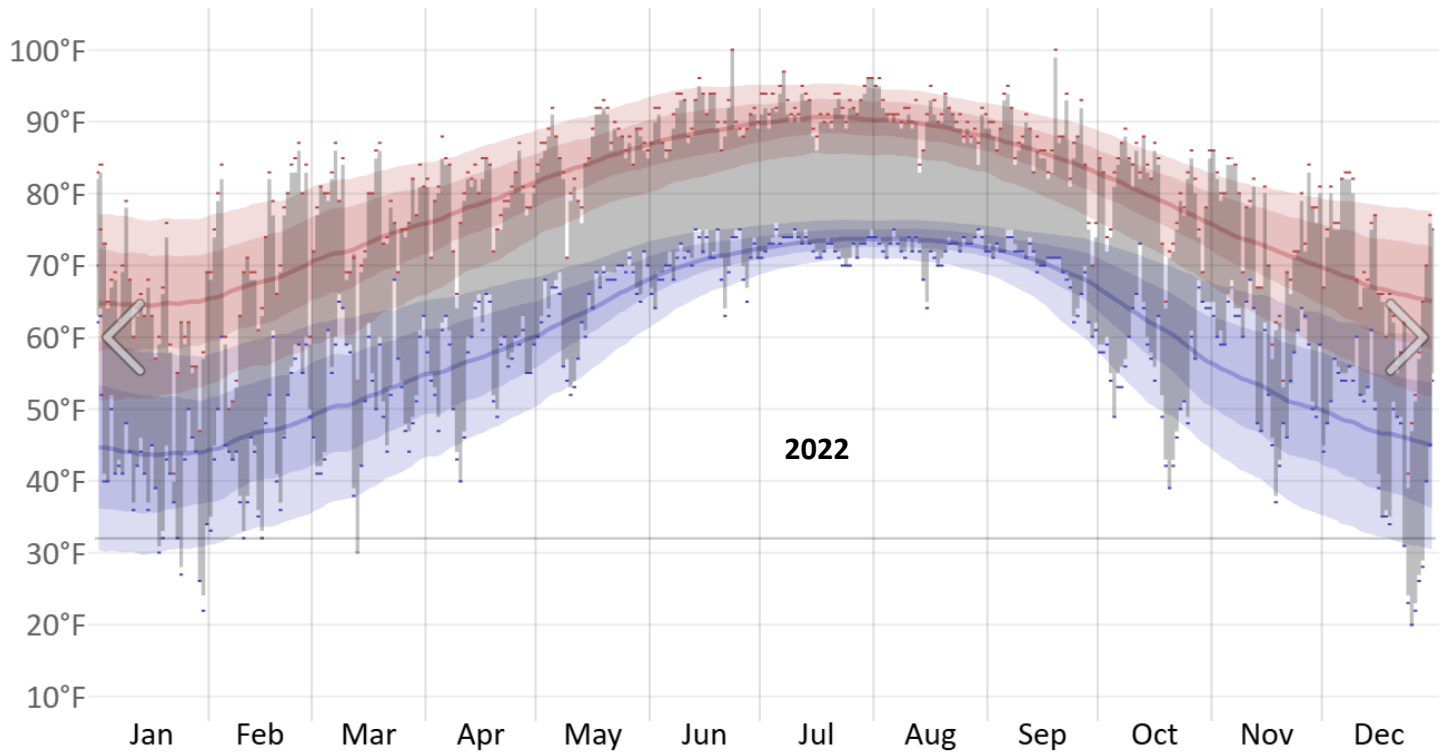


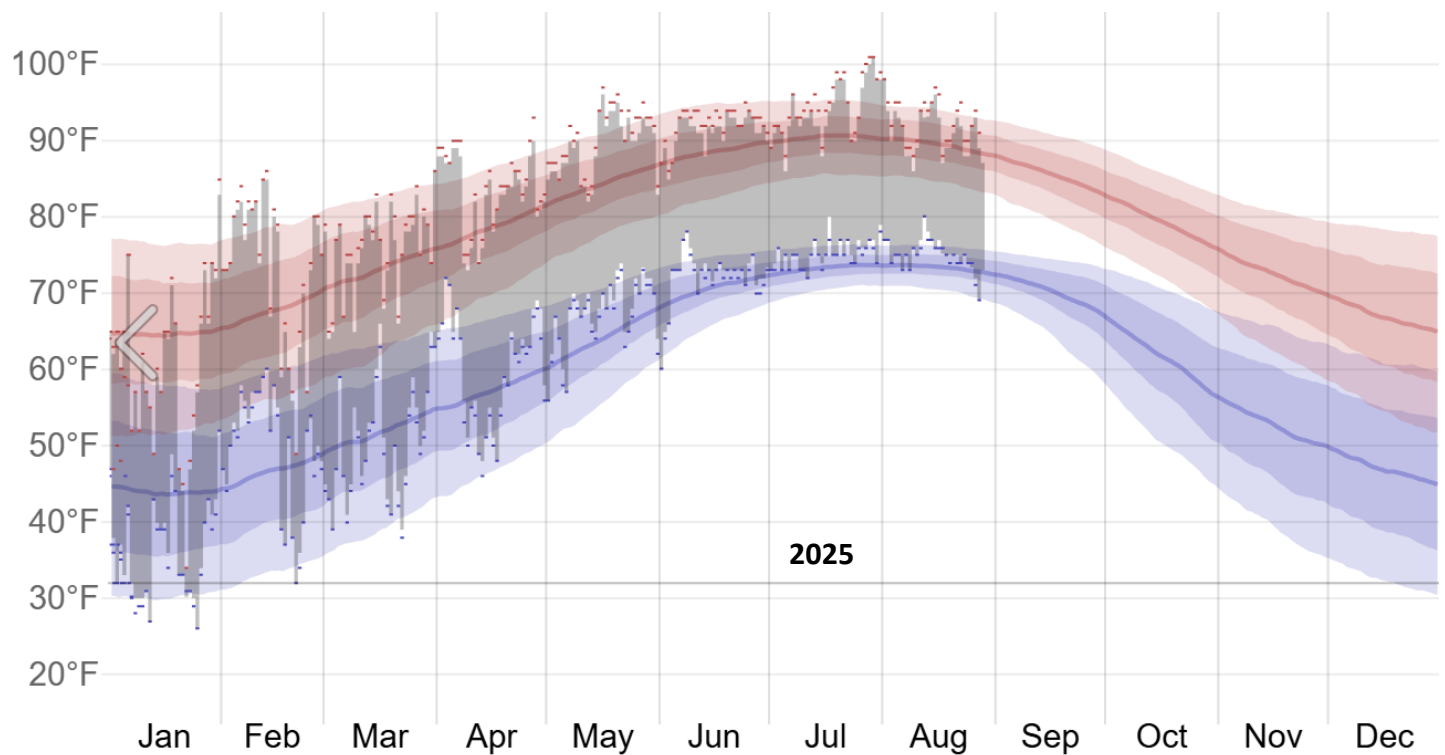
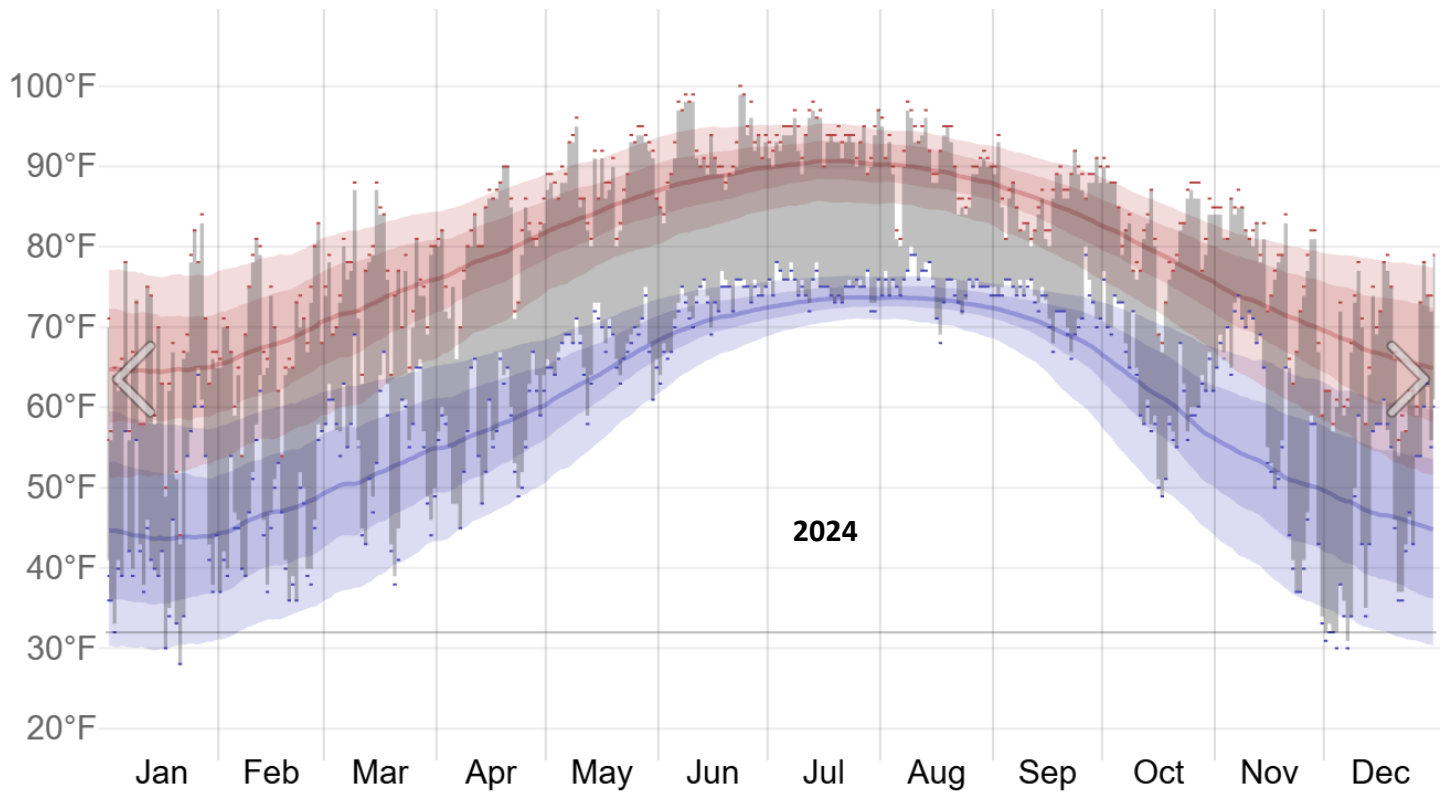




North Atlantic Hurricane Tracking Charts are from https://www.nhc.noaa.gov/data/tcr/track_maps/

Nassau, FL Daily Minimum and Maximum Temperatures 2020-2025





Graphs generated on <https://weatherspark.com/y/17767/-States-Year-Round#Figures-Temperature>

Appendix H – National Risk Index Report

Nassau County, Florida

Summary

Risk Index is **Relatively Moderate**

Score **83.1**



Expected Annual Loss is **Relatively Moderate**

Score **84.4**



Social Vulnerability is **Relatively Low**

Score **29.8**



Community Resilience is **Relatively High**

Score **70.8**

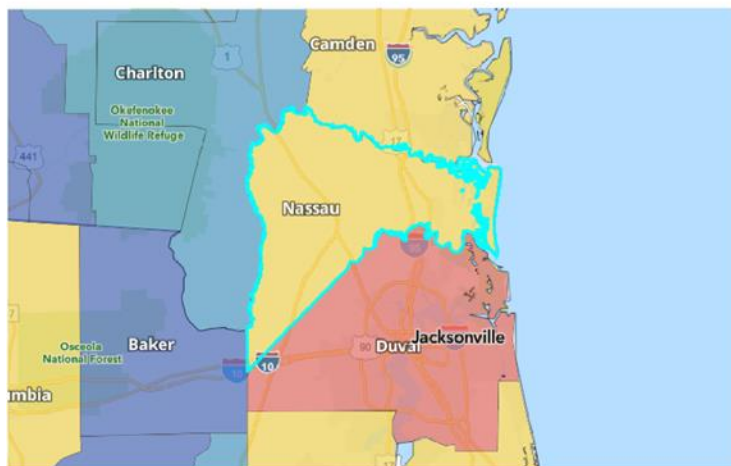


While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively Moderate** for **Nassau County, FL** when compared to the rest of the U.S.



Score **83.07**

National Percentile

83.07

Percentile Within Florida

29.90

0 100

83% of U.S. counties have a lower Risk Index










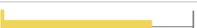



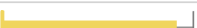

30% of counties in Florida have a lower Risk Index

Risk Index Legend

■ Very High
 ■ Relatively High
 ■ Relatively Moderate
 ■ Relatively Low
 ■ Very Low
 No Rating
 Not Applicable
 Insufficient Data

Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

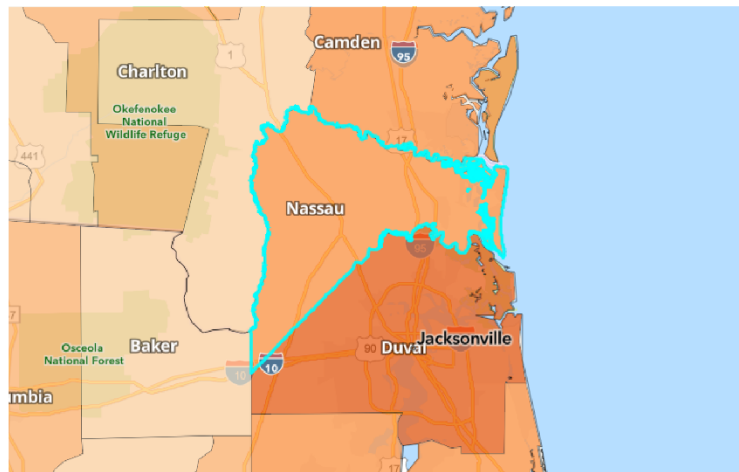
Hazard Type	Risk Index Rating	Risk Index Score	National Percentile
Avalanche	Not Applicable	--	
Coastal Flooding	Relatively Low	61.6	0  100
Cold Wave	Relatively Low	36.7	0  100
Drought	Very Low	16.9	0  100
Earthquake	Relatively Low	70.5	0  100
Hail	Very Low	40.2	0  100
Heat Wave	Very Low	19	0  100
Hurricane	Relatively Moderate	90.5	0  100
Ice Storm	Very Low	30	0  100
Landslide	Relatively Low	29.4	0  100
Lightning	Relatively Moderate	78.4	0  100
Riverine Flooding	Relatively Low	54.9	0  100
Strong Wind	Relatively Low	24.4	0  100
Tornado	Relatively Low	57.2	0  100
Tsunami	Insufficient Data	--	
Volcanic Activity	Not Applicable	--	
Wildfire	Relatively Moderate	91.9	0  100
Winter Weather	Very Low	5	0  100

Risk Factor Breakdown

Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Risk Index Score
Hurricane	\$18,151,766	Relatively Low	Relatively High	1.02	\$18,481,069	90.5
Wildfire	\$2,206,478	Relatively Low	Relatively High	1.02	\$2,262,462	91.9
Tornado	\$1,445,606	Relatively Low	Relatively High	1.02	\$1,488,284	57.2
Riverine Flooding	\$623,645	Relatively Low	Relatively High	1.02	\$598,896	54.9
Earthquake	\$493,584	Relatively Low	Relatively High	1.02	\$511,364	70.5
Coastal Flooding	\$363,641	Relatively Low	Relatively High	1.02	\$349,370	61.6
Lightning	\$288,084	Relatively Low	Relatively High	1.02	\$300,315	78.4
Strong Wind	\$138,174	Relatively Low	Relatively High	1.02	\$143,024	24.4
Hail	\$66,618	Relatively Low	Relatively High	1.02	\$68,911	40.2
Landslide	\$21,900	Relatively Low	Relatively High	1.02	\$22,640	29.4
Ice Storm	\$21,449	Relatively Low	Relatively High	1.02	\$22,114	30
Cold Wave	\$18,512	Relatively Low	Relatively High	1.02	\$18,347	36.7
Winter Weather	\$3,084	Relatively Low	Relatively High	1.02	\$3,052	5
Drought	\$159	Relatively Low	Relatively High	1.02	\$155	16.9
Heat Wave	\$5	Relatively Low	Relatively High	1.02	\$5	19
Avalanche	--	Relatively Low	Relatively High	1.02	--	--
Tsunami	--	Relatively Low	Relatively High	1.02	--	--
Volcanic Activity	--	Relatively Low	Relatively High	1.02	--	--

Expected Annual Loss

In **Nassau County, FL**, expected loss each year due to natural hazards is **Relatively Moderate** when compared to the rest of the U.S.



Score **84.43**

National Percentile

84.43

Percentile Within Florida

38.80

0 100

84% of U.S. counties have a lower Expected Annual Loss

39% of counties in Florida have a lower Expected Annual Loss

Expected Annual Loss Legend

■ Very High
 ■ Relatively High
 ■ Relatively Moderate
 ■ Relatively Low
 ■ Very Low
 ■ No Expected Annual Losses
 ■ Not Applicable
 ■ Insufficient Data

Composite Expected Annual Loss **\$23,842,704.53**

Composite Expected Annual Loss Rate National Percentile **77.7**

Building EAL **\$20,868,503.41** Population EAL **0.25 fatalities**

Building EAL Rate **\$1 per \$679.83 of building value** Population EAL Rate **1 per 361.99K people**

Agriculture EAL **\$86,236.19** Population Equivalence EAL **\$2,887,964.94**

Agriculture EAL Rate **\$1 per \$171.30 of agriculture value**

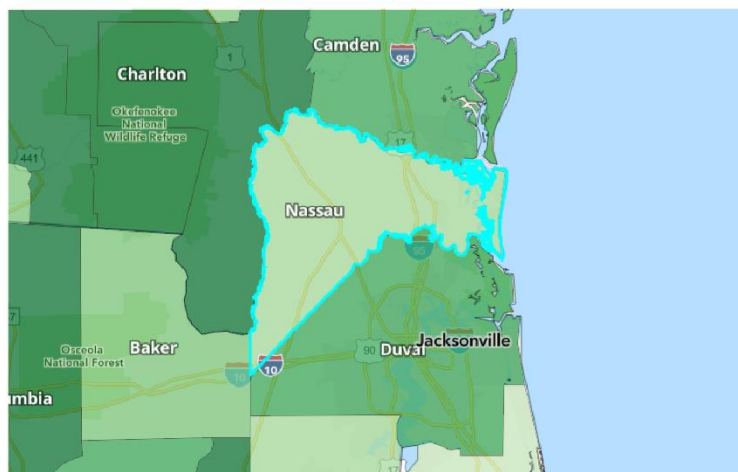
Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	\$363,641	\$307,695	\$55,946	0.00	n/a
Cold Wave	\$18,512	\$463	\$8,076	0.00	\$9,973
Drought	\$159	n/a	n/a	n/a	\$159
Earthquake	\$493,584	\$360,347	\$133,237	0.01	n/a
Hail	\$66,618	\$8,140	\$58,337	0.01	\$140
Heat Wave	\$5	\$0	\$5	0.00	\$0
Hurricane	\$18,151,766	\$17,346,476	\$734,526	0.06	\$70,765

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Ice Storm	\$21,449	\$11,174	\$10,275	0.00	n/a
Landslide	\$21,900	\$4,500	\$17,400	0.00	n/a
Lightning	\$288,084	\$36,043	\$252,040	0.02	n/a
Riverine Flooding	\$623,645	\$62,658	\$556,959	0.05	\$4,029
Strong Wind	\$138,174	\$8,718	\$128,708	0.01	\$748
Tornado	\$1,445,606	\$524,702	\$920,578	0.08	\$326
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	\$2,206,478	\$2,195,653	\$10,730	0.00	\$95
Winter Weather	\$3,084	\$1,935	\$1,147	0.00	\$2

Social Vulnerability

Social groups in **Nassau County, FL** have a **Relatively Low** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



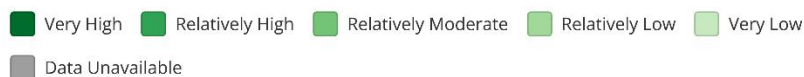
Score **29.76**



30% of U.S. counties have a lower Social Vulnerability

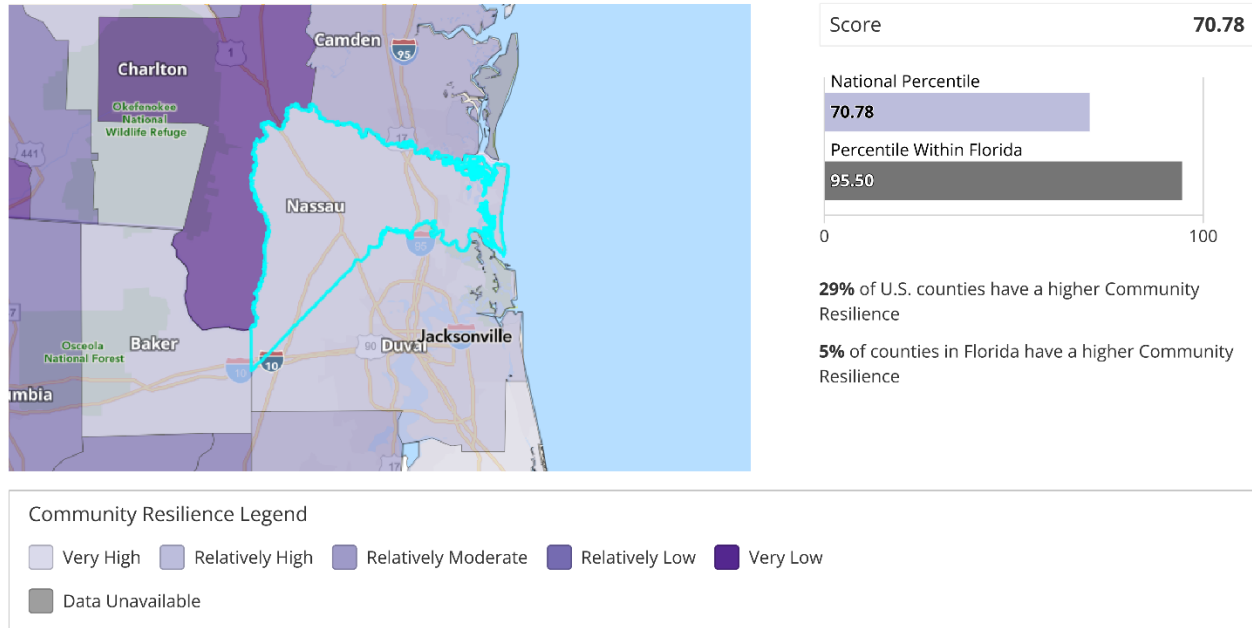
6% of counties in Florida have a lower Social Vulnerability

Social Vulnerability Legend



Community Resilience

Communities in **Nassau County, FL** have a **Relatively High** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at hazards.fema.gov/nri/map.

Calculating the Risk Index

Risk Index values are calculated using an equation* that combines values for Expected Annual Loss (EAL) due to natural hazards, with the Community Risk Factor (CRF), which is a function of Social Vulnerability and Community Resilience:

$$\text{Risk Index} = \text{Expected Annual Loss} \times \text{Community Risk Factor} \quad \text{where Community Risk Factor} = f\left(\frac{\text{Social Vulnerability}}{\text{Community Resilience}}\right)$$

Calculating Expected Annual Loss

Expected Annual Loss values are calculated using an equation* that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

$$\text{Expected Annual Loss} = \text{Exposure} \times \text{Annualized Frequency} \times \text{Historic Loss Ratio}$$

Appendix I – Ranked Mitigation Project Lists

Status Update for Projects in the 2021-2025 LMS

Proposed Project Title/Description	Jurisdiction	Agency	Status	Comments
All Hazards Public Awareness and Public Outreach Programs	All	NCEM	ONGOING	Ongoing public outreach
Lisa Ave Drainage Improvement Local Flood Mitigation	CoFB	Public Works	ACTIVE / ON CURRENT LIST	See current ranked list
Fernandina Downtown Shoreline Stabilization	CoFB	Public Works	ACTIVE / ON CURRENT LIST	See current ranked list
Create Building/Structure GIS Database for Improved Evacuation Zones	Nassau County	Property Appraiser	WITHDRAWN	To be carried out in house
Thomas Creek Flood Management Project	Nassau County	Stormwater	ACTIVE / ON CURRENT LIST	Applications have been submitted for sub projects.
Retrofit School-based Evacuation Sites with Storm Shutters and Switching Gear	Nassau County	NCSO	WITHDRAWN	Opportunity for state-allocated funds expired prior to initiation of project
Area 1 Drainage Improvement Flood Risk Mitigation N 15th St - Oak Marsh Dr	CoFB	Public Works	COMPLETE	Drainage improved
Area 2 Drainage Improvement Flood Risk Mitigation Highland Dr near N 19th St	CoFB	Public Works	WITHDRAWN	Change in jurisdictional priorities
Area 4 Drainage Improvement Flood Risk Mitigation Beech St btwn S 9th & S 14th	CoFB	Public Works	ACTIVE / ON CURRENT LIST	See current ranked list
Area 5 Drainage Improvement Flood Risk Mitigation Broome & Alachua; 6th St to Amelia River	CoFB	Public Works	COMPLETE	Drainage improved

Proposed Project Title/Description	Jurisdiction	Agency	Status	Comments
Area 7 Drainage Improvement Flood Risk Mitigation Fir St & Gum St; N 8th to Amelia River	CoFB	Public Works	ACTIVE / ON CURRENT LIST	See current ranked list
Area 9 Drainage Improvement Flood Risk Mitigation 1st Ave from Allen Ave to South Casino Ave	CoFB	Public Works	ACTIVE / ON CURRENT LIST	See current ranked list
Peck Center Generator and Switching Gear Retrofit	CoFB	Public Works	WITHDRAWN	Change in jurisdictional priorities
Trailer-Mounted Emergency Generator	CoFB	Fire Department	WITHDRAWN	Change in jurisdictional priorities

Ranked Mitigation Project List as of June 2025

Prioritized Multi-Jurisdictional Hazard Mitigation Project List									
Priority Rank	Proposal Score	Project Title and Description	Jurisdiction	Agency Responsible for Implementation	Natural Hazards Mitigated	Potential Funding Source(s)	Estimated Costs	New, Deferred, Deleted, or Completed	Timeframe for Completion
0	39.0	All Hazards Public Awareness and Outreach Programs	All	Sheriff's Office - Emergency Management Division	All	Internal	n/a	New	ongoing
1	27.0	Ben Branch Culverts to Bridge	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms	HMGP, FMA	\$759,224	New	1 yr
2	26.5	Installation of Boardwalks to protect dunes and prevent coastal flooding	Fernandina Beach	Parks and Recreation	Flooding, Tropical Cyclones, Severe Thunderstorms	HMGP	\$1,300,000	New	1 yr
3	25.0	St Marys River Ranch Land Acquisition	Nassau County	Strategic Advancement	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA, Nassau CLAM	\$2,000,000	New	1 yr
4	23.0	Fernandina Downtown Shoreline Stabilization	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$5,850,000	New	5 yrs
4	23.0	Thomas Creek Flood Management Project	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$10,000,000	New	5 yrs
4	23.0	NE FL Timberlands to Osceola Land Acquisition	Nassau County	Strategic Advancement	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA, Nassau CLAM, Florida Forever, SJRWMD Land Acquisition	\$1,000,000	New	1 yr
7	22.0	Piney Island / Amelia Gateway Land Acquisition	Nassau County	Strategic Advancement	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA, Nassau CLAM	\$2,000,000	New	1 yr
8	21.0	Little Mills Creek Flood Study	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms	HMGP, FMA	\$200,000	New	1 yr
9	20.3	Spring Lakes Estates Drainage Improvements Phase 2	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$586,427	New	2 yrs
10	20.0	Blackrock Rd Side Street Drainage Improvements	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$80,000	New	1 yr
10	20.0	Fiddlers Walk Drainage Improvements	Nassau County	Public Works	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$975,000	New	1 yr
12	19.7	Fiber Optic Extension	Town of Hilliard	Town of Hilliard Public Works	All	HMGP	TBD	New	1 yr
13	18.0	Conner Rd Pipe Crossing	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP	\$150,000	New	1 yr
13	18.0	Lofton Creek Viewshed Yulee UMC Land Acquisition	Nassau County	Strategic Advancement	Flooding, Severe Thunderstorms, Tropical Cyclones	Nassau CLAM	\$100,000	New	1 yr
15	17.5	MLK Center Fire Suppression Sprinklers	Fernandina Beach	Parks and Recreation	Extreme Temperatures	HMGP, CDBG	\$15,000	New	1 yr
16	17.0	Lisa Ave Drainage Project for Local Flood Mitigation	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$325,000	New	5 yrs
16	17.0	Chester Rd Wetlands Improvements	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$90,000	New	1 yr
16	17.0	Lofton Creek Viewshed Rayonier Land Acquisition	Nassau County	Strategic Advancement	Flooding, Severe Thunderstorms, Tropical Cyclones	FMA, HMGP, Nassau CLAM	\$200,000	New	1 yr
19	16.5	Main Beach Shade Shelter	Fernandina Beach	Parks and Recreation	Extreme Temperatures	HMGP	\$85,000	New	1 yr
20	16.3	Fixed Generator @ WaterPlant	Town of Hilliard	Public Works	All	HMGP	\$500,000	New	1 yr
20	16.3	Fixed Generator @ Eastwood Lift Station	Town of Hilliard	Public Works	All	HMGP	\$200,000	New	1 yr
22	15.7	Lightning Strike Sensor and Alert System	Town of Hilliard	Public Works	Severe Thunderstorms	HMGP	\$30,000	New	1 yr
23	14.7	Sunshades Oxford St Park	Town of Hilliard	Parks and Recreation	Extreme Temperatures	HMGP	\$20,000	New	1 yr
23	14.7	Fans Oxford St Park	Town of Hilliard	Town of Hilliard Parks and Recreation	Extreme Temperatures	HMGP	\$40,000	New	1 yr
25	14.0	Area 5 Drainage Improvement (Broome & Alachua; 6th St to the Amelia River)	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$1,241,362	New	5 yrs
25	14.0	Clements Rd Flood Protection	Nassau County	Stormwater and Drainage Management	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$381,061	New	2 yrs
27	13.0	Area 4 Drainage Improvement (Beech St btwn S 9th & S 14th)	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$773,145	New	5 yrs
27	13.0	Area 7 Drainage Improvement (Fir St & Gum St; N 8th to river)	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$1,284,784	New	5 yrs
27	13.0	Area 9 Drainage Improvement (1st Ave; Allen Ave to S Casino Ave)	Fernandina Beach	Public Works - Utilities	Flooding, Severe Thunderstorms, Tropical Cyclones	HMGP, FMA	\$555,202	New	5 yrs
30	12.0	Cavalleri House Elevation	Nassau County	Building Dept	Flooding	Elevate Florida, HMGP	\$290,600	New	1 yr

Appendix J – Current Scoring Rubric

Includes Supporting Information for Scoring and Ranking Local Mitigation Projects

Category	Scoring Rubric					Score
Addresses Hazard Vulnerability		3 More than two hazards or threats	2 Two hazards or threats	1 One hazard or threat		
Population at Risk from the hazard	4 County-wide or multi-jurisdiction	3 Single jurisdiction (town, city)	2 Sub-division or neighborhood	1 Single residence or structure		
Is this a study or the design phase?	4 Engineering and Design Phase	3 Feasibility Study	2 Vulnerability Study	1 Initial Assessment	0 No or Not Applicable	
Environmental Impact			2 Improvement	0 No Impact on Environment	- 2 Risk of Damage to Environment	
Consistent with Local Adopted Plans or Ordinances	4 Mitigation strategy is included in adopted plans and local ordinance	3 Mitigation strategy is included in local ordinance	2 Strategy has been identified in an approved plan	1 Study or assessment indicates need for mitigation		
Risk of Future Damage/Losses if not Mitigated	4 Existing High Risk	3 Future High Risk	2 Moderate Risk	1 Low Risk		
Addresses Expected Environmental or Climate Changes			2 Yes, imminent changes (within 10 years)	1 Yes, addresses future changes (10+ years)	0 No or Not Applicable	
NFIP Community Rating System (CRS)	4 Earns > 500 credit points	3 Earns 151-500 credit points	2 Earns 51-150 credit points	1 Earns 1-50 credit points	0 No or Not Applicable	
Affects a Repetitive Loss (RL) or Severe RL (SRL) Structure	4 Two or more SRL structures	3 Two or more RL structures	2 One SRL structure	1 One RL structure	0 No or Not Applicable	
Protects Community Lifelines	4 Protects > 15 Sub-Lifelines	3 Protects 11-15 Sub-Lifelines	2 Protects 6-10 Sub-Lifelines	1 Protects 1-5 Sub-Lifelines	0 No or Not Applicable	
Community and/or Political Buy-in			2 Local jurisdictional support		0 No local support	
Funding Feasibility, Match Availability			2 Local match (funds or in-kind) available or not required		0 No match identified	

Maximum Score Possible = 39

TOTAL SCORE

Community Lifelines with Sub-Lifelines

EHP is FEMA’s review process for ensuring the protection and enhancement of environmental, historic, and cultural resources, as required by federal environmental and historic preservation laws, regulations, policies, and executive orders. An answer of “YES” on the **EHP Checklist** (next page) indicates a project impact assessment may be required during the federal funding assistance application process.

Environmental & Historic Preservation Checklist

National Historic Preservation Act		YES	NO
1.A	Would the proposed project affect, or is the proposed project in close proximity to, any buildings or structures 50 years or more in age?		
1.B	Will the proposed project involve disturbance of ground?		
Endangered Species Act and Wildlife Coordination Act			
2.A	Are federally listed or endangered species, or their critical habitat, present in or near the project area and, if so, which species are present?		
2.B	Will the proposed project remove or affect vegetation?		
2.C	Is the proposed project in or near (within 200 feet), or likely to affect, any type of waterbody or body of water?		
Clean Water Act, Rivers and Harbors Act			
3.A	Will the proposed project involve dredging or disposal of dredged material, excavation, the addition of fill material, or result in any modification to water bodies or wetlands designated as "waters of the United States" as identified by the U.S. Army Corps of Engineers or on the National Wetland Inventory?		
Executive Order 11988 (Protection of Floodplains) and Executive Order 11990 (Protection of Wetlands)			
4.A	Does a Flood Insurance Rate Map, Flood Hazard Boundary Map, hydrological study, or some other source indicate that the project is located in, or will affect, a 100-year floodplain, a 500-year floodplain (if a critical facility), an identified regulatory floodway, or an area prone to flooding?		
4.B	Is the proposed project located in, or will it affect, a wetland as listed in the National Wetland Inventory?		
4.C	Will the proposed project alter a watercourse, water flow patterns, or a drainage way, regardless of its floodplain designation?		
4.D	Is the proposed project located in, or will it affect, a floodplain or wetland? If yes, the 8-step process summarized in Appendix J must be completed.		
Coastal Zone Management Act			
5.A	Is the proposed project located in the State's designated coastal zone?		
Farmland Protection Policy Act			
6.A	Will the proposed project convert more than 5 acres of "prime or unique" farmland outside city limits to a non-agricultural use?		
Resource Conservation Recovery Act and Comprehensive Environmental Response, Compensation, and Liability Act			
7.A	Is there reason to suspect there are contaminants from a current or past use on the property associated with the proposed project?		
7.B	Are there any studies, investigations, or enforcement actions related to the property associated with the proposed project?		
7.C	Will any project construction or operation activities involve the use of hazardous or toxic materials?		
7.D	Are any of the current or past land uses of the property associated with the proposed project or are any of the adjacent properties associated with hazardous or toxic materials?		
Executive Order 12898 (Environmental Justice for Low Income and Minority Populations)			
8.A	Are there any low-income or minority populations in the project's area of effect or adjacent to the project area?		
Other Environmental/Historic Preservation Laws (including applicable State laws) or Issues			
9.A	Are other environmental/historic preservation requirements associated with this project?		
9.B	Are any controversial issues associated with this project?		
9.C	Have any public meetings been conducted, or public comment solicited, on the proposed project?		

Community Rating System Activity Credit Table

Activity	Maximum Possible Points	Average Points Earned
300 Public Information Activities		
310 Elevation Certificates	116	38
320 Map Information Service	90	73
330 Outreach Projects	350	87
340 Hazard Disclosure	80	14
350 Flood Protection Information	125	38
360 Flood Protection Assistance	110	55
370 Flood Insurance Promotion ⁵	110	39
400 Mapping and Regulations		
410 Flood Hazard Mapping	802	60
420 Open Space Preservation	2,020	509
430 Higher Regulatory Standards	2,042	270
440 Flood Data Maintenance	222	115
450 Stormwater Management	755	132
500 Flood Damage Reduction Activities		
510 Floodplain Mgmt. Planning	622	175
520 Acquisition and Relocation	2,250	195
530 Flood Protection	1,600	73
540 Drainage System Maintenance	570	218
600 Warning and Response		
610 Flood Warning and Response	395	254
620 Levees	235	157
630 Dams	160	35



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



ITEM-5

Ron DeSantis, Governor

Kevin Guthrie, Executive Director

November 18, 2025

Tim Cooper, Director
Nassau County Emergency Management
77150 Citizens Circle
Yulee, Florida 32097

Re: Nassau County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Cooper,

This is to confirm that we have completed a State review of the Nassau County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Nassau County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Nassau County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Unincorporated Nassau County
City of Fernandina Beach
Town of Hilliard

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Nassau County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Sarah Raike at Sarah.Raike@em.myflorida.com or 448-248-5225.

Respectfully,

Laura Dhuwe

Digitally signed by Laura
Dhuwe
Date: 2025.12.01
11:33:47 -05'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/sr

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



ITEM-5

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting

Meeting Date: Dec. 18, 2025

FROM: ***Lee Anne Wollitz – Land Use Administrator***

SUBJECT: Town Council to consider the recommendation of the Planning & Zoning Board regarding the Pre-Application for the Vacation of Right of Way for the Alleys and portions of Right of Way within and surrounding Blocks 68, 69, and 71.
Project name - Dayspring Cottages, Property Owner – Dayspring Property Services, LLC.

BACKGROUND:

In September 2025, the owner of the mentioned properties, filed a Pre-application for Vacation of Right of Way for the alleys and portions of the Right of Ways that wall in and around blocks 68,69, and 71.

See attached Survey for the scope of the vacation request.

The request was reviewed by Land Use, Public Works and Town Clerk.

Staff has a few concerns with the request as presented.

1. The request is to vacate only half of W 9th Ave and half of Citrus Street; input is that the Right of Ways should not be vacated in half.
2. Staff suggest there is a need for the Town to maintain a 30 feet utility easement in New Oak Street, W 8th Ave. and W 9th Ave. for future service connections in that portion of the town.

The item was discussed at the Workshop on 11.13, with details concerning the need for a utility easement within the right of ways and the Planning & Zoning Board considered the application at the 12.4.2024 meeting.

FINANCIAL IMPACT:

None. All cost will be paid by the Applicant.

RECOMMENDATION:

The Board's Recommendation to the Council is that the applicant continue through the Vacation process with the following conditions: All of W 9th Ave and Citrus Street be vacated, a 30 feet wide utility easement me retained in the rights of way of New Oak Street, W 8th Ave, and W 9th Ave.

**Town of Hilliard****Pre-Application to Close, Abandon, or Vacate
Street, Alley, Easement, or Right of Way****FOR OFFICE USE ONLY**

File #

Application Fee:

Filing Date:

Acceptance Date:

20250915.01
\$2000.00
09/15/25
paid by check # 63690 \$200-
Dep \$7 \$1000.00

Portions of West Ninth Street (aka 9th Street), Citrus Street, New
Oak Street (aka Oak Street), 8th Place, Magnolia Street, West Eight
Street (aka 8th Street), and certain unnamed streets and alleyway
parcels as depicted and further described on the attached survey

A. PROPOSED CLOSING, ABANDONING, OR VACATON

1. Street, Alley, Right of Way Name to be closed, vacated, or abandoned: See attached
2. Legal Description: See attached
3. Parcel ID Number(s) and/or Adjoining Parcel ID Number(s): 08-3N-24-2400-0069-0010 08-3N-24-2400-0068-0100
08-3N-24-2400-0071-0010
4. Acreage of closure, abandonment, or vacation: See enclosed survey

B. APPLICANT1. Applicant's Status ☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s):

Courtney P. Gaver Title: Attorney

Company (if applicable): Rogers Towers, P.A.

Mailing address: 1301 Riverplace Blvd., Suite 1500

City: Jacksonville State: FL ZIP: 32207

Telephone: (904) 398-3911 FAX: () e-mail: cgaver@rtlaw.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): Dayspring Property Services, LLC, a Florida limited liability company

Company (if applicable): Dayspring Property Services LLC c/o Douglas D. Adkins

Mailing address: PO Box 1080

City: Hilliard State: FL ZIP: 32046

Telephone: (904) 583-0134 FAX: () e-mail: doug@dayspring.health

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. STATEMENT OF PROPOSED CLOSING, ABANDONING, OR VACATON SOUGHT

1. Reason for Request: To vacate unopened and unutilized alleyways located among properties and lots wholly owned by Applicant to allow for future development of the property as one unified development.
2. How was the street / alley / easement / right-of-way established? See attached legal description.
- Subdivision Plat Book No: _____ Page No. _____
- Plat Name: _____
- Official Records Book No: _____ Page No. _____
- Other: _____
3. Do you propose to close, abandon, or vacate the entirety of a street, easement, alley, or right-of-way, or only a portion? If a portion, please describe the portion that you desire the Town to close, abandon, or vacate.:
Portions of the streets and alleyways. See attached legal description.
4. Do public facilities now occupy area to be closed, vacated, or abandoned? If yes, you may be asked to provide a current certified survey showing all existing conditions, including locations, and elevations of both open ditches and swales, and subsurface drainage facilities. We believe that utilities may be located within a portion of Citrus Street and would propose working with the Town to reserve necessary utilities easements among the portion of Citrus Street to be vacated
5. What is the Purpose of the Easement?
- ☐ Drainage
- ☐ Utility
- ☒ All Utilities
- ☐ Others – please specify _____
6. What are the dimensions of the Easement? See attached survey & legal description. Note, we are only proposing to vacate half (sw 25' of Citrus St. (Parcel 12)) & eastern half (30' of West Ninth St.) & not the entirety of those roadways.
7. Is there an existing encroachment? No
- ☐ Building
- ☐ Pool
- ☐ Other
8. Is there a building or mobile home encroachment involved? If so, the survey is to also show ties from the right-of-way and/or easement lines to the footing, building wall, and edge of eaves.
- No
9. Is a swimming pool encroachment is involved? If so, the survey is to show complete locations and pertinent elevations of the pool and its appurtenances.
- No

D. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Legal description
2. List of property owners by name and address who own property abutting the street, alley, easement, or right-of-way, or portion thereof, to be abandoned, closed, or vacated.
3. List of abutting property owners (with addresses).
4. Acknowledgement Letter(s) from each abutting property owner.
5. Location Map clearly identifying the location of the proposed closure. (nassaufloa.com)

E. FEES

- a. Right of Way (streets or alley or easements) - \$200 pre application fee & final application fee TBD
- b. The Cost of postage and outside consultants are in addition to the application fee.
- c. The applicant is responsible for paying a **\$1,000.00 deposit** at the time of submittal.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity plus 10%. The invoice shall be paid in full prior to any action of any kind on the development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within thirty (30) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

The Town reserves the right to retain a utility easement where the alley or roadway is located and grant the Town all necessary rights in such utility easement as it may require.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Signature of Applicant

Courtney P. Gaver

Typed or printed name and title of applicant

9-11-2025

Date

State of Florida

County of

Signature of Co-applicant

Douglas D. Adkins, Manager of Dayspring Property Services, LLC

Typed or printed name of co-applicant

9-9-2025

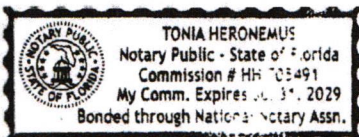
Date

The foregoing application is acknowledged before me this 9th day of Sept., 2025

by Douglas D. Adkins, Manager, who is/are personally known to me, or who has/have produced

as identification.

NOTARY SEAL



Signature of Notary Public, State of FL

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

Page 3 of 4

Revised 05/25/2023

ROGERS | TOWERS

ATTORNEYS AT LAW

Courtney P. Gaver

904.473.1388

CGAVER@RTLAW.COM

1301 Riverplace Blvd., Suite 1500

Jacksonville, Florida 32207

904.398.3911 Main

904.396.0663 Fax

www.rtlaw.com

September 12, 2025

VIA FEDERAL EXPRESS OVERNIGHT

Town of Hilliard

Attn: Lee Anne Wollitz, Land Use Administrator

15859 County Road 108

Hilliard, Florida 32046

RECEIVED
SEP 15 2025
TOWN OF HILLIARD

RE: Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement or Right of Way

Dear Ms. Wollitz:

Our firm represents Dayspring Property Services, LLC ("Dayspring"), the owner of the above-referenced parcels being identified as Nassau County Parcel Nos. 08-3N-24-2400-0069-0010; 08-3N-24-2400-0068-0100; 08-3N-24-2400-0071-0010 (collectively, the "Property"). On behalf of Dayspring, please find enclosed a completed Pre-Application to Close, Abandon, or Vacate Street, Alley, Easement or Right of Way certain portions of West Ninth Street (aka 9th Street), Citrus Street, New Oak Street (aka Oak Street), 8th Place, Magnolia Street, West Eight Street (aka 8th street), and certain unnamed streets and alleyways, as shown on the enclosed survey and further described in the enclosed legal description.

The purpose of this pre-application is to allow Dayspring to pursue a rezoning in order to develop the Property, along with other adjacent parcels under its ownership, as an independent living community known as Dayspring Cottages, with supporting medical office and neighborhood commercial uses. This filing represents the initial step for Dayspring to advance its proposed project, which envisions privately owned and maintained internal roadways to serve the Dayspring Cottages proposed community. The portions of the roadways requested to be vacated are surrounded entirely by Dayspring's properties and consist only of dirt paths or are otherwise undeveloped.

Enclosed with the application is the survey depicting the portions of the roadways to be vacated, ownership information, and an application fee in the amount of \$200.00 payable to the Town of Hilliard.

Our team looks forward to working with you and your colleagues on these applications. If you have any questions, please do not hesitate to contact me.

Sincerely,



Courtney P. Gaver

CPG:sja
Enclosures

10003174_1

**OWNER'S AUTHORIZATION FOR AGENT
PLANNING DEPARTMENT**

TOWN OF HILLIARD, FLORIDA

**EACH AND EVERY OWNER SHOWN ON THE PROOF OF
OWNERSHIP MUST SIGN AN AUTHORIZATION FORM**

Agent Authorization Form

I/We Dayspring Property Services LLC

(Print Name of Property Owner)

hereby authorize Rogers Towers, P.A. (Courtney P. Gaver)

(Print Name of Agent)

to represent me/us in processing an application for any and all applications (vacation of roadways, zoning,

(Type of Application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner(s) attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of Owner)

(Signature of Owner)

(Print Name of Owner)

(Print Name of Owner)

State of Florida

} ss

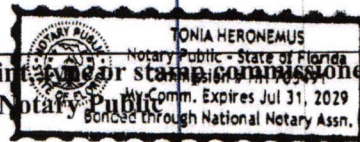
Nassau County

Sworn to and subscribed before me on this 8 day of Sept., 2025,
by Douglas D. Adkins, Manager

(Name of Person Making Statement)

Tonia Heronemus
Signature of Notary Public
State of Florida

Print name or stamp, commissioned name
of Notary Public



My Commission Expires: _____

Individual making statement is ☒ personally known or _____ produced identification.

Type of identification produced: _____

SCHEDULE B

Adjacent Owners

1. Dayspring Property Services LLC
PO Box 1080
Hilliard, FL 32046
Parcel Identification No.: 08-3N-24-2400-0069-0010
Address: New Oak St
2. Dayspring Property Services LLC
PO Box 1080
Hilliard, FL 32046
Parcel Identification No.: 08-3N-24-2400-0068-0100
Address: W Eighth St
3. Dayspring Property Services LLC
PO Box 1080
Hilliard, FL 32046
Parcel Identification No.: 08-3N-24-2400-0071-0010
Address: New Oak St

PROPOSED ROAD CLOSURE LEGAL DESCRIPTIONS:

THE LOCATION OF THESE LEGAL DESCRIPTIONS WILL BE IN OR DIRECTLY ADJACENT TO "NORTH HILLIARD TERRACE" A RE-PLAT OF BLOCKS 68, 69, AND 71 OF RECORDED IN PLAT BOOK 0, PAGE 22

BLOCK 71

PARCEL 1:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 2:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 3:

ALL OF THE 50 FOOT WIDE UN-NAMED RIGHT-OF-WAY BEING IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 4:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 71, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

8TH STREET BETWEEN BLOCK 71 AND BLOCK 69

PARCEL 5:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH STREET, IN BETWEEN BLOCK 71, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

BLOCK 69
PARCEL 6:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 2 THROUGH 5 AND LOTS 6 THROUGH 9, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 7:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 8:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS 8TH PLACE, IN BETWEEN LOT 1 AND LOTS 2 THROUGH 5, ALL IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

PARCEL 9:

ALL OF THE 50 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS MAGNOLIA STREET, IN BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

NEW OAK STREET BETWEEN BLOCK 69 AND BLOCK 68

PARCEL 10:

ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY, BEING KNOWN AS NEW OAK STREET (SHOWN AS OAK STREET ON SAID PLAT), IN BETWEEN BLOCK 68, AND BLOCK 69, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

BLOCK 68

PARCEL 11:

ALL OF THE 10 FOOT WIDE RIGHT-OF-WAY BEING IN BETWEEN LOTS 26 THROUGH 41 AND LOTS 10 THROUGH 25, ALL IN BLOCK 68, "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA.

THE SOUTH HALF OF WEST 9TH STREET AND WEST HALF OF CITRUS STREET

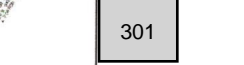
PARCEL 12:

A PORTION OF THE SOUTH HALF OF WEST NINTH STREET (ALSO KNOWN AS 9TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY), AS SHOWN IN "MAP OF HILLIARD" A PLAT RECORDED IN PLAT BOOK 1, PAGE 28, NASSAU COUNTY FLORIDA PUBLIC RECORDS; AND THE WEST HALF OF CITRUS STREET (HAVING A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN "NORTH HILLIARD TERRACE", A REPLAT RECORDED IN PLAT BOOK 0, PAGE 22, NASSAU COUNTY FLORIDA, PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGIN AT THE MOST WESTERLY CORNER OF BLOCK 69, AS SHOWN IN BOTH PLATS, ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 69 AS SHOWN IN "NORTH HILLIARD TERRACE" BEING A FOUND $\frac{1}{2}$ " REBAR NO CAP; THENCE NORTH $27^{\circ}18'52''$ EAST ALONG THE NORTHWEST LINE OF BLOCKS 69, AND 68 A DISTANCE OF 740.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST NINTH STREET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, BEING A FOUND $\frac{5}{8}$ " REBAR NO CAP; THENCE SOUTH $62^{\circ}30'40''$ EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET A DISTANCE OF 420.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET (ALSO KNOWN AS 8TH STREET, HAVING A 60 FOOT RIGHT-OF-WAY); THENCE NORTH $27^{\circ}18'52''$ EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET A DISTANCE OF 25.00 FEET; TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EIGHTH STREET; THENCE NORTH $62^{\circ}30'40''$ WEST ALONG THE CENTER-LINE OF CITRUS STREET A DISTANCE OF 450.00 FEET TO THE INTERSECTION OF THE CENTER-LINE OF CITRUS STREET, WITH THE CENTER-LINE OF WEST NINTH STREET; THENCE SOUTH $27^{\circ}18'52''$ WEST ALONG THE CENTER-LINE OF WEST

NINTH STREET A DISTANCE OF 765.00 FEET TO A POINT; THENCE SOUTH $62^{\circ}30'40''$ EAST, 30.00 FEET TO THE **POINT OF BEGINNING**.

1



TOWN OF HILLIARD
A Florida Municipality

November 3, 2025

RE: Pre-Application to Close, Abandon, or Vacate
Street, Alley, Easement, or Right of Way

Dear Property Owner:

A pre-application has been filed to vacate a portion of the Town owned Right of Ways and Alleys. Please see attached map for locations.

All property owners owning lots within the blocks adjoining the request will receive this notification.

The Town Council and Planning & Zoning Board will be hosting a series of meetings to discuss the pre-application.

All meetings will be held at the Hilliard Town Hall located at:

Town of Hilliard – Town Council Chambers
15859 West County Road 108
Hilliard, Florida 32046

Meetings, Dates & Times are as follows:

Joint Workshop – Thursday, November 13, 2025, at 6:00 p.m.
Planning & Zoning Board Meeting - Tuesday, December 2, 2025, at 7:00 p.m.
Town Council Meeting – Thursday, December 18, 2025, at 7:00 p.m.

If the Town approves moving forward with the process to vacate the Alleys and Right of Ways you will be notified by letter of the additional meetings, dates and times.

Thank you,

TOWN OF HILLIARD

Lee Anne Wollitz
Land Use Administrator

Lee Anne Wollitz

From: Cory Hobbs
Sent: Thursday, September 18, 2025 11:15 AM
To: Lee Anne Wollitz; Lisa Purvis
Subject: RE: Vacation of ROW Pre app
Attachments: Image_009.pdf

Lee Anne,

After reviewing I have no issue with vacating the right of ways if the entire right of way is vacated not just half. See the attached file that shows water and sewer in this area. The town does not have any utilities in the requested right of ways.

Thank You so much,

Cory Hobbs

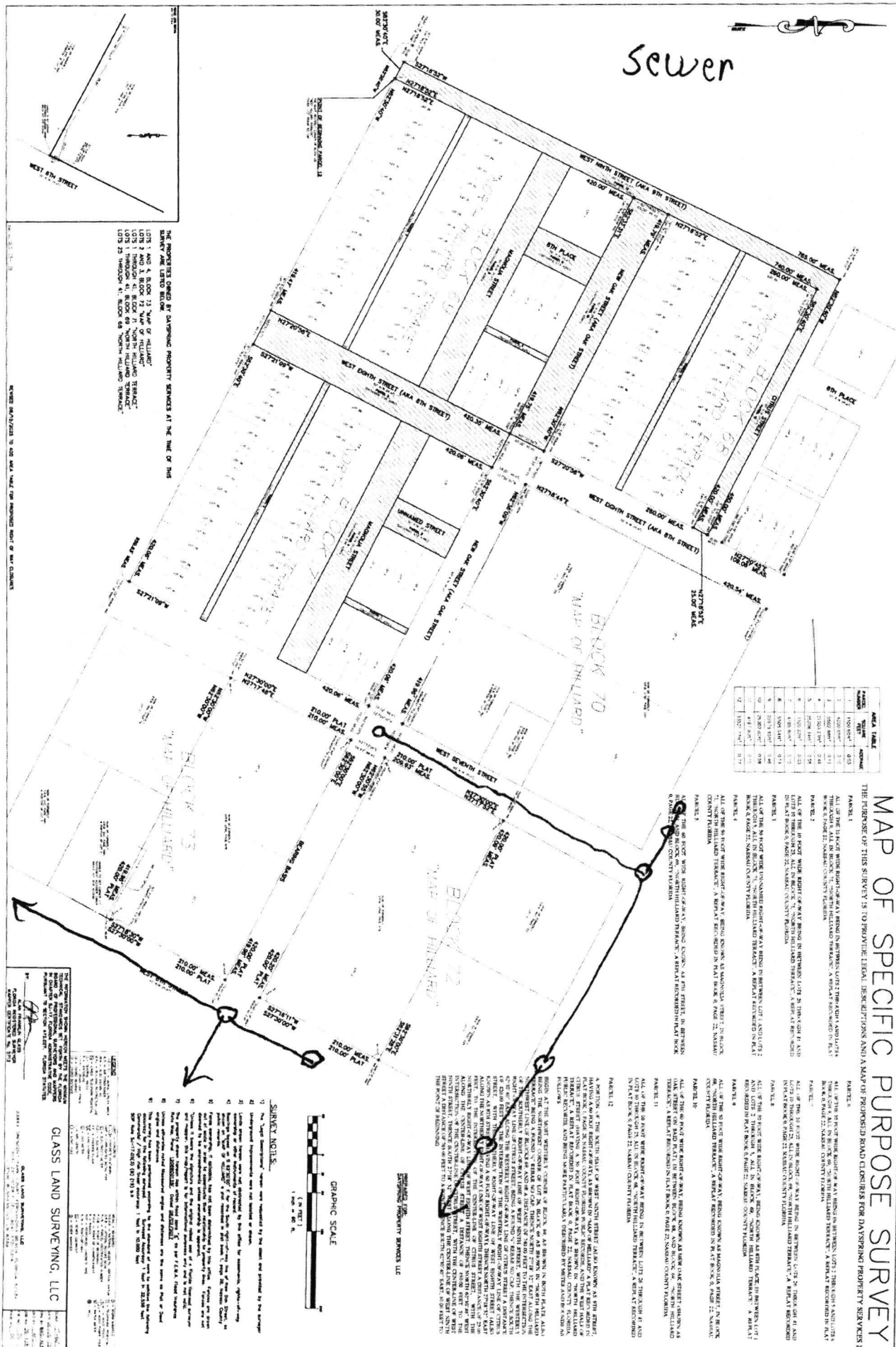
Public Works Director
 Public Works Department
 TOWN OF HILLIARD
 904-719-1012

"Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing." This email and any files transmitted with it may contain privileged or confidential information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply mail. "This institution is an equal opportunity provider and employer" If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov."

From: Lee Anne Wollitz <lwollitz@townofhilliard.com>
Sent: Wednesday, September 17, 2025 4:51 PM
To: Lisa Purvis <lpurvis@townofhilliard.com>; Cory Hobbs <chobbs@townofhilliard.com>
Subject: Vacation of ROW Pre app

Lisa and Cory.

We have received a vacation of Right of Way Pre app for a set of Streets and Alleyways North of 6th Street.





AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Cory Hobbs – Public Works Director***

SUBJECT: Town Council approval of Septic Exception Application No. 20251203 allowing for a septic system to be placed within the Town Boundaries to serve a new Dwelling Unit, Parcel ID No. 08-3N-24-2380-0128. Applicant Franklin Properties.

BACKGROUND:

On November 07, 2025, a development investigation was submitted for a single-family residence. The recommendation of the Public Works Department, based on our Water & Sewer utility Specifications Requirements Manual, is for a 300 feet Sewer main Extension terminating with a manhole.

The applicant has asked for an alternative connection that did not meet the Manual specifications.

This has resulted in a septic exception application being submitted.

The applicant is sighting the high cost of the extension, for one dwelling unit as the “good cause shown”.

Sec. 58-42. With sewer system.

The owner of each lot or parcel of land within the town, upon which lot or parcel of land any building or trailer used as a dwelling is now situated or shall be hereafter situated, for either residential, commercial or industrial use, shall connect or cause such building or trailer to be connected with the public sewer facilities of the municipal sewer system of the town, and use such facilities within 12 months following notification to do so by the town clerk. All such connections shall be made in accordance with rules and regulations which shall be adopted as necessary by the town council, which rules and regulations shall provide for a charge for making any such connections in such reasonable amounts as such town council may fix and determine. The owner may apply for an exception from the town council upon good cause shown.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Town Council approval of Septic Exception Application No. 20251203 allowing for a septic system to be placed within the Town Boundaries to serve a new Dwelling Unit, Parcel ID No. 08-3N-24-2380-0128. Applicant Franklin Properties: Public Works and/or the Land Use Administrator of the Town of Hilliard must approve proposed/staking out location of drain field before soil testing. If the location is moved due to test results a second location approval is needed prior to installation of drain field.



Town of Hilliard Septic Tank Exception Application

FOR OFFICE USE ONLY

File # 20251203
 Application Fee: \$250
 Filing Date: 12/3/25 by: 44
 Acceptance Date: _____ by: _____

A. PROJECT

1. Project Name: B.Y. FRANKLIN PROPERTIES
2. Address of Subject Property: LOTS 8 through 12 BLOCK 128, MONTANA ST.
3. Parcel ID Number(s): 08-34-24-2380-0128
4. Existing Use of Property: VACANT
5. Future Land Use Map Designation: _____
6. Zoning Designation: _____
7. Acreage: 1/3 +/- ACRES

B. APPLICANT/CONTRACTOR*

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Bobby FRANKLIN Title: Pres
 Company (if applicable): B.Y. FRANKLIN PROPERTIES
 Mailing address: Box 878
 City: Hilliard State: FL ZIP: 32046
 Telephone: (904) 313-3510 FAX: () e-mail: franklinproperties@windstream.net
3. Contractor:
 Name of Contractor: _____
 Company (if applicable): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: () _____ FAX: () _____ e-mail: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ATTACHMENTS (One copy plus one copy in PDF format)

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - c. Statement of Proposed Uses.
 - d. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - e. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet).
 - f. Area and dimensions of site.
 - g. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - h. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
 - i. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways and lot coverage.
 - j. Required buffers.
 - k. Location of existing trees, identifying any trees to be removed.
2. Legal description with tax parcel number.
3. Warranty Deed or other proof of ownership.

D. FEE

1. \$250.00

No application shall be accepted for processing until the required application fee is paid in full. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 3 attachments are required for a complete application. A completeness review of the application will be conducted within fourteen (14) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

Date

State of Florida County of Nassau

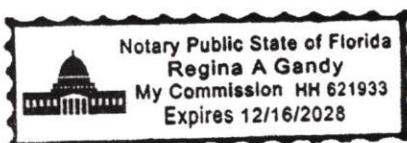
The foregoing application is acknowledged before me this 2 day of December, 2025, by _____

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

Town of Hilliard ♦ 15859 West CR 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555





KEVIN J. LILLY
ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 08-3N-24-2380-0128-0080

Owners

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

Parcel Summary

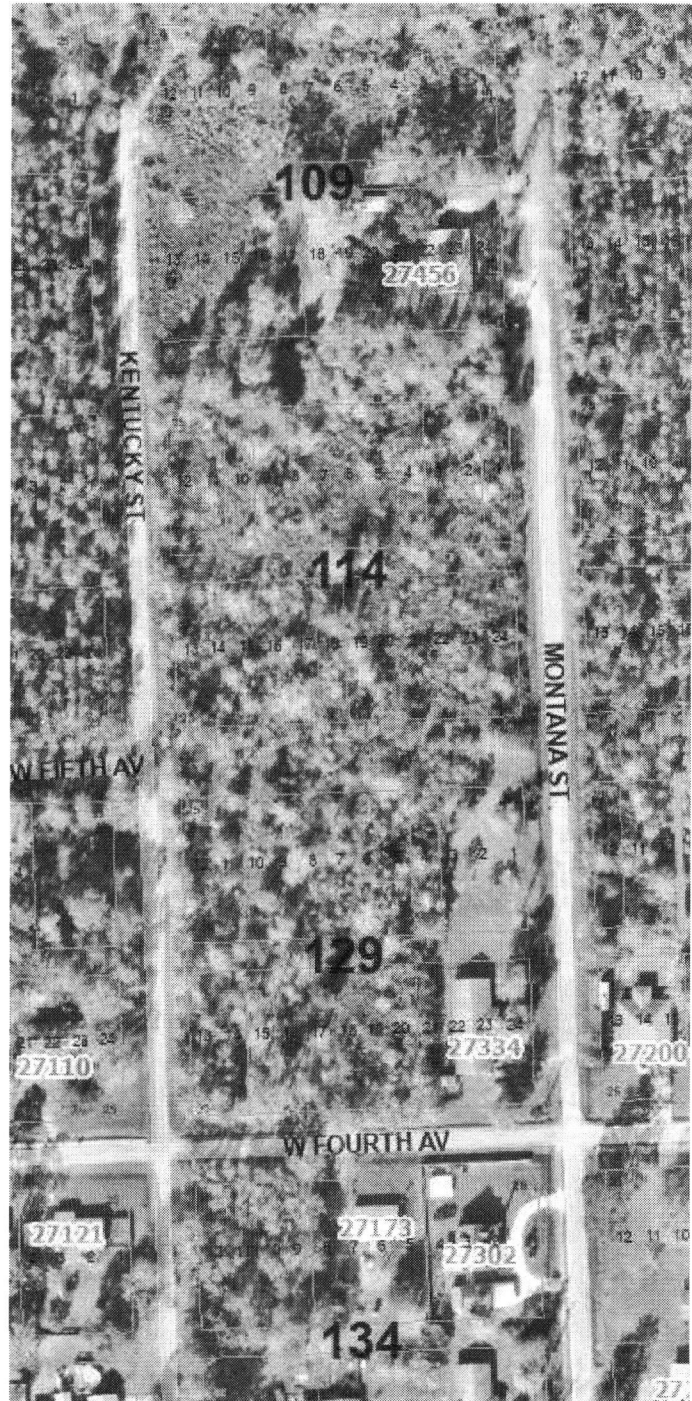
Situs Address	FOURTH & FIFTH AV
Use Code	0000: VACANT
Tax District	3: Hilliard
Acreage	.0000
Section	8
Township	3N
Range	24
Subdivision	HILLIARD TERRACE
Exemptions	None

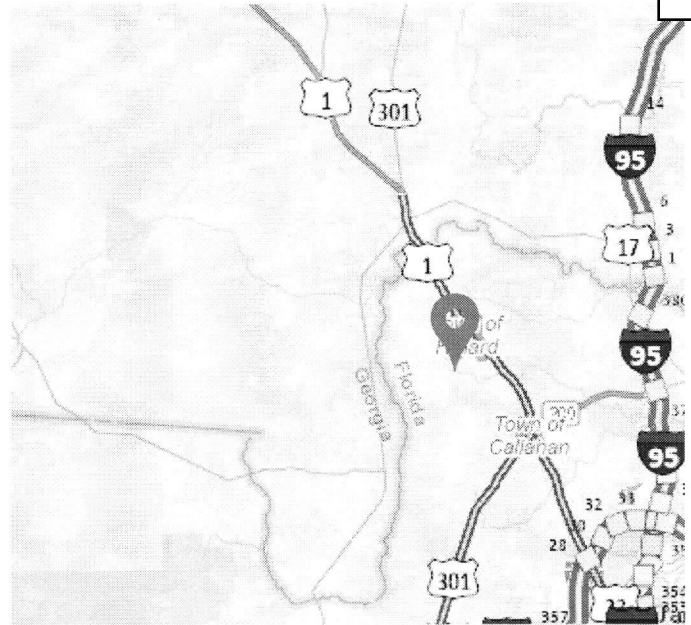
Short Legal

BLOCK 128 LOTS 8 & 9
IN OR 2225/563
TOWN OF HILLIARD

Values

	2025 Certified Values	2024 Certified Values
Land Value *	\$4,000	\$2,500
(+) Improved Value	\$0	\$0
(=) Market Value	\$4,000	\$2,500
(-) Agricultural Classification	\$0	\$0
(-) SOH or Non-Hx* Capped Savings **	\$1,943	\$630
(=) School Assessed Value	\$4,000	\$2,500
County Assessed Value	\$2,057	\$1,870
(-) School Exemptions	\$0	\$0
(-) Non-school Exemptions	\$0	\$0
(=) School Taxable Value ***	\$4,000	\$2,500
(=) County Taxable Value	\$2,057	\$1,870





Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	V/I	Sale Price	Ownership
WD 2225/0563	2018-09-20	Q	Vacant	\$5,000	Grantor: HOFFMAN JAMES Grantee: B Y FRANKLIN PROPERTIES INC
WD 1715/0559	2010-12-09	U	Vacant	\$5,700	Grantor: FRANKLIN MICHAEL C & VICKI V Grantee: HOFFMAN JAMES
QC 1694/1249	2010-07-28	U	Vacant	\$101,500	Grantor: TIITF/STATE OF FLORIDA Grantee: FRANKLIN MICHAEL & VICKIE

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
000100	RES	R-2	50.00	125.00	50.00	\$80.00/EE	0.00	1.00	\$4,000

Personal Property

None

TRIM Notices

2025
2024

Property Record Cards

2025
2024
2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

PREPARED BY:
DEEDS BY DELORICE
904-845-4608

PREPARED FOR:
BY FRANKLIN PROPERTIES, INC
551876 US HIGHWAY 1, SUITE 114
HILLIARD, FLORIDA 32046

Parcel #: 08-3N-24-2380-0128-0100

This deed has been prepared
without benefit of title search,
title examination or title insurance

QUIT CLAIM DEED

THIS INDENTURE, made **THIS 30th day of October**, **2025**, by and between, **SUSAN T. BRIM (a single person)**, of, P. O. Box 746, Fernandina Beach, Florida, 32035-0746, hereinafter referred to as the party of the first part and **BY FRANKLIN PROPERTIES, INC. (a married man)** of, 551876 US Highway 1, Suite 114, Hilliard, Florida, 32046, hereinafter referred to as the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of **\$10.00 (ten dollars)** in hand paid by the said party of the second part, and for other goods and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to-wit:

All that certain piece, parcel, tract or lot of land situate, lying and being in the County of Nassau, State of Florida and being further described as follows:

**BLOCK 128, LOTS 10 AND 11
IN OR 1003/273, TOWN OF HILLIARD**

Together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

PARTY OF THE FIRST PART WARRANTS THE SUBJECT PROPERTY IS NOT HER HOMESTEAD. TAXES ARE PAID FOR 2024.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year **first above written**.

Signed, sealed and delivered in the presence of:

Betty Mitter
 Witness Signature
Betty Mitter
 Witness Printed Name
Jacksonville, FL
 Witness Printed Address

Susan T. Brim
SUSAN T. BRIM
 P.O. Box 746
 FERNANDINA BEACH, FLORIDA
 32035-0746

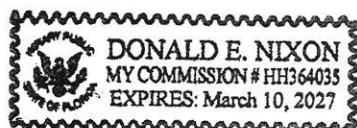
Courtney H. Miller
 Witness Signature
Courtney H. Miller
 Witness Printed Name
Jax, FL
 Witness Printed Address

STATE OF FLORIDA
 COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me This 30th day of OCTOBER, 2025, by, SUSAN T. BRIM (a single person) who is personally known to me, or who has produced FLORIDA DRIVER LICENSE as identification.

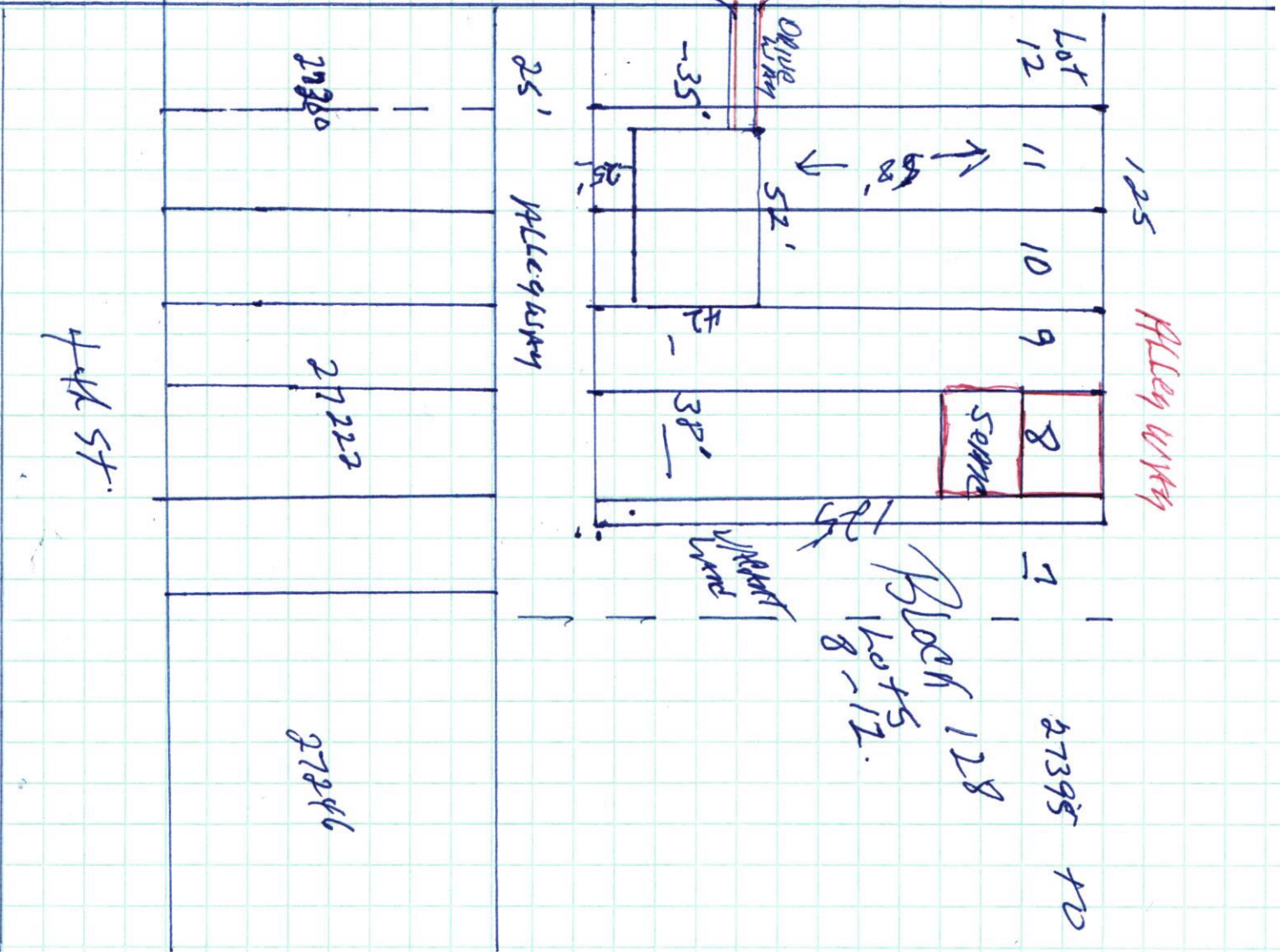
Donald E. Nixon
 Notary Public, State of Florida
DONALD E. NIXON
 Name of Notary
NASSAU, FLORIDA
 Printed Address

My Commission Expires: MARCH 10, 2027



MONTANA ST

SEWAGE
PUMP



1/4" = 10'

December 02, 2025

Town of Hilliard town Council

Subj: Septic tank exception for Lots 8-12 Block 128 Town of Hilliard.

In the desire to build an affordable home at this address I find that the cost that will be incurred to meet the Towns' present code for sewer extension would be excessive for 1 home. The cost to run sewer, install manhole, and hook into the current manhole will be \$38,000.00 to \$41,000.00, possibly more with soil and water conditions and possible material price increases.

As I try to make my properties affordable and accessible for buyers, I feel this will make this home out of reach as an affordable home for many.

It is my desire that you grant a septic tank exception for this property.

Sincerely

A handwritten signature in blue ink, appearing to read "Bobby Franklin", is written over the word "Sincerely".

B.Y. Franklin Properties

Bobby Franklin, Pres



Town of Hilliard Development Investigation Application

FOR OFFICE USE ONLY

File # 20251107.01
 Application Fee 100.00
 Filing Date: 11/7/2028 By: [Signature]
 Acceptance Date: _____ By: _____

A. PROJECT

1. Address of Subject Property: Block 128, Lots 8-9-10-11-12
2. Parcel ID Number(s): 083N-24-2380, 0128-0100
3. Acreage of Project: 5 Lots Approx. 1/3 Acre.

B. APPLICANT

1. Name of Applicant(s) or Contact Person(s): Billy Franklin Title: _____
 Company (if applicable): B.Y. Franklin Properties
 Mailing address: P.O. BOX 878
 City: Hilliard State: FL. ZIP: 32046
 Telephone: (904) 813-3510 FAX: () e-mail: FRANKLIN PROPERTIES @ WINDSTREAM.NET

C. ATTACHMENTS, if available (One copy, no larger than 8 1/2 x 11)

1. Site Plan of proposed development
2. Survey of proposed development
3. Design of the proposed development
4. Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
5. Statement of proposed development

D. APPLICATION FEE

1. \$100 plus \$20 per acre

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning P-2 Reviewed By: [Signature]
 Water Service Available _____ Location of Service _____
 Improvements Required for Water Service _____ Reviewed By: _____
 Sewer Service Available [Initials] Location of Service _____
 Improvements Required for Sewer Service _____ Reviewed By: _____
 Access onto Public Right of Way or Approved Private Road _____ Paved Road _____ Unpaved Road _____
 Improvements Required for Access _____ Reviewed By: _____
 Temporary Culvert needed during construction? Y _____ N _____. Location? _____

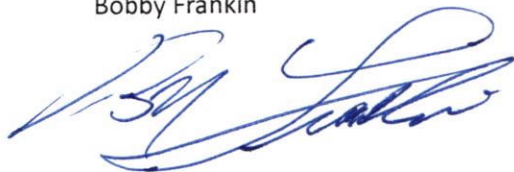
Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555

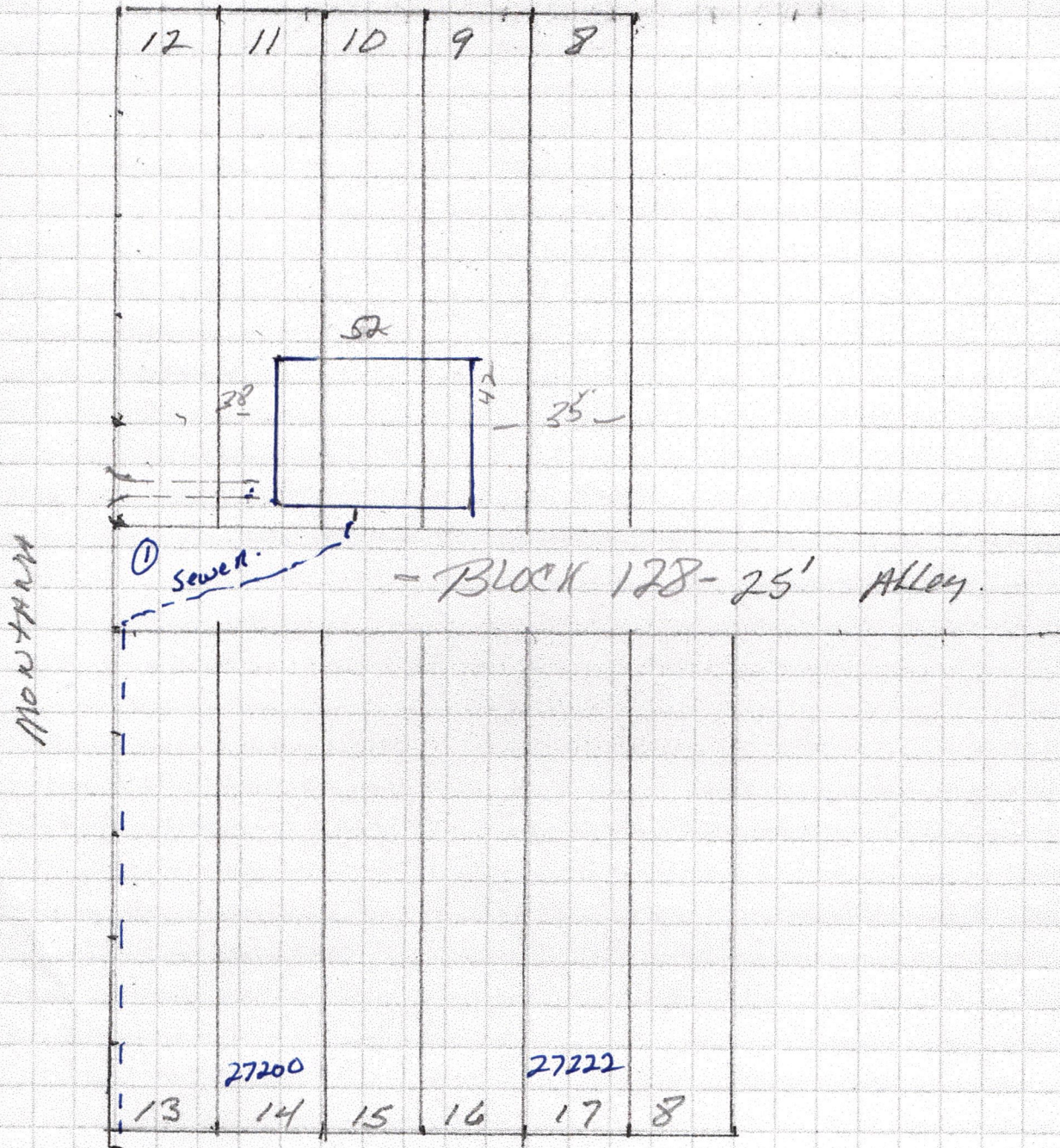
Town of Hilliard Development Investigation for Block 128 Lots 8 through 12.

My wish is to build 1 new home facing Montana St. and accessing sewer and water with an easement along lot 13 to reach the manhole on 4th st. This is my preferred way, not to seek an septic exception.

A always I seek your input.

Bobby Frankin

A handwritten signature in blue ink, appearing to read 'Bobby Frankin', with a stylized, cursive script.



○ Sewer Man Hole

4th St

- ① Record 10' Easement Along Lot 13 to Reach 4th St For Sewer Hook Up. Along With Water P's Needed.

PREPARED BY:
DEEDS BY DELORICE
904-845-4608

ITEM-7

PREPARED FOR:
BY FRANKLIN PROPERTIES, INC
551876 US HIGHWAY 1, SUITE 114
HILLIARD, FLORIDA 32046

Inst: 202545032979 Date: 10/30/2025 Time: 10:35AM
Page 1 of 2 B: 2826 P: 106, Doc Type: D
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk
Doc Stamp-Deed: 0.70

Parcel #: 08-3N-24-2380-0128-0100

This deed has been prepared
without benefit of title search,
title examination or title insurance

QUIT CLAIM DEED

THIS INDENTURE, made **THIS 30th** day of **October**, **2025**, by and between, **SUSAN T. BRIM (a single person)**, of, P. O. Box 746, Fernandina Beach, Florida, 32035-0746, hereinafter referred to as the party of the first part and **BY FRANKLIN PROPERTIES, INC. (a married man)** of, 551876 US Highway 1, Suite 114, Hilliard, Florida, 32046, hereinafter referred to as the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of **\$10.00 (ten dollars)** in hand paid by the said party of the second part, and for other goods and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to-wit:

All that certain piece, parcel, tract or lot of land situate, lying and being in the County of Nassau, State of Florida and being further described as follows:

**BLOCK 128, LOTS 10 AND 11
IN OR 1003/273, TOWN OF HILLIARD**

Together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

PARTY OF THE FIRST PART WARRANTS THE SUBJECT PROPERTY IS NOT HER HOMESTEAD. TAXES ARE PAID FOR 2024.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty Motter
Witness Signature

Betty Motter

Witness Printed Name 76347 VETERANS AVE
Jacksonville, FL Yulee, FL

Witness Printed Address

Susan T. Brim
SUSAN T. BRIM
P.O. Box 746
FERNANDINA BEACH, FLORIDA
32035-0746

Courtney H. Miller
Witness Signature

Witness Printed Name

76347 VETERANS WAY
Witness Printed Address Yulee, FL

STATE OF FLORIDA
COUNTY OF NASSAU

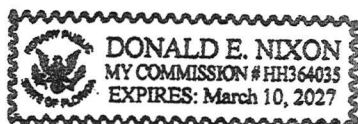
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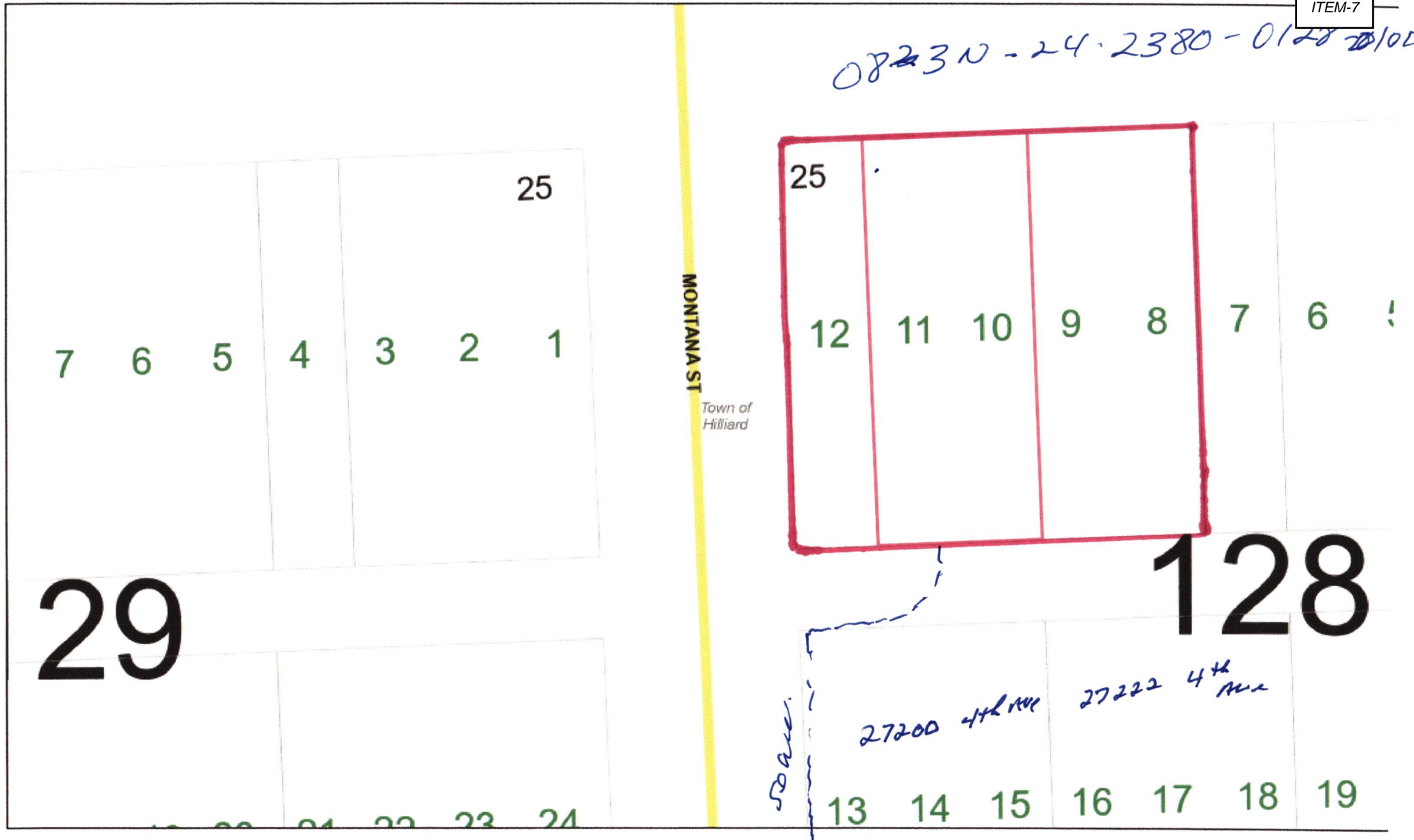
Donald E. Nixon
Notary Public, State of Florida

Donald E. Nixon
Name of Notary

NALIAU, FLORIDA
Printed Address

My Commission Expires: MARCH 10, 2027





November 6, 2025

Nassau Roads for 911

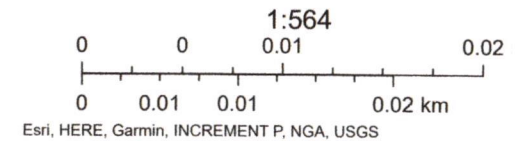
Town Low/Seasonal



Municipal Boundary



Land Parcels





Town of Hilliard Development Investigation Application

FOR OFFICE USE ONLY

File # 20251107.01Application Fee 100.00Filing Date: 11/7/2028 By: [Signature]

Acceptance Date: _____ By: _____

A. PROJECT

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Company (if applicable): B.Y. Franklin Properties
Mailing address: P.O. Box 878
City: Hilliard State: FL. ZIP: 32046
Telephone: (904) 813-3510 FAX: () e-mail: FRANKLIN PROPERTIES @ WINDSTREAM.NET

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2. Survey of proposed development
3. Design of the proposed development
4. Vicinity map - indicating general location of the site and all abutting streets and properties (*Required)
5. Statement of proposed development

D. APPLICATION FEE

1. \$100 plus \$20 per acre

FOR OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE (REVIEWS ARE COMPLETED WITHIN 14 DAYS)

Zoning P-2 Reviewed By: [Signature]Water Service Available yes Location of Service SE Corner of 4th & MontanaImprovements Required for Water Service 180 ft of 2" line w/ Blowoff Reviewed By: CHSewer Service Available yes Location of Service 4th & MontanaImprovements Required for Sewer Service Approx 300ft Sewer main (8") w/ Manhole Reviewed By: CHAccess onto Public Right of Way or Approved Private Road _____ Paved Road _____ Unpaved Road XImprovements Required for Access Culvert/Drive Way Permit Reviewed By: CHTemporary Culvert needed during construction? Y X N _____ Location? Montana

Town of Hilliard ♦ 15859 C.R. 108 ♦ Hilliard, FL 32046 ♦ (904) 845-3555



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council Approval of the Hilliard Volunteer Fire Department 2025 Run Reimbursements.

BACKGROUND:

This request is to distribute the run reimbursement to members based on department policy and earned points for the 12 months starting November 2024 and ending November 2025.

FINANCIAL IMPACT:

Total Budgeted- \$4,250.00

Total Requested- \$4,250.00

RECOMMENDATION:

The following amounts are requested based on activities attended for the following members:

Keven Crews -	\$570.40	Mike Sadler -	\$838.81
Barbara Johnson -	\$514.47	Ben Smith -	\$22.38
Jerry Johnson -	\$637.50	Sarah Wendell -	\$89.47
Owen Merworth -	\$223.69	Tucker Wollitz -	\$525.65
Steve Potthast -	\$827.63		

HILLIARD VOLUNTEER FIRE DEPARTMENT

ANNUAL EMERGENCY INCIDENT AND TRAINING/EVENT REIMBURSEMENT REPORT

11/16/2024 to 11/16/2025

Emergency Incidents - 62

Training Classes & Events - 56

PERSONNEL	EMERGENCY INCIDENTS	TRAINING & EVENTS	TOTAL POINTS	%	\$
Kevin Crews	9	42	51	13.42	570.40
Barbara Johnson	14	32	46	12.10	514.47
Jerry Johnson	24	33	57	15.00	637.50
Owen Merworth	15	5	20	5.26	223.69
Stephen Potthast	30	44	74	19.47	827.63
Michael Sadler	38	37	75	19.74	838.81
Ben Smith	0	2	2	0.52	22.38
Sarah Wendell	0	8	8	2.10	89.47
Tucker Wollitz	16	31	47	12.37	525.65

Prepared by:

Stephen Potthast



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Gabe Whittenburg – Parks & Recreation Director***

SUBJECT: Town Council Town Council to accept the resignation of Alicia Head, Public Information Officer – Event Coordinator, effective December 31, 2025

BACKGROUND:

Alicia Head has submitted resignation.

FINANCIAL IMPACT:

N/A – neutral.

RECOMMENDATION:

Accept Resignation – Post position for re-hire.

To the Honorable Members of the Town Council and Director Gabe Whittenburg,

I am submitting this letter to formally notify you of my resignation from my position, effective December 31st, with my final day of active service to the Town of Hilliard being that date.

I want to note that I have one final scheduled event on December 13th, and I gave my word that I would see it through. I will fully complete that responsibility and ensure it is carried out successfully and professionally, as promised.

To the members of the Town Council, thank you for all the times you've supported me. Gabe, your love of the town is truly an inspiration, and working alongside you has been a privilege.

It has been an honor to serve this community and to contribute to the projects, events, and communications that strengthen our town's spirit. I am sincerely grateful for the opportunity to have worked with people who genuinely care about Hilliard's growth and wellbeing.

My love and support for this town will remain unchanged moving forward. I will do everything I can to ensure a smooth transition and assist in any way that supports continuity for the role.

Thank you again for the trust and collaboration throughout my time in service.

Respectfully,

Alicia Head

Public Information Officer & Event Coordinator



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Town Council Regular Meeting Meeting Date: December 18, 2025

FROM: ***Lisa Purvis, MMC – Town Clerk***

SUBJECT: Town Council update on the progress and status of the Federal & State Grant Funding Awards expended at fiscal year ending September 30, 2025.

BACKGROUND:

This is a fiscal year ending update on Federal & State Grant Funds Expended. The State Grant Funds Expended will require a Single Audit.

FINANCIAL IMPACT:

Funds Received / Expended FY 2024/2025
State Grant Awarded Funds \$931,281.78
Federal Grant Awarded Funds \$339,000.00
Total Grant Funds Expended \$1,270,281.78

RECOMMENDATION:

This information is being provided to advise of the progress and status of the grant funds expended at fiscal year ending September 30, 2025.

GRANTS

STATE FUNDED	16 STATE / \$9,286,644	\$9,895,644.00	
FY 2022/2023 EXPENDED		(\$44,060.00)	
FY 2023/2024 EXPENDED	2024/2025 EXPENDED	(\$856,098.85)	
FY 2024/2025 EXPENDED	\$931,281.78	(\$931,281.78)	
BALANCE		\$8,064,203.37	
AIRPARK	4/25/2022 - 12/31/2025		
FDOT 100% N LAND	436590-1-94-22 - G2791	\$464,000.00	
FY 2022/2023		(\$32,060.00)	
FY 2023/2024		(\$60,451.99)	
FY 2024/2025		(\$113,663.90)	
BALANCE	DEOBLIGATE FUNDS	\$257,824.11	FINAL
AIRPARK	8/30/2021 - 3/31/2026		
FDOT 100% ENVIROMENTAL ASSESSMENT N&S	440039-2-94-24 - G1Z49	\$55,000.00	
FY 2023/2024		(\$13,750.00)	
FY 2024/2025		(\$41,250.00)	
BALANCE		\$0.00	FINAL
AIRPARK	8/24/2022 - 12/31/2026		
FDOT 100% NEW BOX HANGAR	441751-1-94-23 - G2B73	\$391,000.00	
FY 2023/2024		(\$44,576.40)	
FY 2024/2025		(\$32,182.39)	
BALANCE		\$314,241.21	
AIRPARK	2/21/2025 - 9/30/2028		
FDOT 100% NEW BOX HANGAR	441751-2-94-25 - G3992	\$300,000.00	
FY 2024/2025		\$0.00	
BALANCE		\$300,000.00	
AIRPARK	4/11/2024 - 3/31/2027		
FDOT 100% OBSTRUCTION REMOVAL	441746-5-94-24 - G2W38	\$300,000.00	
FY 2023/2024		(\$9,390.75)	
FY 2024/2025		(\$12,521.00)	
BALANCE		\$278,088.25	
AIRPARK	1/9/2024 - 9/30/2026		
FDOT 10% N LAND	441746-4-94-24 - G2T24	\$116,444.00	
FY 2023/2024		(\$94,000.00)	
FY 2024/2025		(\$21,900.00)	
BALANCE	DEOBLIGATE FUNDS	\$544.00	FINAL
AIRPARK	H.A. INC \$58,000		
N LAND LOCAL MATCH (HILLIARD AVIATION, INC.)	TOH LOAN \$52,000	\$0.00	
FY 2023/2024	\$85,000 LOCAL MATCH	\$0.00	
FY 2024/2025	\$25,000 LOCAL MATCH	\$0.00	
BALANCE	\$110,000 LOCAL MATCH	\$0.00	FINAL

GRANTS

AIRPARK	10/11/2023 - 9/30/2026		
FDOT 100% LAND EASTWOOD ROAD	444495-1-94-01 - G2O58	\$175,000.00	
FY 2024/2025		(\$124,671.18)	
	BALANCE	DEOBLIGATE FUNDS	\$50,328.82 FINAL
AIRPARK	9/20/2024 - 9/30/2027		
FDOT 100% TURF RUNWAY	444412-2-94-25 - G3257	\$500,000.00	
FY 2024/2025		\$0.00	
	BALANCE	\$500,000.00	
AIRPARK	2/21/2025 - 3/31/2027		
FDOT 100% DESIGN REALIGN PEA FARM ROAD	441751-5-94-01 - G3993	\$280,000.00	
FY 2024/2025		\$0.00	
	BALANCE	\$280,000.00	
STREETS	4/16/2024 - 6/30/2028		
FDOT CONSTRUCTION & CEI WEST SIXTH STREET	453205-1-51-01 - G2W62	\$285,000.00	
FY 2024/2025		\$0.00	
	BALANCE	\$285,000.00	
CULTURE & RECREATION	11/7/2023 - 3/31/2027		
FDEM COMMUNITY CENTER / HURRICANE SHELTER	F0122	\$5,890,200.00	
FY 2023/2024		(\$2,606.74)	
FY 2024/2025		(\$398,576.02)	
	BALANCE	\$5,489,017.24	
CULTURE & RECREATION	2/12/2024 - 6/30/2026		
FDEP FRDAP NORTH OXFORD STREET PARK PH II	A2419	\$200,000.00	
FY 2023/2024		(\$4,750.00)	
FY 2024/2025		(\$41,419.08)	
	BALANCE	\$153,830.92	
CULTURE & RECREATION	10/1/2023		
NCBOCC PUBLIC FACILITIES MUNICIPAL GRANT	TOWN HALL PARK	\$150,000.00	
FY 2023/2024		(\$29,572.97)	
FY 2024/2025		(\$20,427.03)	
FY 2024/2025		\$0.00	
	BALANCE	\$100,000.00	
WATER & SEWER	10/11/2022 - 12/31/2025		
FDEP OXFORD STREET FORCE MAIN PROJECT	LPA0302	\$609,000.00	
FY 2022/2023		(\$12,000.00)	
FY 2023/2024		\$38,670 LOCAL MATCH	
	BALANCE	\$38,670 LOCAL MATCH	\$0.00 FINAL
STREETS	7/1/2024 - 12/31/2026		
FDEP COMPREHENSIVE VUNERABILITY ASSESSMENT	25PLN42	\$180,000.00	
FY 2024/2025		\$0.00	
	BALANCE	\$180,000.00	

GRANTS

FEDERAL FUNDED	2 FEDERAL / \$1,285,000	\$1,885,000.00	
FY 2023/2024 EXPENDED		(\$846,000.00)	
FY 2024/2025 EXPENDED	2024/2025 EXPENDED	(\$339,000.00)	
BALANCE	\$339,000.00	\$700,000.00	
AIRPARK	10/10/2024		
FAA AIP N LAND	3-12-0099-017-2024	\$600,000.00	
FY 2023/2024		(\$600,000.00)	
BALANCE		\$0.00	FINAL
AIRPARK	5/15/2025		
FAA BIL N LAND	3-12-0099-018-2025	\$585,000.00	
FY 2023/2024		(\$246,000.00)	
FY 2024/2025		(\$339,000.00)	
BALANCE		\$0.00	FINAL
WATER & SEWER	9/1/2024 - 9/30/2027		
DOC CDBG REPLACE 6" WATER LINE PVC	25DB-N03 - H2580	\$700,000.00	
FY 2023/2024	\$1,017.38 LOCAL MATCH	\$0.00	
FY 2024/2025	\$48,982.62 LOCAL MATCH	\$0.00	
BALANCE	\$50,000 LOCAL MATCH	\$700,000.00	
2024/2025 STATE & FEDERAL GRANTS			
TOTAL GRANT FUNDS		\$10,571,644.00	
2024/2025 GRANT FUNDS EXPENDED			
2024/2025 STATE		\$931,281.78	16
2024/2025 FEDERAL		\$339,000.00	2
2024/2025 TOTALS		\$1,270,281.78	18

HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, DECEMBER 04, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.

WE WILL DIRECT ALL COMMENTS TO THE ISSUES.

WE WILL AVOID PERSONAL ATTACKS.

"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor John Beasley
Council President Kenny Sims
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

ABSENT

Council Pro Tem Lee Pickett

PUBLIC HEARING

ITEM-1 Ordinance No. 2025-13 – Require Approval of Plat Submittals by Administrative Authority.

Mayor Beasley

Open Public Hearing

Call for Public Comments

Close Public Hearing on Ordinance No. 2025-13

Following no public comments, motion to close Public Hearing at 7:01 p.m.

Motion made by Councilman Wollitz, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-13, on Second & Final Reading.

Motion made by Councilman Hunter, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-2 Ordinance No 2025-14 – Vacating Public Right-of-Way or Alley surrounded by Block 93, Plat of the West portion of Hilliard.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-14

Following no public comments, motion to close Public Hearing at 7:02 p.m.

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-14, on Second & Final Reading.

Motion made by Councilman Hunter, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-3 Ordinance No 2025-15 – Vacating Public Right-of-Way or Alley known as W Eighth Avenue which falls between Georgia Street and Virginia Street, Plat of the West portion of Hilliard.

Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-15

Following no public comments, motion to close Public Hearing at 7:03 p.m.

Motion made by Councilman Hunter, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-15, on Second & Final Reading.

Motion made by Councilman Hunter, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

PRESENTATIONS

ITEM-4 Presentation to the Town Council of the Nassau County Economic Development Board's Operations and Events Update.

Sherri Mitchell, Executive Director – Nassau County Economic Development Board

Following the presentation Mayor Beasley thanks the Nassau County Economic Development for always trying to get businesses to the Westside of the County.

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

ITEM-15 Discussion of Annual Fireworks Display.

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-6 Town Council approval of Septic Exception Application No. 20251121.02, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

Cory Hobbs – Public Works Director

Motion made by Councilman Wollitz, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-7 Town Council approval of Well Exception Application No. 20251121.01, allowing for a septic system to be placed within the Town Boundaries to serve a new Commercial Business at 0 Henry Smith Road, Parcel ID No. 16-3N-24-2320-0012-0010.

Cory Hobbs – Public Works Director

Motion made by Council President Sims, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-8 Town Council review of estimates and approval of Capital Budget Expenditure for 36" Double Drum Roller.

Cory Hobbs – Public Works Director

Motion to purchase from Bobcat of Brunswick off showroom floor new Wacker Neuson Sales Americas LLC RD 12A-90 Tadem Roller in the amount of \$19,988.00.

Motion made by Councilman Hunter, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-9 Town Council review of estimates and approval of Capital Budget Expenditure for Tree Trimming Project.

Cory Hobbs – Public Works Director

Motion to approve Affordable Tree Service to trim the Right of Ways per drive through with Assistance Public Works Director in the amount of \$19,675.00.

Motion made by Councilman Wollitz, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Town Clerk Lisa Purvis, advises that this item is considered as maintenance and should be expended from the Street Operating Budget with the funds coming from the Special Revenue Fund / Local Option Gas Tax, instead of Capital Funds.

Motion amended to expense the Tree Trimming from the Streets Department Operating Budget verses Capital Budget.

Motion made by Councilman Wollitz, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-10 Town Council approval of Position Process for Jimmy Fralick's transition from Introductory/Probationary status to Regular Full-Time.

Cory Hobbs – Public Works Director

Motion made by Councilman Wollitz, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-11 Town Council approval of Position Process for Trevor Hazel's transition from Introductory/Probationary status to Regular Full-Time.

Cory Hobbs – Public Works Director

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-12 Town Council approval of Position Process for Travis Pasters transition from Introductory/Probationary status to Regular Full-Time.

Cory Hobbs – Public Works Director

Motion made by Councilman Hunter, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-13 Town Council Approval of the Land Use Administrator's recommendation to hire the Building & Zoning Administrative Assistant position.

Lee Anne Wollitz, Land Use Administrator

Motion made by Councilman Wollitz, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-14 Town Council approval of the Minutes for the November 13, 2025, Workshop and November 20, 2025, Regular Meeting. ***Lisa Purvis, MMC – Town Clerk***

Motion made by Councilman Michaels, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDED ITEMS

- ITEM-15 Town Council to discuss the Fourth of July Fireworks Display.

John P. Beasley – Mayor

Mayor Beasley states that the Town of Callahan has reached out to him, and they would like to know if the Town of Hilliard would be willing to reconsider having the Fireworks Display on a non-holiday date to save money. Mayor Beasley also advises that the Westside Chamber have advised that want to participate in the cost along with both Towns for the annual fireworks display. Following discussion the Council advise that they would like to continue with the Fourth of July Fireworks Display on the actual holiday of July 4th.

ADDITIONAL COMMENTS

PUBLIC

Heather Gates, 27306 West Fifth Avenue, Hilliard, FL, speaks not in favor of the Town's Capital purchase of the Roller or Tree Trimming funds being expended.

MAYOR & TOWN COUNCIL

Councilman Wollitz explains publicly why the Town purchased the Roller in detail and why the Town needed to have the Tree Trimming outsourced. He further states that the

Christmas Market & Tree Lighting was a great and successful event.

Councilman Hunter states that the Christmas Market & Tree Lighting was a great and successful event.

Council President Sims, states that the Christmas Market & Tree Lighting was a great and successful event.

Mayor Beasley, states that the Christmas Market & Tree Lighting was a great and successful event and thanks everyone involved for their help. He further states that on December 13, 2025, we will have Santa on the Fire Truck, later that day we will have the Food Trucks and the Lighted Golf Cart Parade.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis

Public Works Director Cory Hobbs

Land Use Administrator Lee Anne Wollitz

ABSENT:

Parks & Recreation Director Gabe Whittenburg

Town Clerk Lisa Purvis, states that the Nassau County School Board would like a few dates in January or February to set up our annual joint workshop meeting. The Town Council ask the Clerk to ask if we could hold at 6:00 p.m. prior to one of our regular meetings.

Land Use Administrator Lee Anne Wollitz, updates the Council regarding the move to the Old Town Hall Facility and that Code Enforcement Officer Del Miley will be moving down on Friday and that Ms. Wingate will be starting on Monday, December 15, 2025.

Councilman Michaels, states that the Parks & Recreation Department is doing great.

TOWN ATTORNEY

Thanks, the Town Council for expediting the Plat Submittals by Administrative Authority Ordinance and for keeping the Fourth of July Fireworks Display on the Fourth of July.

ADJOURNMENT

Motion to adjourn at 7:35 p.m.

Motion made by Council President Sims, Seconded by Councilman Pro Tem Pickett.

Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Approved this _____ day of _____, _____ by the Hilliard Town Council, Hilliard, Florida.

Kenneth A. Sims, Sr.

Council President

ATTEST:

Lisa Purvis
Town Clerk

APPROVED:

John P. Beasley
Mayor