



NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS
96135 Nassau Place, Suite 1
Yulee, Florida 32097

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Aaron C. Bell
Jeff Gray
Thomas R. Ford
Klynt A. Farmer

Dist. No. 1 Fernandina Beach
Dist. No. 2 Amelia Island/Fernandina Beach
Dist. No. 3 Yulee
Dist. No. 4 Bryceville/Hilliard
Dist. No. 5 Callahan/West Yulee

TACO E. POPE, AICP
County Manager

JOHN A. CRAWFORD
Ex-Officio Clerk

MICHAEL S. MULLIN
County Attorney

February 12, 2022

This statement is written in response to recent media releases related to American Beach in Nassau County, Florida.

Nassau County and the American Beach community have been collaboratively pursuing installation of public water and sewer infrastructure in the historic community for several years. We encourage interested parties to watch the February 10, 2022 meeting of the American Beach Water & Sewer Advisory Board, where long-time residents of American Beach shared their accounts of the efforts that have been ongoing for many years, as well as their appreciation to the Board of County Commissioners for its partnership with the American Beach property owners. The meeting can be located on the Clerk of Courts official website: <https://www.nassauclerk.com/watch-meetings>.

Bringing strong, dedicated attention and action to a community infrastructure priority after decades of floundering and inaction. Water and sewer infrastructure has been a high community interest for decades. At the Advisory Board meeting on February 10, 2022, longtime residents the Honorable Judge Henry Adams and Reverend Carlton Jones provided an excellent chronology of the long “journey”, going back to the 1990’s, to get this public health and safety infrastructure to American Beach. The obstacle was largely funding.

The Honorable Judge Henry Adams addressed the American Beach Advisory Board at their February 10, 2022 meeting. His Honor provided a perspective and context for the Advisory Board to consider. “Sometime in 2010... the President of the property owner’s association appointed an infrastructure committee. The purpose of the infrastructure committee was to meet with the County and discuss getting water and sewage finally on American Beach ... we met with the County and indicated at that point in time that we were aware that assessments would be done so that the residents or property owners would pay for the water and sewage and we made it clear that we understood that.” His Honor further addressed recent media publications stating, “I read the article, and got the impression that it was being suggested that the County kind of just dumped this assessment on the property owners. That’s not the case...we knew that.”

In response to renewed priorities and appeals from the community, county leaders, in collaboration with the American Beach community and the Florida Department of Environmental Protection (FDEP), formulated a financing plan which would bring maximum external State funding to the project thus reducing local cost. The financing plan centered on a common water and sewer funding source used across the country – the State Revolving Loan Fund or SRF. This program provides low or no interest State capital financing to qualifying projects. A most beneficial element of this program are loans with “Principal Forgiveness” which essentially makes a portion of the loans a grant with no repayment requirement. These loans prioritize small, disadvantaged communities with populations

below the State median income and less than 10,000 residents. Working with the State, an income survey was performed, and county leaders worked with the American Beach community to establish a special district. The establishment of the special district allowed American Beach to qualify for the SRF Principal Forgiveness program. The community supported creation of the special district. SRF funding is very competitive among statewide utilities and requires a local “pledged revenue” to repay the non-forgivable portion of the loan. A local property special assessment – another frequently used tool discussed with the community previously – was used as the local pledge.

Extensive public outreach. Before proceeding, the county took its facility and financing plan to the whole community – literally – in meetings under a tent at Burney Park. Multiple open forums were held where residents could be fully informed and get their questions answered. This included estimates of project costs and what a local special assessment requirement may be to leverage the State funds. After much communication, the vast majority of participating residents expressed support for the plan. Enthusiasm was growing that something was finally happening to install long desired public water and sewer infrastructure. The American Beach Property Owners Association and Friends of American Beach supported and advocated for the financing plan through targeted mailings (attached are promotional materials).

In addition, at the February 10, 2022 American Beach Advisory Board meeting, Berta Arias, representing the American Beach Property Owner’s Association stated that, “...As trustee of the American Beach Property Owner’s Association ... I have contacted 12 of the 13 board of trustee members and 12 of the 13 are in full support of what was voted on Monday. We are definitely in support of the resolution approved by the Commissioners... we do appreciate the work that has been done and continues to be done for all of us and in collaboration and we expect this to go forward”.

Reverend Carlton Jones also provided comments to the Advisory Board and noted “I applaud the County for being partners, we had no money, we voted a few years ago that we would be assessed...the County and the residents for 20 some years have been partners”.

At the February 10, 2022 American Beach Advisory Board Meeting, American Beach resident, Pamela Buncum, acknowledged that the community had been aware that an assessment was supported, but noted “the only reason why a lot of the property owners had questions initially was after the assessments were rolled out the structure of those assessment to repay was not clear. Yes, we were aware and we want water and sewer for the community but why should we be unfair in bringing water and sewer to the community...no one should be burdened to the point that they have to sell property or get property taken away...”

According to Assistant County Manager, Marshall Eyerman, part of the Board’s actions on Monday night [2/7/22] with the legislative appropriation of \$600,000, \$50,000 of that is set aside to support economically disadvantaged households within the American Beach community pay the temporary assessment during the construction phase of the project. The County program will provide assistance to qualifying economically disadvantaged households to ensure the no one loses their home and that no qualifying household is inordinately burdened. Like many communities, there is a large

discrepancy in household earnings within American Beach. Individuals are encouraged to reach out to the County Manager's Office for assistance.

Additionally, with the Board of County Commissioner's action on Monday February 7, 2022 to pledge \$1.85 million of legally available non ad valorem funds, the individual assessments will be eliminated by Dec. 2023 and the property owners would be made whole. This action of the BOCC exemplifies the collaborative spirit between the American Beach Community, the Board of County Commissioners, state officials, and contract consultants.

Near the end of the meeting, Tony Nelson provided some final comments to the record noting, "First I want to take the opportunity to thank the staff and all who have been involved to getting us this close to water and sewer, it has been a long journey...we at American Beach, and I serve as a member of the [Property Owner Association] Board, are very much in support of water and sewer as indicated by your [Advisory Board] member Tony Brown has already indicated based on our survey and we still are in support..."

The first SRF funds awarded. The project couldn't even be considered for construction funding without a facility plan and project design for the new water and sewer infrastructure. This plan required public participation to obtain feedback. Again, the public affirmed support for the plan. In late 2020, the State approved this plan and the county applied for and received its first SRF funding for this design work with principal forgiveness of 50% for water and 80% for sewer.

Verify public support. Before proceeding further with the plan's locally required funding source for non-forgivable loan repayment, in May-June of 2021 a straw ballot question was put before all American Beach property owners to gauge support. The public opinion was clear and supported by the American Beach Property Owners Association. With a 64% response rate, 86% of owners voting supported the special assessment at the estimated levels to make the project happen. Public notices were mailed with further information and following the required public hearing, the assessments were adopted [material attached].

Secure construction funds. The county was advised to submit its construction funding applications in time for an August 2021 funding cycle determination since statewide competition for these limited funds was in demand at record levels with availability in future cycles questionable. The county submitted its designs and permits for a "shovel ready" project. It was highly ranked and was awarded construction funds at the estimated loan forgiveness levels contained in the funding plan. This strategy turned out to be the correct one since funding is now fully obligated to other statewide priority projects.

More positive funding developments. In further support of the project, the State Dept of Environmental Protection (FDEP) had applied to the US EPA for federal drinking water grant funds. Under the Water Infrastructure Investment for the Nation (WIIN) program, FDEP was awarded for regranting to the American Beach District \$2.3 million to help build the new water system. Additionally, upon receiving the State SRF construction loan documents, the state advised that there would be zero interest on the non-forgivable portion of the construction loans.

Further relief to property owners. The net effect of the WIIN federal funds and zero interest loans reduces the initial estimated property assessment rates substantially. Before final rates can be computed, however, the county needs to get construction bids from contractors to know what the actual construction costs will be. These are due in a few weeks. At that point, we will be able to start calculating assessment credits to property owners. In addition to the loans/grants received, the Board of County Commissioners pledged \$1.85m to the project, to which American Beach Advisory Board member Tony Brown praised stating, “Your vote tonight is a monumental moment for American Beach...making water and sewer available to the property owners at no cost.”

What about American Rescue Plan Act (ARPA) funds? It is a legitimate funding policy debate as to where the new federal infrastructure funding should be dedicated. Nassau County is poised to receive up to \$17.2 million to support over 93,012 residents (75,305 in unincorporated areas) spread across 726 square miles. The allocation of those funds must be considered across the whole of the County. There are alternatives to using ARPA funds on the American Beach Water and Sewer project and the Board of County Commissioners unanimously committed via formal Resolution to provide American Beach relief from future assessments. However, the ARPA legislation and final rules were enacted after the project funding plan was adopted and the SRF loan process had begun, and the assessment revenue pledge needed to be in place. It was essential to capture the State SRF dollars before they were exhausted and ARPA was not an option at the time.

In summary this project would not have advanced to where it stands today ready for construction with 90% external grant funding had the County Commission, staff and the American Beach Community worked quickly, transparently, and closely to navigate a complex project. After decades of waiting, the new water and sewer infrastructure American Beach has been requesting is finally ready to become a reality. As the Honorable Judge Adams stated, “we have come in the last five years closer to getting water and sewer on American Beach than ever before.”

If any media would like to discuss this issue further, please contact Public Information Officer, Sabrina Robertson, at (904) 530-6010 or via email at srobertson@nassaucountyfl.com.

American Beach Pavilion, American Beach,
Fernandina, Fla.



76074

JOIN US AT AN UPCOMING

COMMUNITY PLANNING EVENT

JUNE 8, 2019 | 11AM-1PM
FRANKLINTOWN
COMMUNITY CHURCH
1415 LEWIS STREET
AMERICAN BEACH



NASSAU COUNTY
DEPARTMENT OF
PLANNING AND
ECONOMIC
OPPORTUNITY
FLORIDA

www.nassaucountyfl.com/planning
planninginfo@nassaucountyfl.com
904-530-6300

Join the County to learn more about:

- Efforts to date regarding the potential Finding of Necessity relative to an American Beach Community Redevelopment Area
- Information from this year's state legislative session regarding water and sewer in American Beach
- Zoning code information and future development in American Beach

More importantly, we want to hear from you!

What is your vision for the future of American Beach? How would you like to see the neighborhood's history preserved?

Representatives from Prosser, Inc. and Diettrich Planning will also be on hand to join in the conversation.

American Beach Pavilion, American Beach,
Fernandina

76074
JOIN US AT AN UPCOMING

COMMUNITY MEETING

JUNE 27, 2020 | 9AM-11AM

BURNEY PARK
1556 Gregg Street
AMERICAN BEACH

**American Beach Well & Septic Tank Phase Out
State Revolving Fund (SRF) Loan Facilities Plan Assistance**

**Representatives from the Florida Governmental Utility Authority
("FGUA") will be attending to present the project.**

**The Nassau County Planning Department will also be on hand to
join in the conversation.**



NASSAU COUNTY
Planning Department
FLORIDA

www.nassaucountyfl.com/planning
planninginfo@nassaucountyfl.com
904-530-6300

American Beach Pavilion, American Beach,
Fernandina

76074
JOIN US AT AN UPCOMING

COMMUNITY MEETING

JULY 25, 2020 | 9AM-11AM

BURNEY PARK
1556 Gregg Street
AMERICAN BEACH

**American Beach Well & Septic Tank Phase Out
State Revolving Fund (SRF) Loan Facilities Plan Assistance**

**Representatives from the Florida Governmental Utility Authority
("FGUA") will be attending to present an update on the project.**

**The Nassau County Planning Department will also be on hand to
join in the conversation.**



NASSAU COUNTY
Planning Department
FLORIDA

www.nassaucountyfl.com/planning
planninginfo@nassaucountyfl.com
904-530-6300

American Beach Pavilion, American Beach,
Fernandina

76074
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COMMUNITY MEETING

SEPTEMBER 19, 2020 | 9AM-11AM

BURNEY PARK
1556 Gregg Street
AMERICAN BEACH

**American Beach Well & Septic Tank Phase Out
State Revolving Fund (SRF) Loan Facilities Plan Assistance**

**Representatives from the Florida Governmental Utility Authority
("FGUA") will be attending to present an update on the project.**

**The Nassau County Planning Department will also be on hand to
join in the conversation & give an update on planning
strategies in American Beach.**



NASSAU COUNTY
Planning Department
FLORIDA

www.nassaucountyfl.com/planning
planninginfo@nassaucountyfl.com
904-530-6300

AMERICAN BEACH
WATER AND SEWER DISTRICT
ADVISORY BOARD

SPECIAL BOARD MEETING & COMMUNITY MEETING

May 1, 2021

9:00 AM

Nassau County Commission Chambers

96135 Nassau Place, Yulee, FL 32097

Citizen input can be provided in-person or virtually via zoom (link below)

The Advisory Board would like to invite the property owners of American Beach to join the Board's discussion on May 1st at 9am to review the following items related to the installation of public water and sewer in American Beach:

1. Community election processes & procedures to gauge community interest to impose an assessment to construct the public water/sewer infrastructure
2. Ballot for the community election to gauge community interest
3. Provisions for connection, including waivers, for existing homes/businesses to connect to public water and sewer
4. Amount of a potential property assessment to construct the system

To review relevant documents in advance of the meeting visit:

<https://www.nassaucountyfl.com/1087/American-Beach-Water-Sewer-District>

Advisory Board Members:

Ervin Gilyard, Chairperson
Collen Hicks, Vice Chairperson
Dr. Eugen Emory
Tony Brown
Ruth Waters

If you have questions concerning the American Beach Water and Sewer District;
Please call: (904)530-6012 or email: abwsdadmin@nassaucountyfl.com

Please visit the link below to join the May1, 2021 webinar:

<https://us02web.zoom.us/j/87398540013?wd=NDJDSFEwblArN0NycklRWkdpa3NzZz09>

Passcode: 987321

**Survey Ballot to Assist the County Commission in a Decision Regarding the
American Beach Water and Wastewater Improvements Assessment Program**



Date: May 14, 2021

Sequence #: 

Tax Parcel #: 

Concerned property owners from the American Beach neighborhood have requested the Nassau County Commission and the American Beach Water and Sewer District's (the "District") assistance in funding the construction of the necessary water and wastewater facilities to serve all properties within the District. If this project goes forward, your property will be served by central water and wastewater utility services.

The District has prepared this ballot to determine the support of property owners for the development and implementation of a special assessment program to fund the non-grant eligible portion of the total project costs for construction of water and wastewater infrastructure to provide reliable public water and wastewater systems within the District. The 'Project' is as set forth in the State Revolving Fund Facilities Plan for water and wastewater services approved by the Florida Department of Environmental Protection (FDEP) on October 14, 2020. The Project does not include improvements on your private property necessary to connect to the water and wastewater infrastructure. As is explained more below, a special assessment is a charge that would be imposed against each parcel of property to fund that property's pro rata share of the costs associated with the water and wastewater projects. This ballot has been sent to every property owner that may be affected by the proposed improvements.

The County has completed an engineering study to determine the capital construction costs for the water and wastewater system improvements. The estimated costs to install water and wastewater infrastructure in the American Beach neighborhood from the municipal points of connection to the road right of way adjacent to benefiting parcels is estimated to be \$9,149,725. Since all State funds for the project have not yet been approved, the current planning assumption is that 70% of project costs will be funded by the FDEP State Revolving Fund program under "principal forgiveness" provisions (grant) and 30% shall be required to be repaid by the loan recipient. Per parcel rates provided below assume this funding combination.

These locally required loan repayment funds will be generated through the proposed assessment program, if approved. The proposed special assessment program will re-pay the borrowed amount and all associated interest on the loan according to the terms of loan agreements and pay required administrative costs. After application of forgivable portion of loans (grants), the proposed assessment program will allocate these estimated local project costs (approximate total \$2,981,892) together with annual assessment program administrative and collection costs to all affected property owners based on the number of equivalent residential connections (ERCs) on each parcel. The Nassau Amelia Utility identifies an ERC as the average daily water flow of 350 gallons per day. Each single-family house and its corresponding buildable lot would be considered one (1) ERC. Any other properties would be assigned ERCs based upon their expected water and wastewater usage as compared to that of a typical single-family house.

Property owners will have the option of paying the entire assessment in full or paying the assessment over a period of years (along with financing costs including interest). To pay the assessment in full, the assessment amount is estimated to be approximately \$10,463 for each ERC. Note, these costs are for the right-of-way infrastructure only (availability of central water and sewer services) and does not include the costs associated with connecting the homes or other buildings located on private property to the central water and sewer system in the adjacent roadway right of way.

PLEASE COMPLETE AND RETURN THIS SURVEY

If the assessment is paid over a period of 20 years, the special assessment would be on the same bill as your property taxes starting in November 2021 and each year thereafter until costs are repaid. **The annual assessment per ERC is estimated to be \$800.00.**

If the ballot results are favorable, the Nassau County Commission, serving as the governing board of the District, will take the steps necessary to implement this assessment program. The steps include another mailed notice to you with the specific amount to be assessed for your property. The mailed notice will also provide the time and place of a public hearing to allow comments and make a final decision on the project and the assessments. Once the final assessment amount is established and imposed by the Board, it cannot be increased without appropriate notice to all affected property owners and approval by the Board in accordance with Section 197.3632, Florida Statutes. These steps are expected to be completed by September 15, 2021 and subject to District approval and assumed State funding is awarded, construction could begin on the proposed project in January of 2022.

If you have any questions, contact the County Manager's Office at (904) 530-6010. Thank you for your cooperation in this effort.

Please complete the attached ballot and return it in the postage paid envelope provided by June 15, 2021.

PLEASE COMPLETE AND RETURN THIS SURVEY

PLEASE COMPLETE AND RETURN THIS SURVEY

[QUESTION] Should the Nassau County Board of County Commissioners, serving as the governing board of the American Beach Water and Sewer District, create a special assessment program and assess each of the affected properties in the District an annual non-ad valorem special assessment for the proposed water and wastewater capital improvements? The special assessment program will fund the cost of these improvements within the project area that are not covered by grant proceeds. Please mark your choice below, sign where indicated, and return this ballot in the enclosed self-addressed stamped envelope.

****This ballot must be postmarked on or before June 15, 2021 or returned by hand delivery to the County at 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021 to be valid and included in the survey results.**

(Please mark one response)	Yes	No
Create special assessment program to fund the construction of water and wastewater infrastructure to provide reliable public water and wastewater services in the American Beach Water and Sewer District.		

I, _____ of _____
(Print name) (Print mailing address)

affirm that I am the owner of record of the indicated parcel or have been duly authorized by the owner(s) of record of the indicated parcel to cast this ballot. I understand that this ballot represents an attempt to solicit extraordinary landowner input and is not binding upon the Nassau County Board of County Commissioners.

Date: _____, 2021 By: _____
(Signature)

This Ballot must be returned to Nassau County Manager's office with a postmark by June 15, 2021 by mail to 96135 Nassau Place, Suite 1, Yulee, FL 32097 or hand delivery to 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021. A self-addressed, stamped envelope has been included for your convenience.

If you have any questions, contact County Manager's Office at (904) 530-6010. Thank you for your cooperation in this effort.

Parcel Number: XXXXXXXXXX

Sequence Number: XXXXXXXXXX

This ballot must be marked Yes or No, signed, and returned to the County at 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021 to be valid and included in the survey results.

PLEASE COMPLETE AND RETURN THIS SURVEY

PLEASE COMPLETE AND RETURN THIS SURVEY

PLEASE COMPLETE AND RETURN THIS SURVEY

Nassau County
96135 Nassau Place, Suite 1
Yulee, Florida 32097

AMERICAN BEACH WATER AND SEWER DISTRICT
NOTICE OF PUBLIC HEARING FOR WATER AND
WASTEWATER NON-AD VALOREM ASSESSMENTS

NOTICE DATE: AUGUST 23, 2021

Sequence Number: [REDACTED]

Parcel Control Number: [REDACTED]

Re: American Beach Water and Sewer District

Dear Property Owner:

As you should be aware, the American Beach Water and Sewer District was created to provide central potable water and wastewater collection service to your property. Water and wastewater extension facilities will be constructed to provide these services. The cost of these facilities will be funded in part by available grants and in part by assessments against the property to be served. The assessment for each parcel of property will be based upon the number of equivalent residential connections (ERCs) attributable to such parcel based upon the property's expected potable water demand and wastewater generation as compared to the expected, average service demand of single family residential property of 350 gallons per day for potable water and 200 gallons per day for wastewater. Residential properties will be assigned ERCs based on the number of dwelling units or buildable lots, whichever is greater. Non-residential property will be assigned ERCs in accordance with the rules set forth in Nassau County Ordinance No. 2016-08. Vacant Property (non-residential) will be assigned one (1) ERC with any additional ERCs to be paid as a connection fee upon development.

A more specific description is set forth in the Initial Assessment Resolution adopted by the District on July 26, 2021. Copies of the Initial Assessment Resolution and the preliminary assessment roll are available for inspection at the Clerk of the Circuit Court and Comptroller, 76347 Veterans Way, Suite 456, Yulee, Florida. Copies of the plans and specifications for the Water Expansion Project and Sewer Expansion Project are available for inspection at the County Manager's office, 96135 Nassau Place, Suite 1, Yulee, Florida.

Property owners who have (1) structure that straddles two lots or (2) two buildable lots may execute a Declaration of Unity of Title, that allows a property owner's real property to be considered as one unified lot or parcel for the purpose of the assessment program. After filing a valid Unity of Title, you would pay the reduced ERC allocation; however, the execution of the Unity of Title will restrict your ability to develop or transfer less than the entire parcel to another person or entity without obtaining a release of the Declaration of Unity of Title. If you would like additional information regarding the Unity of Title, please call (904) 530-6100. Execution of the Unity of Title will be due to the District by October 1, 2021 to be effective. Property owners should consult with an attorney prior to executing a Declaration of Unity of Title.

The District intends to obtain grants and a state loan to finance this assessment project. This will permit the cost attributable to your property to be amortized over a period of twenty (20) years. However, you may choose to prepay your assessment in full (\$2,620.00 per ERC for water and \$6,405.00 per ERC for sewer) and avoid the additional financing cost. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place for payment.

If you do not choose to prepay during the period described in the next notice, the amount necessary to pay your assessment in full will be increased by your share of the financing cost and annual administrative, collection, and statutory discount costs. The District anticipates that financing cost will increase the prepayment amount by approximately 9.5 percent to \$2,861.00 per ERC for water and 8.5 percent to \$6,940.00 for sewer.

The annual assessment will include your share of the principal, interest, collection cost, and the amount Florida law requires the District to discount receipts for its annual budget. The maximum annual assessment is estimated to be \$234.00 per ERC for water and \$515.00 per ERC for sewer. However, the actual annual assessment cannot be determined until the grants and loan are obtained and the assessment may be lower. Annual assessments will be payable for twenty (20) years; however, if there are no significant defaults in payment of the assessments, the last loan payment may be made from any reserve accounts funded by the loan. The District intends to include annual assessments on your ad valorem tax bill. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The total annual assessment revenue to be collected within the District for the Fiscal Year beginning on October 1, 2021 is estimated to be \$211,609.

The District will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 13, 2021, in the Nassau County Commission Chambers, at the Nassau County Government Complex located at 96135 Nassau Place, Yulee, Florida, for the purpose of receiving comments on the proposed assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the District prior to or during the hearing. If you decide to appeal any decision made by the District with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the County Manager's office at (904) 530-6010 at least seven days prior to the date of the hearing.

Questions regarding your assessment and the process for collection may be directed to the County Manager's office at (904) 530-6010.

AMERICAN BEACH WATER AND SEWER DISTRICT

PLEASE SEE REVERSE

* * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * *

AMERICAN BEACH WATER AND SEWER DISTRICT

[REDACTED]

Parcel Control Number [REDACTED]

Total number of Water ERCs attributed to property:	1.00
Total number of Wastewater ERCs attributed to property:	1.00
Initial prepayment amount (excludes financing cost):	\$9,025.00
Adjusted prepayment amount (includes financing cost):	\$9,801.00
Number of annual payments:	20
Maximum annual assessment:	\$749.00
Expected date of first bill:	November 2021
Total amount of annual payments:	\$14,980.00
Expected date of last bill:	November 2040

* * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * *
PLEASE SEE REVERSE

Nassau County
96135 Nassau Place, Suite 1
Yulee, Florida 32097

September 20, 2021



Sequence Number: [REDACTED]

Parcel Control Number: [REDACTED]

Re: American Beach Water and Sewer District

Dear Property Owner:

The governing board of the American Beach Water and Sewer District ("District"), recently established and approved a special assessment against property within the District to fund the construction of central potable water and wastewater collection facilities to provide your property with potable water and/or wastewater collection services. This type of financing where the property owners participate in the cost of the program is used throughout Florida and is consistent with the policy of the District.

Unless you prepay the assessment for your parcel, the assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. The assessments will be payable in not to exceed twenty (20) annual installments, the first of which shall be included on the ad valorem tax bill to be mailed in November 2021. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The District has obtained grants and a state loan to finance this project. This will permit the cost attributable to your property to be amortized over a period of not to exceed twenty (20) years. However, you may choose to prepay your assessment in full to avoid additional financing, interest, and related administrative and collection costs. If you choose to prepay your assessment, the amount required to prepay the assessment on or prior to October 20, 2021 is \$18,050.00.

After October 20, 2021, prepayments will only be accepted if the District allows an additional prepayment opportunity in accordance with the States financing documents. If another prepayment option is allowed, the amount required to prepay the assessment will be increased to include additional interest and financing costs.

If you choose to finance your assessment, do nothing at this time. Your first annual assessment will appear on the ad valorem tax bill mailed to you in November 2021.

Please make checks for prepayment amounts payable to American Beach Water and Sewer District, Attention: Finance Department, 96135 Nassau Place, Suite 1, Yulee, Florida 32097. Please be sure to either write the assessment parcel number (shown at the top of this letter) on your check or return the coupon below with your payment.

Assessment records and copies of applicable Ordinances and Resolutions are on file at the offices of the County Manager, located at 96135 Nassau Place, Suite 1, Yulee, Florida.

If you have any questions, please call us at (904) 530-6010.

AMERICAN BEACH WATER AND SEWER DISTRICT

Optional Prepayment Due Date: October 20, 2021

American Beach Water and Sewer District

Sequence Number: [REDACTED]
Owner Name: [REDACTED]
Parcel Control Number: [REDACTED]
Amount Due: \$18,050.00
Date Due: October 20, 2021

Payments May be Mailed To:

American Beach Water and Sewer District, Attention Finance Department
96135 Nassau Place, Suite 1
Yulee, Florida 32097



CC: BOCC
A. Burke
T. Pope

RCVD COUNTY MGR
30 OCT '19 PM4:07

**AMERICAN BEACH BOARD OF TRUSTEES, INC.
ANNOUNCEMENT
October 21, 2019**

The American Beach Board of Trustees, Inc. is pleased to present the attached resolution sighting the priorities of the American Beach Community.

The American Beach Board of Trustees, Inc. are elected by the members of the American Beach Property Owners Association. This elected group of volunteers works diligently to improve and protect this Historic Beach community.

As the *elected voice* of Historic American Beach, we are excited about the prospects of positive changes and the growth of our community. American Beach is experiencing positive progress.

The Board of Trustees would like to express their sincere gratitude to all who have and continue to support Historic American Beach. We extend special thanks to our commissioner, Aaron Bell and the Nassau County Board of Commissioners, the County Manager and the professional staff who continue to join our Board in addressing the needs of this island jewel.

A handwritten signature in cursive script that reads "Joyce Jefferson".

Joyce Jefferson, President
American Beach Property Owners' Association, Inc.

RESOLUTION

Whereas,

American Beach was founded in 1935 by the Afro-American Life Insurance Company as a place for African Americans to enjoy the beach and its amenities due to segregation and,

Whereas,

The American Beach property owners established the American Beach Board of Trustees, Inc. in 1982 to represent and act on behalf of the property owners and,

Whereas,

The American Beach Board of Trustees, Inc. has as its mission to promote those programs, issues and initiatives which may generate favorable outcomes to the development and protection of this historic African American beach community and,

Whereas,

The members of the American Beach Property Association elected thirteen (13) members of the American Beach community to serve as Board of Trustees in compliance with the By-Laws and,

Whereas,

The American Beach Board of Trustees, Inc. has been working in partnership with Nassau County Planning, Board of County Commissioners, state officials and others who share in the goals of maintaining this historical beach and promoting safety, health and the welfare of this community and,

Whereas,

The American Beach Board of Trustees, Inc. have been aggressively attempting to address numerous objectives to improve and protect this historic beach community and,

Whereas,

The Board has decided that it is in the best interest that they prioritize the most important programs/initiatives/issues for the betterment of our community and,

Now Therefore,

Be it resolved that the American Beach Board of Trustees, Inc. adopt the following as its priority in programs/initiatives/issues to focus its energies and effort for the long-term benefits of the American Beach community.

- Health and safety (public water and sewer)
- CRA – Community Redevelopment Agency
Re-investment of property owners' taxes to American Beach community
- Zoning overlay
Addressing residential and commercial zoning for American Beach



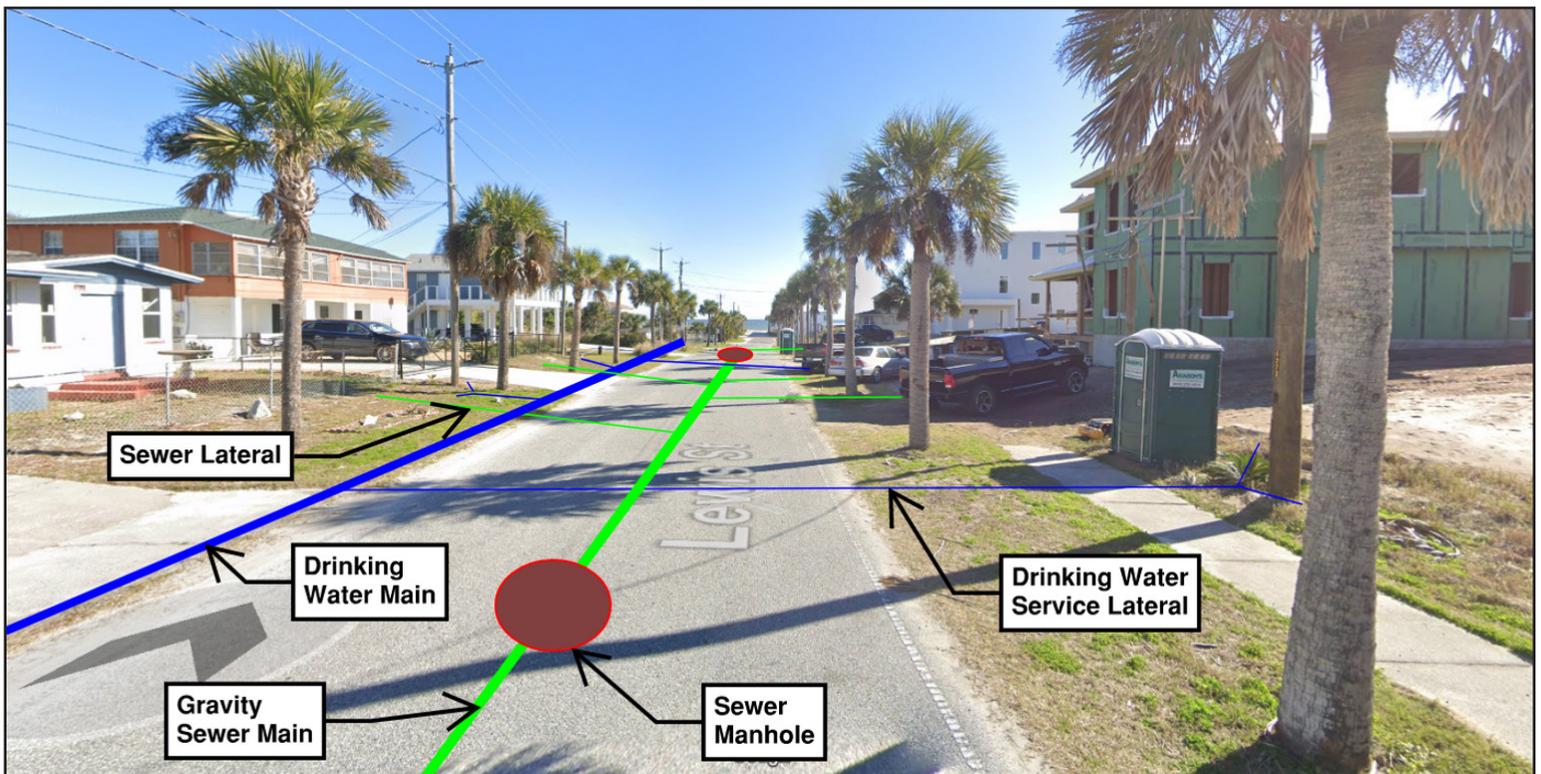
ADOPTED AND RESOLVED this 17th day of October, 2019



HISTORICALLY SIGNIFICANT.
MOVING AMERICAN BEACH FORWARD.

**INSTALLING A NEW AMERICAN
BEACH PUBLIC WATER & SEWER SYSTEM**
Healthy. Safe. Reliable.

Well & Septic Tank Phase Out CLOSER TO REALITY



Roads will be milled and resurfaced from end to end

QUESTIONS AND ANSWERS!

ABOUT THE VOTE

Will the vote decide the County's or District's final actions to phase-out septic tanks at American Beach?

The ballot was prepared to determine the support of property owners for a special assessment program to fund the non-grant eligible portion of the total project costs for construction of water and wastewater infrastructure to provide reliable public water and wastewater services within the District. If the ballot results are favorable, the Nassau County Commission, serving as the governing board of the District, will take the steps necessary to implement this assessment program. The steps include another mailed notice to property owners with the specific amount to be assessed for your property and a public hearing for the Board to make a final decision on the special assessment program. The final assessment will be determined once the project is bid and actual construction costs are better known.

If I own more than one tax parcel, will I get more than one vote?

Yes. Each tax parcel with a unique parcel identification number assigned by the Nassau County Property Appraiser will receive one vote.

ABOUT THE SPECIAL ASSESSMENT

How was the cost of the project determined?

The County has completed an engineering study to determine the capital construction costs for the water and wastewater system improvements. The Florida Department of Environmental Protection (FDEP) evaluated the alternative approaches in the preliminary design, approved the proposed plan and have awarded funding for the final design.

Based upon this design, the estimated costs to install water and wastewater infrastructure in the American Beach neighborhood from the closest utility points of connection to benefiting parcels is estimated to be approximately \$9.1 million.

How was the amount determined to be paid by each property owner?

Of the total project cost, the District hopes to receive approximate 70% from grant funding (loan repayment waiver) from the State. The special assessment will re-pay the required low-cost State loan borrowed amount, interest on the loan, and required administrative costs. This is estimated to be \$2.982 million, together with administrative and collection costs, will be allocated to all benefiting property owners based on the number of equivalent residential connections (ERCs) on each parcel. The Nassau Amelia Utility identifies an ERC as the average daily water flow of 350 gallons per day. Each single-family house and its corresponding buildable lot would be considered one (1) ERC. Any other properties would be assigned ERCs based upon their expected water and wastewater usage as compared to that of a typical single-family house.

How much will the special assessment cost me?

Property owners will have the option of paying the entire assessment in full or paying the assessment over 20 years (along with financing costs including interest). To pay the assessment in full, the assessment amount is estimated to be approximately \$10,463 for each ERC.

If the assessment is paid over a period of 20 years, the special assessment would be on the same bill as your property taxes starting in November 2021 and each year thereafter

**Your ballot must be postmarked or hand delivered by June 15, 2021 to
Nassau County Manager's office
96135 Nassau Place, Suite 1
Yulee, FL 32097**

until costs are repaid. The annual assessment per ERC is estimated to be \$800.00.

These costs are for the right-of-way infrastructure only (availability of central water and sewer services) and does not include the costs associated with connecting the homes or other buildings located on private property to the central water and sewer system in the adjacent roadway.

ABOUT THE MANDATORY CONNECTIONS

Will the special assessment be my only cost?

No. The property owner will be required to pay private property connection fees for the water and wastewater (sewer) connections once the system is built and service is available. Property owners will also be responsible for their onsite sewer and water lines to connect their home to the sewer collection and water distribution system, including the cost to abandon their septic systems.

When the wastewater system is built, will I be required to connect?

Yes. Florida Statute 381.00655 requires mandatory connections for available wastewater services. For existing development, unless otherwise waived, the property will be required to connect to available wastewater service within 365 days from the notice of availability. New development, redevelopment or expansions to existing structures will be required to connect to available wastewater systems as a condition of receiving a certificate of occupancy. The County has proposed waiver provisions to allow the owner of an improved parcel of land with a properly functioning, continuously compliant Onsite Sewage Treatment and Disposal System, to apply for exemption.

When the water system is built, will I be required to connect?

No. There is no mandatory connection for water for existing development. However, new development, redevelopment or expansions to existing structures will be required to connect to available water service as a condition of receiving a certificate of occupancy.

What if I cannot afford the connection fees?

The County has proposed a Hardship Assistance Program to help income qualifying property owners who have homestead property to pay any connection fees charged by the County or the District without interest in monthly installments over a period not to exceed five years. Alternatively, at the County's discretion, the connection fees plus administrative and collection costs may be collected as a non-ad valorem assessment in accordance with Section 197.3632, Florida Statutes, over a period not to exceed ten years.

Are there any actions underway to reduce the amount property owners will be required to repay for the infrastructure loan or pay for connections to service?

Yes. The County continues to search and apply for grants. Grant funds are being sought to reduce the special assessment required to re-pay the borrowed amount (approximately \$2.982 million). Additional grants may help income eligible households (low-income families) cover required connection fees. The American Beach Water & Sewer Advisory Board has recommended an active grant writing program be implemented as an administration expense for the District.

American Beach Property
Owners' Association, Inc.
P.O. Box 6123
Fernandina Beach, Florida 32035
www.historicamericanbeach.com

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US POSTAGE
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WEST PALM BEACH FL
PERMIT NO 1946

American Beach Water & Sewer
Updates funded courtesy of:



Please join your fellow property owners and vote "Yes" to Create special assessment program to fund the construction of water and wastewater infrastructure to provide reliable public water and wastewater services in the American Beach Water and Sewer District.

- Joyce E. Lawson
- Jutta Morris
- L. Michael Badger DDS
- Louisa Bones
- Matt Morell
- Michael Q & Diane H Johnson
- Paul Stevenson
- Richard & Deborah Cannington
- Roderick Jefferson
- Rolando Bones
- Samuel & Cassandra Allen
- Tara Neel
- Thomas J. & Barbara H. Powell
- Tony Brown
- Tony Nelson
- Vernell Stewart Britton
- Wanda Willis
- Warren Neel
- William Riddell
- Derek Folden
- Diana Zanini
- Douglas Lyms
- Dr. & Mrs. Jacob L. Chatman
- Edward Robinson
- Eldrige & Michelle Groomes
- Elizabeth Shipyan
- Erving Gilyard
- Evelyn Jones
- Floyd Willis
- Gregg Morrison
- Henry Lee Adams, Jr
- Jacquelyn Tyson
- Janae' Nelson
- Janice Nelson
- Jeff Bazemore
- Johanna Betsch Cole
- Joseph & Nellie Henry
- Joyce Jefferson
- Alex & Kathy Perales
- Andre & Charmaine Brooks
- Andre & Cheryl Reese
- Anthony Hughes
- Anthony Shipyan & Ruthie Mathews
- Bernice Elaine Adams
- Berta I. Arias
- Beverly J. Davis
- Bridgett Sharpton
- Bruce Brown
- Carlton Jones
- Carolyn D. Jones
- Charles III & Diane III
- Collin Smith
- Cora D. Johnson (Andrew)
- Cressie Brown
- Daniel & Terri Morris
- David Solomon
- Debra Morrison

FRIENDS OF AMERICAN BEACH, INC.
VIA EMAIL TO: CHAIRMAN LEEPER AND
THE NASSAU COUNTY BOARD OF COMMISSIONERS
CARE OF AMY BELL (abell@nassaucountyfl.com) and Susan
Susan Gilbert (sgilbert@nassuacountyfl.com)

RE: LETTER OF SUPPORT FOR THE AMERICAN BEACH
SPECIAL DISTRICT: For phasing out septic and wells in the
Newly formed Special District.

Dear Commissioner Leeper and Nassua County Commissioners:

The Friends of American Beach, Inc., is a 501 (c) 3, Florida Not For Profit established to assist and support the economic needs of the American Beach Community through Fundraising and Grants. Our members are American Beach property owners and members who live throughout Florida and the United States.

The Friends of American Beach, Inc., supports the proposed AMERICAN BEACH WATER AND SEWER DISTRICT, through American Beach Property Owners Association, Inc. Resolution No. 2020–8.1 and Ordinance No. 2020–by the Nassua County Board of Commissioners.

By supporting the American Beach Water and Sewer District, the Nassua County Board of Commissioners will resolve so many potential life safety issues that have been a liability to the residents and our neighbors.

1. The Historic American Beach is surrounded by golf courses that negatively affect the drinking ground water wells in and around American Beach.
2. The majority of American Beach is hooked up to private septic systems, many are old and in need of maintenance.
3. Should or when a hurricane strikes Amelia Island these and other septic tanks will contaminate our neighbors outside of American Beach, and create a temporary economic hardship before anyone would be able to return to their homes and businesses.
4. There are 4 fire hydrants in all of American Beach that do not protect the Historic Tree Canopy on the northside of American Beach against a potential fire.
5. Amelia Island is a economic engine for tourism and conferences. The water sewer district will enhance the safety and natural beauty of American Beach and our neighbors to the north and south of us.
6. Throughout Nassau County is growing and expanding, and I must commend the Nassua County Staff and Commissioners for identifying this special district as a potential solution, that can be duplicated throughout Nassua County. Because of the new developments it will bring its own water and sewer however it could be a solution that

would bring communities like American Beach into compliance, not to mention generate long term revenue to the Nassua-Amelia Public Utility.

Again I would like to thank the staff and County Commissioners for adding this to your economic development tool box.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Jones', with a long horizontal flourish extending to the right.

Pastor Carlton Jones, President
Friends of American Beach, Inc.
Board of Directors

Cc. Michael Mullins and Staff, County Commissioners
Joyce Jefferson, ABPOA



RETURN YOUR BALLOT BEFORE JUNE 15, 2021 TO ADDRESS IN BALLOT INSTRUCTIONS

Vote **YES** for Leveraging Maximum State Funds and Equitable Cost Share Fairness

- 70% of system's costs funded by Florida Dept. of Environmental Protection Grant
- 30% of non-grant portion to be repaid by property owners
- Property owner can pay \$800/year for 20 years; or one-time fee of \$10,463 for each ERC
- Each single-family house or developable lot is considered one ERC
- Connection fees a separate expense after system's installation in Spring 2023
- Sewer Connection Mandatory but process for septic system waivers available
- Water Connection optional for existing houses but mandatory for new construction

Vote **YES** for American Beach's Environmental Health and Safety

- 13 Fire hydrants strategically installed throughout for fire protection.
- Fire hydrant installations may help to reduce insurance costs.
- Wastewater (sewer) system to phase out septic tanks.

Vote **YES** for Public Water and Wastewater Services

- Water Mains installed on every street allowing all parcels to connect.
- Wastewater (sewer) system installed on every street allows all parcels to connect.



**Vote "Yes" for
American Beach's
Health and Safety**



**Vote "Yes" for
Public Water and
Wastewater Services**



P.O. Box 6123
Fernandina Beach, FL 32035

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