Online Form Submittal: American Beach Water and Sewer District Advisory Board Application

noreply@civicplus.com <noreply@civicplus.com>
Thu 3/18/2021 9:01 PM
To: Katie Brock <kbrock@nassaucountyfl.com>; Amy Bell <abell@nassaucountyfl.com>

American Beach Water and Sewer District Advisory Board Application

Date	3/18/2021
First Name	Ruth
Last Name	Waters
Address1	5531 Gregg Street
Address2	*Field not completed.*
City	Fernandina Beach
State	Florida
Zip	32034
Tax Parcel Number of Property Owned in the District	00-00-30-010C-0002-0000
E-Mail Address	rwatersbcc@cs.com
Home Phone	9045146611
Cell Phone	9045146611
Education, Training, or Experience Related to the activities of the Board to which appointment is sought (please feel free to attach additional documents):	Bachelor of Science - Accounting Many professional training certifications
Community/Civic Organization Memberships (please feel to attach additional documentation):	Alpha Kappa Alpha Sorority National Council of Negro Women Girls, Inc. American Beach Property Owners Association League of Women Voters
Have you ever served on a City, County, or other public advisory body in the past?	Yes
If yes, please provide names and dates served (please	I have served on many City of Jacksonville Advisory Boards prior to 1991, while serving as Administrative Aide for three Mayors. Also, served in an advisory capacity for the First

feel free to attach additional documentation):	Baptist Church of Oakland, Urban Housing Development for Inner City Family; the Criminal Justice Advisory Council - 2008,chaired by the Chief Judge, 4th Judicial Circuit
Resume	Resume.pdf
Proof of Property Ownership	PROOF OF PROPERTY OWNERSHIP.pdf
Additional Information (cover letter, letter of recommendation, etc.)	ADDITIONAL INFORMATION.pdf

Email not displaying correctly? View it in your browser.

RESUME (Attached)

Applicant Has Prior Community Service Experience and Involvement

In the American Beach Community Since 1989

Involvement Includes Improvement Planning Within the District Boundaries

SOME OF THOSE PROJECTS INCLUDE:

- Initiated the Idea, Did the Planning and Research That Generated Approximately $300,000 in Community Development Block Grant (CDBG) Program Funds; Lobbied the NE Florida Regional Planning Council and Nassau County Governmental Officials That Helped to Build the **American Beach Community Center**

- Developed a Grant Application and Collaborated with Nassau County and Federal HUD Officials All of Which Obtained $247,000 for Phase I **Renovation of Evans Rendezvous**; This Saved the Structure from Further Deterioration – Impacting Preservation

- Obtained Grant Funding That Provides **Street Scaping for Lewis and (Part of) Julia Streets** in American Beach with Palm and Oak Trees

- Developed a Matching Grant Application that Funded the **First Historical Marker** Erected in American Beach

- Developed a Grant Application that Produced **A Neighborhood Survey**, the Impetus and Requirement that Led to the American Beach District Listing in the **National Register of Historic Places**

- As an American Beach Association Board Member, Assisted in Development of the Community's **First Zoning Overlay**

- Collaborated with District 2, Nassau County Commissioner to Replace/Upgrade the **Burney Park Pavilion** (although need for more)

RUTH L. WATERS

5531 Gregg Street
American Beach, FL 32034
(904) 514-6611
rwatersbcc@cs.com

EDUCATION

Matthew W Gilbert High School	Jacksonville, FL
Florida A & M University	BS Accounting
University of North Florida	MPA Courses

Federal Interagency Auditor Training Center: Washington. D.C.

- Law Enforcement Training for State Auditors
- Operational Auditing
- Federal Management Circular 74-7 and A-97 Cost Plans (for government & Non-Profits)

PROFESSIONAL EXPERIENCE

Kids Hope Alliance	-	Contract Manager
Jacksonville Transportation Authority	-	Interim Paratransit Manager & Accountant
City of Jacksonville, Mayors' Office	-	*Administrative Aide*
• Mayor Hans Tanzler	-	Director, Intergovernmental Affairs
• Mayor Jake Godbold	-	Director, Criminal Justice Planning
• Mayor Tommy Hazouri	-	Director, Intergovernmental Affairs
University of North Florida	-	Accountant
Florida A & M University	-	Accountant
Edward Waters College	-	Accountant

Nassau County Community Involvement

As a Consultant, with the firm Michael Langton & Associates, I was solely assigned as Contract Consultant to Nassau County, during the FY 2001, with responsibilities of researching various funding sources and grant writing. These are some of the projects that I became involved:

Researched and developed applications for the following:

- A $500,000 grant that provided partial funding for renovation of the **Nassau County Historic Courthouse**
- An application for partial funding of the **Nassau County Emergency Management Center** - amount of $300,000 [funding was not received during my tenure]
- A proposal for **a Recreational Park**, at the old Pogo Plant Property, with a floating dock
- An application to create the **John Muir** passive park [funding was awarded after my tenure; procurement of the property, by Nassau County, had not been finalized at application submittal time]
- Researched the **old Florida Welcome Station** located in Boulogne; the work not finished.

American Beach Neighborhood Involvement

As a Volunteer, property owner, member of the American Beach Property Owner Association Board, and for one year - President of the ABPOA Board, my community involvement has been extensive:

- Developed a successful application to the Florida Division of Historical Resources for the creation of a **Neighborhood Survey of American Beach**. That survey was the impetus and a prerequisite for American Beach to be named **a Historic District** and eventually listed in The **National Register of Historic Places** – 2002. Also recruited Historic Planner, Joel McEachern, to lead the project.
- Developed an application for partial renovation and preservation **of historic Evans Rendezvous**. Federal Housing and Urban Development provided the grant. I had to collaborate with Nassau County (the new owner of the facility) to use the grant funds for 'moth balling' the structure. Funding awarded was $247,500.
- Wrote two (2) separate grant applications to the Florida Division of Forestry for purpose of providing **Street Scaping along Lewis and Julia Streets** (American Beach). Palm and Oak trees were planted and initially maintained.
- The original idea of building a Community Center in American Beach was that of Ruth Waters. After doing research by reaching out to the Northeast Florida Regional Planning Council, it was learned that the Florida - Community Development Block Grant Program (CDBG) may have funds that could help support development of a Community Center. After collaborating with Nassau County Officials, a request was made and close to $300,000 were awarded for the project. With much more planning, several years with no progress, but eventually two unrelated groundbreakings were held, and the **American Beach Community Center** idea became a reality.
- With only one pavilion at Burney Park, without electricity, Ruth Waters discussed with the County Commissioner, District 2, for replacement of the older pavilion for two or three new, upgraded pavilions. However, only one **replacement pavilion** was constructed – albeit an improvement.
- The **first Historic Marker** erected in American Beach, on Lewis Street, was the result of Ruth Waters writing a Matching Grant application that was funded, by the Florida Division of Historic Resources.

OTHER COMMUNITY INVOLVMENT & SERVICE

League of Women Voters, Jacksonville	Past President
National Council Negro Women, Jacksonville	Past President
Bold City (FL) Chapter, The Links, Inc.	Past President
Girls Inc. (formally Girls Clubs of Jax, Inc)	Past President
American Beach Property Owners Assoc., Inc.	Past President
Alpha Kappa Alpha Sorority	Past Business Manager
First Baptist Church of Oakland	Advisory Board, Urban Housing Developmt

Florida Times Union	Prestigious EVE Award Winner – Volunteer
Job Corps Center, Jacksonville	Volunteer Award Recipient
United Way of Northeast Florida	Loaned Executive
Leadership Jacksonville – Class of 1985	Alumna
City of Jacksonville, Mayor's Office	U.S. Constitution Bicentennial Commission
City of Jacksonville, Mayor's Office	Manpower Advisory Council
United Way of Northeast Florida	Fund Distribution Volunteer

PROOF OF PROPERTY OWNERSHIP

(Attached)

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 00-00-30-010C-0002-0090

Owner Name	WATERS RUTH L
Mailing Address	5531 GREGG STREET
	FERNANDINA BEACH, FL 32034
Location Address	5531 GREGG ST
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.1909
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 2 LOT 9 OR 453/629 & OR 761/1908 ESMT OR 761/1076

2020 Final Values

Land Value	$210,000
(+) Improved Value	$228,564
(=) Market Value	**$438,564**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$247,303
(=) Assessed Value	**$191,261**
(-) Homestead	$25,000
(-) Additional Exemptions	$500
(=) School Taxable Value	$191,261
(-) Non-School HX & Other Exempt Value	$25,000
(=) County Taxable Value	**$140,761**

Note - *10% Cap does not apply to School Taxable Value

Property Search

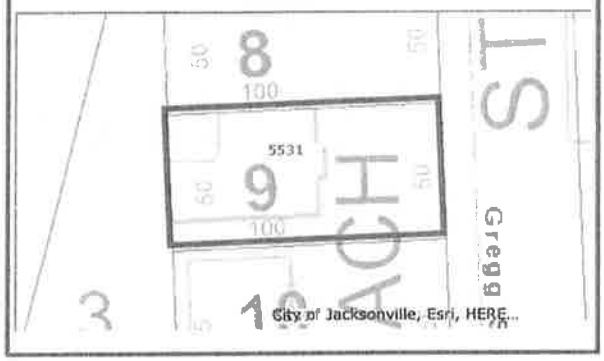
Map This Parcel

GIS Report

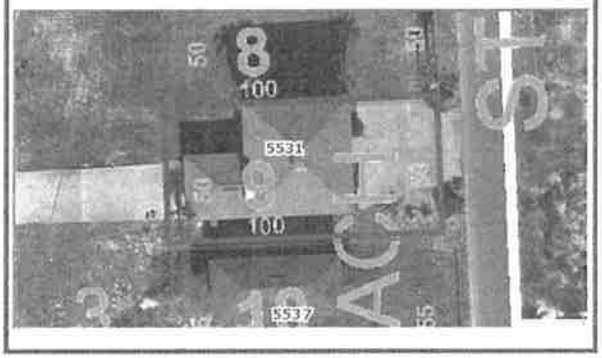
Property Record Card

Print Friendly Page

PARCEL MAP



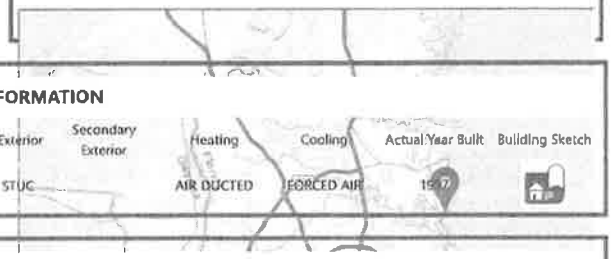
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SNGL FAM	3363	2400	6	3.5	WD FR STUC		AIR DUCTED	FORCED AIR	1997	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

ADDITIONAL INFORMATION

- A NEWS LEADER Article Titled **"American Beach Woman Makes History Herself"**
- Other Community Involvement References
- Some Validation Items Supporting Earlier Employment Classifications

Ruth Waters, along with Mavynne Betsch, standing in front of the newly installed 1st Historical Marker in American Beach. Waters acquired funding for this project

Ruth Waters at a reception honoring her and fourteen other women during Women's History Month - 2016

Groundbreaking Ceremony for the American Beach Community Center
which was Ruth Waters' vision, brought to fruition with the
Help the NE FL Regional Planning Council and Nassau County Commissioners

Photos of some of the attendees at the American Beach Community Center
Groundbreaking Ceremony

A view of Street Scape, eastern end of Lewis Street
Acquired via a grant developed by Ruth Waters

Photo of Mrs. Waters during the dedication of the 1st American Beach Historic Marker, located at the edge of 'NANA', the sand dune, on Lewis Street. Following that dedication, the first of two groundbreaking ceremonies was held for the American Beach Community Center. Many Nassau County Officials were present

FLORIDA'S OLDEST WEEKLY NEWSPAPER

NEWS LEADER $1.00

AMELIA ISLAND • FERNANDINA BEACH • YULEE • NASSAU COUNTY

WEDNESDAY, APRIL 8, 2015 / 20 PAGES, 2 SECTIONS • fbnewsleader.com

American Beach woman makes history herself

HEATHER A. PERRY
News-Leader

American Beach resident Ruth Waters McKay was among an elite group of women honored March 17 by Jacksonville Mayor Alvin Brown at the Women's History Month Breakfast. McKay was recognized for her many years of commitment and dedication to worthwhile projects in and for the community.

Other notable women lauded at the University of North Florida's Student Union were Judge Susan Black and Dr. Margarita Cabral-Maly.

Brown was on hand to address the women who were being celebrated for their significant contributions to the Jacksonville community and adjacent counties, and for acting as role models for young women.

McKay has made significant contributions in both Jacksonville and Nassau County, but was surprised when Roshanda Jackson, who chairs Mayor Brown's Committee on the Status of Women, called her with the news that she was a finalist.

"I was simply floored. I have never given thought about what I have done over the years, nor did I ever think that someone would notice me and the work that I do – on the job or as a volunteer. But I was wrong: people noticed!"

McKay has been active in the Jacksonville community since 1974, serving as an aide to three of its mayors – Hans Tanzler, Jake M. Goldbold and Tommy Hazouri.

With a background in accounting at Florida A&M University and the University of North Florida, McKay specialized in grantsmanship for Tanzler, and continued her service to the city in various capacities under subsequent administrations.

She served as past president for the League of Women Voters of Jacksonville, the Jacksonville section of the National Council of Negro Women, the Girls Clubs of Jacksonville and Bold City Chapter of the Links.

Dedicated to improving the life of seniors, McKay initiated the idea of swipe cards to account for units of service provided to seniors by the city of Jacksonville. She developed the first Senior Services Directory and the first application for the Jacksonville Senior Citizen of the Year.

McKay has also been committed to working with Nassau County for many years.

An American Beach property owner since the early '80s who has resided in the historic beachside community since 1997, McKay contributed significantly to the sustainability of her hometown by obtaining the initial funds necessary for construction of the Community Center.

"I worked under contract for one year as a grants writer for Nassau County. During that time, I wrote a $350,000 grant to renovate the Nassau County Courthouse located on Centre Street. During the ranking of applications in Tallahassee, members of the Museum were present and helped to not only get the application funded, but got the award increased to $500,000."

A $300,000 grant to help build

MCKAY Continued on 3A

HEATHER A. PERRY/NEWS-LEADER

Ruth Waters McKay obtained a grant to help restore the exterior of the famed Evans Rendezvous in American Beach, seen behind her.

SUBMITTED PHOTOS

Ruth Waters McKay is pictured with "The Beach Lady," MaVynee Betsch, on May 20, 2000, beside the historical marker in American Beach, which McKay helped obtain. Below, McKay was honored by the Mayor's Commission on the Status of Women during the Women's History Month Breakfast held at University of North Florida.

MCKAY *Continued from 1A*

an Emergency Management Center was awarded, but McKay believes that, at the time, the infrastructure was not in place.

"Again, I worked with the local historic preservationist group to obtain funding for the John Muir Ecological Park, located on State Road 200. The grant had to be awarded a year later due to an issue pertaining to the property."

She also raised $95,000 for the palms and crape myrtle trees that beautify the streets of American Beach, obtained funds to restore the exterior of the historic Evans Rendezvous and for the first historic marker for American Beach and was instrumental, along with Beach Lady and others, in helping to make the dream of an American Beach Community Center come true.

McKay also obtained funds for a survey grant that led to American Beach's placement on the National Register of Historic Places and obtained a grant to restore the exterior of the Evans Rendezvous where Cab Calloway, Joe Louis, Ray Charles and others entertained.

"I am still amazed at the number of things I've accomplished, but at 71, I still love being involved in civic work for the betterment of people's lives," she said.

McKay has retired three times but can't seem to sit back and do nothing, despite earning that privilege.

"Why would I just do nothing? It's boring just sitting here! And I thought I had a lot to offer, still," she added.

She does contract compliance with the city of Jacksonville part-time now and this work fulfills her need to keep busy.

"I like the freedom and flexibility," she said.

American Beach has been a source of joy and a place of contentment for McKay since she was a little girl visiting there with her parents. And as long as there remains work to do, she's ready to pitch in and get it done on behalf of the special place she calls home.

type@fbnewsleader.com

IN THE NAME AND BY THE AUTHORITY OF THE

CONSOLIDATED CITY OF JACKSONVILLE

HANS G. TANZLER, JR.

MAYOR OF THE CONSOLIDATED CITY OF JACKSONVILLE

To all Whom These Presents Shall Come, Greeting:

Know Ye, That Ruth L. Waters

is hereby Appointed Director

Criminal Justice Planning

I hereby invest this person with full power and authority to execute and discharge the duties of the said appointment according to law. And to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for and during the term prescribed by law.

In testimony whereof, I have caused these letters to be made patent, and the seal of the Consolidated City to be hereunto affixed., Done at Jacksonville, Florida, the 8th *day of* May *in the year of our Lord one thousand nine hundred and* 78

Mayor

Attest

Corporation Secretary

IN THE NAME AND BY THE AUTHORITY OF THE

CONSOLIDATED CITY OF JACKSONVILLE

HANS G. TANZLER, JR.

MAYOR OF THE CONSOLIDATED CITY OF JACKSONVILLE

To all Whom These Presents Shall Come, Greeting:

Know Ye, That Ruth Waters

is hereby Appointed Member

Manpower Advisory Council

I hereby invest this person with full power and authority to execute and discharge the duties of the said appointment according to law. And to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for and during the term prescribed by law.

CITY OF JACKSONVILLE FLORIDA

In testimony whereof, I have caused these letters to be made patent, and the seal of the Consolidated City to be hereunto affixed. Done at Jacksonville, Florida, the 1st *day of* October *in the year of our Lord one thousand nine hundred and* 78

Mayor

Attest

Corporation Secretary

IN THE NAME AND BY THE AUTHORITY OF THE

CONSOLIDATED CITY OF JACKSONVILLE

JAKE M. GODBOLD

MAYOR OF THE CONSOLIDATED CITY OF JACKSONVILLE

To all Whom These Presents Shall Come, Greeting:

Know Ye, That **Ruth L. Waters**

is hereby Appointed **Mayor's Administrative Aide**

I hereby invest this person with full power and authority to execute and discharge the duties of the said appointment according to law. And to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for and during the term prescribed by law.

In testimony whereof, I have caused these letters to be made patent, and the seal of the Consolidated City to be hereunto affixed. Done at Jacksonville, Florida, the 1st *day of* August *in the year of our Lord one thousand nine hundred and* 83

Jake M. Godbold
Mayor

Attest C. Ferrel Woodward
Corporation Secretary

IN THE NAME AND BY THE AUTHORITY OF THE

CONSOLIDATED CITY OF JACKSONVILLE

CITY OF JACKSONVILLE FLORIDA

JAKE M. GODBOLD

MAYOR OF THE CONSOLIDATED CITY OF JACKSONVILLE

To all Whom These Presents Shall Come, Greeting:

Know Ye, That **Ruth L. Waters**

is hereby Appointed **Director**

Criminal Justice Planning

I hereby invest this person with full power and authority to execute and discharge the duties of the said appointment according to law. And to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for and during the term prescribed by law.

In testimony whereof, I have caused these letters to be made patent, and the seal of the Consolidated City to be hereunto affixed. Done at Jacksonville, Florida, the 2nd *day of* July *in the year*

IN THE NAME AND BY THE AUTHORITY OF THE

CONSOLIDATED CITY OF JACKSONVILLE

THOMAS L. HAZOURI

MAYOR OF THE CONSOLIDATED CITY OF JACKSONVILLE

To all Whom These Presents Shall Come, Greeting:

Know Ye, That Ruth L. Waters

is hereby Appointed Administrative Aide

I hereby invest this person with full power and authority to execute and discharge the duties of the said appointment according to law. And to have and to hold the same, with all the rights and emoluments thereunto legally appertaining for and during the term prescribed by law.

In testimony whereof, I have caused these letters to be made patent, and the seal of the Consolidated City to be hereunto affixed. Done at Jacksonville, Florida, the 1st *day of* July *in the year of our Lord one thousand nine hundred and* 87.

Thomas L. Hazouri
Mayor

Attest Lizzie C. Williams
Corporation Secretary

In Appreciation for
Outstanding Service to
the United Way
and
the Northeast Florida Community

United Way
of Northeast Florida

Ruth L. Waters

Fund Distribution Volunteer

June 1991

Date

Stephanie Marshall
Chairman

Virginia L. Mason
President and Chief Professional Officer