

**Nassau County Board of County Commissioners
Joint Workshop Session with the Planning and Zoning Board
December 3, 2018, 9:00 a.m.
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

Call to order, Invocation and Pledge of Allegiance to the American Flag

County Commissioners:

Present: Chairman Pat Edwards, Commissioners Daniel B. Leeper, Aaron C. Bell, Pat Edwards, Thomas R. Ford, and Justin Taylor.

Planning & Zoning Board Members:

Present: Bruce Jasinsky, Nick E. Gillette, Charles W. Rogers, Wayne Arnold, Jeff Gray, Jimmy L. Higginbotham, Bobby Franklin, Barry Holloway, John Stack, Scottie Murray, and Chair Linda Morris.

Other Officials Present:

Michael S. Mullin, County Manager/County Attorney

Staff Present: Justin Stankiewicz, Director of Office of Management and Budget; Taco Pope, Planning Director; and representing the Clerk's office Peggy Snyder and Melissa Lucey, Deputy Clerks.

Official Agenda Summary:

NEW BUSINESS:

JT181203 – 9:00:09 (Tab A) Discussion of a potential Development Agreement for Three Rivers.

Discussion: Chairman Edwards advised that this meeting is a workshop session and no votes or decisions would be made.

Mr. Mullin explained that the purpose of this meeting was to update both boards about the Three Rivers Development of Regional Impact (DRI). He provided a brief history regarding recreation and other aspects of this development and the time spent by the Planning and Economic Opportunity Department,

Office of Management and Budget (OMB), and consultants for this one development.

Mr. Mullin pointed out that the new direction the County is taking towards recreation is vital to Nassau County. Up until eight months ago, the County did not have specific guidelines to address recreation and there is no Recreation Department to do analysis or provide recreational programs. To date, the County's 2030 Comprehensive Plan and zoning code have been the recreation guides. The Board recently approved hiring a consultant to provide current costs to construct baseball and soccer fields. This information will allow staff to advise a developer of the costs for recreation as well as determine impact fees and what percentage of the cost is borne by the County and the developer. He added that during this two-year approval process, the principals for the Three Rivers DRI have gone the extra mile for recreation.

Mr. Pope came forward to provide the history of the Three Rivers DRI noting that the DRI was created in 2006 and consists of 1628 acres with 3,200 dwelling units, 500,000 square feet of commercial/retail, 250,000 square feet of industrial, 50,000 square feet of office, and 300 dry boat storage slips. For this DRI, a community park is required which will include active recreation facilities with a total of 40 acres of which 27 acres will be useable uplands. The total DRI will be implemented via Planned Unit Developments (PUDs). In 2006, the language of the first PUD stated that the community park "may" include a list of items; nowhere did it state "will" include. Because of this language, it has taken two years to finalize the development agreement. The DRI was updated in 2008 and the size of the park was changed from 20 acres to 40 acres and to make the boat ramp accessible for public use. Mr. Pope explained that the next few years were spent determining the specifics not included in the development agreement such as timing and phasing of the DRI as well as the design and phasing of the facilities and general parameters of the DRI.

Mr. Pope advised that on Day One, the County will receive the deed to the park which will have been cleared, graded and have the stormwater facilities in place. Within 22 months, Phase I will be constructed. Phase II will commence on or before the 432nd Certificate of Occupancy and completed in 22 months, Phase III will commence on or before the 863rd Certificate of Occupancy and be completed in 22 months. Following numerous discussions by both parties, it was decided to move the park and the school to Edwards Road. This move will require Edwards Road to be

upgraded; therefore, staff will propose to include Edwards Road in the mobility network in order for the mobility funds to be allocated. The County Engineering Department is working with the Florida Department of Transportation (FDOT) to extend Edwards Road north of SR200 to where the new I-95 interchange will be located and it will be the primarily signalized intersection. Mr. Pope addressed the facilities for the park and explained that attached to the development agreement as exhibits will be the design for build-out, development standards, and a matrix defining what portions will be the responsibility of the County and the developer. He explained that as an example, for the baseball field, the developer will provide all the earthwork and fences; the County will supply the scoreboard and lighting.

Mr. Stankiewicz came forward to provide the financial impacts and cost breakdown for the facilities park execution. He provided the percentage of cost for the County for the Little League baseball fields, Multi-Purpose field, and playground. He provided the budget implications noting that the adopted Capital Improvement Plan will correlate with expected construction timeframes and impact fees, as available. He highlighted the estimated percentage of the County's share of cost.

Mr. Stankiewicz addressed the budget implications of maintenance for recreation. Once the park is built, the County will be responsible for the maintenance through an interlocal or development agreement. The Board must decide whether to create a Recreation Department and hire additional staff to handle the park maintenance or establish a potential Municipal Services Taxing Unit (MSTU) which would assess nearby communities such as Plummers Creek, River Glen, and Timber Creek. He envisioned the hiring a third party to handle the maintenance and upkeep of the park.

Mr. Mullin advised that the Planning and Zoning Board will hold their public hearing for the Notice of Proposed Change (NOPC) and the Final Development Plan for the Three Rivers DRI on December 4, 2018 and the Board of County Commissioners on January 14, 2019. Mr. Mullin explained the enforcement of the development agreement. Discussion ensued regarding moving the concession area between the ballfield and the soccer field for easier access.

Public Input: Emily Pierce, attorney with Rogers Towers and agent for the applicant, came forward to advise that the applicant will work with staff regarding staff's request to relocate the stormwater facility for the ballfield in Phase I in

order to provide a more central location for the concession area.

DISCUSSION ITEMS:

RS181203 - 9:58:38 Commissioner Bell's Business:

- Thanked the Board for moving the November 28, 2018 meeting in order for Commissioner Ford and himself to attend the Florida Association of Counties Conference.

RS181203 - 8:58:58 Commissioner Ford's Business:

None.

RS181203 - 9:59:02 Commissioner Leeper's Business:

- Thanked County staff for their hard work moving the Three Rivers DRI forward and the Board members for attending.

RS181203 - 9:59:27 Commissioner Taylor's Business:

- Thanked all the board members for attending and staff for their diligence with their planning for the future.

RS181203 - 9:58:34 Chairman Edwards' Business:

- Requested a moment of prayer and reflection for the Board's previous Chairman, Walter "Junior" Boatright, who is in poor health at the Mayo Clinic.
- Thanked everyone who contributed today.

There being no further discussion, the joint workshop session of the Board of County Commissioners and Planning and Zoning Board adjourned at 10:02 a.m.

Linda Morris, Chairman
Planning and Zoning Board

Pat Edwards, Chairman
County Commission

Attest:

John A. Crawford, Ex-Officio Clerk