

Nassau County Board of County Commissioners
Workshop Session, July 29, 2019, 1:00 P.M.
Commission Chambers, 96135 Nassau Place, Yulee, Florida

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

Commissioners:

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

Other Officials Present: Michael S. Mullin, County
Manager/County Attorney and Taco Pope, Assistant County
Manager.

Staff Present: Megan Diehl, Office of Management and Budget
Director; Adrienne Burke, Planning and Economic Opportunity
Director; and representing the Clerk's office Heather
Nazworth, Deputy Clerk.

Official Agenda Summary:

AUDIENCE INPUT - NON-AGENDA ITEMS:

WS190729 - 1:00:57

None

PRESENTATION(S):

WS190729 - 1:01:29 (Tab A) Staff presentations regarding
current parks & recreation and Impact Fee update.

Discussion: Mr. Pope came forward and stated that Ms. Burke
will provide an overview of the current recreation
activities, planning, facilities and development
contributions.

Ms. Burke came forward to provide a PowerPoint presentation
and an overview of the County's plans for parks and
recreation implementation. She stated that the short term
approach is completing the parks and recreation master
plan; updates to the impact fee ordinance, the
comprehensive plan, and the development regulations. The

long term approach is the County's preferred role in land acquisition; parks and trails development; programming; operations; and maintenance. Ms. Burke referenced a chart for the typical parks and recreation system master plan process including phases one through five. Next, she provided the potential future vision such as the developer providing small local parks in new developments and the County providing small local parks in existing neighborhoods and regional recreation. She provided examples of conceptual maps of local and regional parks; potential conservation lands; and conceptual long-range parks and open space vision. Ms. Burke reviewed examples of recent recreation plans that have been provided by approved developments such as Three River Development of Regional Impact (DRI); Nassau Crossing Planned Unit Development (PUD); Nassau Station PUD; and Concourse Crossing PUD. She explained the related efforts to recreation such as conservation land acquisition and management program and vulnerability assessments.

Mr. Pope came forward and reviewed the Public Works and Facility Maintenance completed Park Projects for the past few years and the work plan. He addressed the Park and Recreation Impact Fee Study that was compiled by GAI Consultants, Community Solutions Group and reviewed by third party legal counsel, Nabors, Giblin and Nickerson P.A. He referenced that the study provided is the final draft, but changes can be addressed at the workshops or public hearings. He defined "impact fee" as a one-time fee or charge that is imposed by a local government on the development of new or expanded residential or non-residential property to pay for all or a portion of the incremental capital costs required to serve new development. [not to cure deficiencies]. He commented that Nassau County currently has five (5) impacts fees and one (1) mobility fee. He stated that during last year's budget season, the public's discussion mentioned the equitable ratio of taxes on existing residents and fees on new developments and the creation of a balance between both. He explained that based off the direction received there was a need to assess and bring recommendations to the Board regarding the Impact fees. Mr. Pope provided an overview of the current status of the development review fees; parks and recreation impact fee; fire, law, admin impact fees; and mobility fee. He explained that the methodology that GAI Consultants used for the study is known as the Asset Reproduction/Replacement Approach. He also explained the

process and provided an example for the calculations regarding the current and proposed recreation impact fee. He noted that the fee is based upon the continuing maintenance of the existing level of service and should provide a new resident the same level of service as the existing resident. He addressed the industry comments and concerns regarding the recreation impact fee increase. He stated that there have been suggestions that the County consider a multi-tier fee based on house size or a phased in approach to the fees over a time period. He also provided a schedule for the completion of the implementation of the Recreation Impact Fee Ordinance.

Further discussion ensued regarding the tier model and the impact fee waiver for developers with affordable housing.

Requested: Mr. Pope to provide the total impact fees for the surrounding counties.

Public Input: Jessie Spradley, Northeast Florida Builders Association, came forward regarding concern with the 1.5 percent multiplier.

Lee Greene, Ken Greene Contractors, came forward to address his concerns regarding the proposed massive increase in the impact fee and requested a gradual increase.

There being no further business, workshop session of the Nassau County Board of County Commissioners adjourned at 1:45 p.m.

Justin Taylor, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk