

**Nassau County Board of County Commissioners  
Joint Session with the Nassau County School Board  
November 19, 2019, 4:00 p.m.  
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

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

**County Commissioners:**

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

**School Board Members:**

**Present:** Chairman Donna Martin, Board Members Gail Cook, Jamie Deonas, and Russell Johnson.

**Absent:** Lissa Braddock

**Other Officials Present:**

Michael S. Mullin, County Manager/County Attorney; Taco Pope, Assistant County Manager; Dr. Kathy Burns, School Superintendent; and Brent Steger, attorney representing the School Board.

**Staff Present:** Megan Diehl, Director of the Office of Management and Budget; and representing the Clerk's office was Peggy Snyder, Deputy Clerk.

**Official Agenda Summary:**

**Audience Input (Non-Agenda Items)**

None.

**PRESENTATION(S) :**

**JT191119 - 4:01:34 (Tab A)** Presentation by representatives from Government Services Group (GSG) and Nabors, Giblin, and Nickerson (NGN) regarding findings of the Nassau County School Capacity Verification and Proportionate Fair Share Analysis.

**Discussion:** David Jahosky, Managing Director for GSG, came forward to introduce his team comprised of representatives with GSG and NGN: Robert Sheets, Heather Encinosa, and Krystal Strickland.

Mr. Jahosky reviewed the items for discussion in his presentation including project framework, overview of project work plan, defining the concurrency service areas, available school capacity, results of applications for school concurrency, implementation road map, and open discussion. He provided an overview of the project work plan and what had been accomplished to date. The final task is to issue the final report. The preliminary findings and recommendations to the County and School Board were completed in October 2019 which is being viewed from operational, legal and financial perspectives. Following today's comments, the final report is slated to be released within the next few weeks.

Mr. Jahosky explained how the school concurrency process was determined with three components: data received, capacity determination, and the outcome from the County issuing reservation letters or deficiency letters of available capacity to developers. He explained Concurrency Service Areas which are considered for development. He explained the applications coming into the County requesting school concurrency in areas with capacity limitations. Regarding vested student and the projected 80 projects with approval letters, he advised that there is more demand than availability. There are five applicants who would receive a deficiency letter and be given an application to enter into mitigation procedures. Mr. Jahosky outlined the mitigation options for developers available in the Interlocal Agreement in Section 10.6. Along with the current applications in the queue, the County also has over 7,000 dwelling units exempt from school concurrency for developments that were approved prior to 2008; and according to the Interlocal Agreement, exempt units are not considered when calculating available capacity. He provided maps indicating the areas of potential impact of the exempt units in South Central Nassau and Yulee South and where these units are located. It was obvious that the student populations are clustered in more specific areas of the County than others.

Mr. Jahosky advised that in reviewing other counties, it was noted that Florida's Public Education Capital Outlay (PECO) appropriations have steadily declined since 2007; therefore, Nassau County must make up the deficit to meet the demand. He reviewed the School District's five-year district facilities work program which identified \$63.7 million in capital needs through 2021 including \$46.9 million in capital projects which would increase student capacity.

Mr. Jahosky explained the timeline roadmap with directives provided for Phase One through Phase Five ranging from within thirty days to more than twelve months. He addressed the issuance of the final report and the next steps. A lengthy discussion

followed regarding developers prior to 2008, developers donating land for schools, review of development agreements regarding contractual commitments, restricted state funding, and inclusion of the number of exempt units into future capacity tracking.

Jessie Spradley, Government Affairs Director, Northeast Florida Builders Association, came forward to request that the County expedite the approval or denial letters.

Commissioner Leeper requested clarification of the recourse of the five projects that will receive a letter of denial. Ms. Encinosa advised that Florida Statutes, the Interlocal Agreement, and the Comprehensive Plan provide for mitigation strategies. Mr. Mullin stressed the importance of retaining a firm such as GSG because the County and School District do not have staff with the ability to negotiate with the developers regarding mitigation. Mr. Sheets assured each board that GSG has a solution. Ms. Encinosa agreed that it would be worthwhile to standardize the agreements with developers moving forward.

Mr. Mullin advised that the next step would be to negotiate an agreement with GSG, the School District, and the Board of County Commissioners regarding distribution of the costs. Dr. Burns pointed out that the School District must also meet a class size amendment when considering capacity and space for the students.

**DISCUSSION ITEMS:**

**JT191119 - 5:00:41** Commissioner Edwards's Business:  
None.

**JT191119 - 5:00:42** Commissioner Bell's Business:  
None.

**JT191119 - 5:00:43** Commissioner Ford's Business:  
None.

**JT191119 - 5:00:44** Commissioner Leeper's Business:  
None.

**JT191119 - 5:00:45** Commissioner Taylor's Business:  
None.

There being no further discussion, the joint session of the Board of County Commissioners and School Board adjourned at 5:03 p.m.

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Donna Martin, Chair  
School Board

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Justin Taylor, Chairman  
County Commission

Attest:

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John A. Crawford, Ex-Officio Clerk