

# NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS FINANCIAL ACTION FORM-IMPACT FEE USAGE JUSTIFICATION

Department: Public Works/Parks & Recreation

Date: 12-7-21

Subject: American Beach Historic Park Development

FINANCIAL ACTION REQUESTED and Purpose (Attached Documentation if Necessary):

According to the latest population estimates from the Bureau of Economic Business and Research (BEBR), Nassau grew by an extraordinary rate of 4.92% last year (2019-2020). This growth rate ranks Nassau as the 4th fastest growing County in the State (by % growth). Further, for counties with a population of 80,000 or more, Nassau is the 2nd fastest growing County in the State (by % growth). This year-over-year growth rate is not an anomaly. Over the coming decade (2020-2030), the BEBR predicts Nassau will be the sixth fastest growing county in the State of Florida (by %) with a projected population expansion of 36% resulting in over 121,600 people calling Nassau home by 2030.

Construction of a park system for new/additional capacity to meet growth.

IMPACT FUNDS AVAILABLE: 303,549  
ACCOUNT NUMBER for source of payment:

41152572-563710 C0154 ~~\$124,097~~ 123,904.95  
61152572-563710 C0154 ~~\$ 3,372~~ 63,709.51  
61007572-563710 C0154 ~~\$176,080~~ 115,934.54

\_\_\_\_\_  
Department Head Signature *Marshall Egerman* \*\*

12-14-21  
Date

\_\_\_\_\_  
Planning & Economic Opportunity Signature\*\* *Head Crow*

12-14-21  
Date

\_\_\_\_\_  
Office of Management & Budget *Marshall Egerman* \*\*

12-14-21  
Date

\_\_\_\_\_  
County Manager Signature *PEZ* \*\*

12-14-21  
Date

\*\* Reviewed and determined the accuracy of the underlying data  
\*\*\* This item required for IMPACT FEE JUSTIFICATION or at the DIRECTION OF THE BOARD  
COUNTY ATTORNEY action: APPROVED  DISAPPROVE   
Comments:

\_\_\_\_\_  
County Attorney Signature *Michael Mullin*

12-16-21  
Date

<p style="text-align: center;"><u>Clerk of Court/Comptroller Action</u></p> <p>APPROVED <input type="checkbox"/> DISAPPROVE <input type="checkbox"/></p> <p>Approved Amount \$ _____</p> <p>_____ Clerk of Court/Comptroller      Date</p>	<p style="text-align: center;"><u>Board of County Commissioners Action</u></p> <p style="text-align: center;">Final</p> <p>Approval <input type="checkbox"/> Disapproved <input type="checkbox"/></p> <p>_____ Chairman, Board of Commissioners      Date</p>
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(CFD-O1 revised 4-6-11) Board  Clerk  Attorney  Growth Mgt  Department

**Certificate Of Completion**

Envelope Id: FA6175F2C6214620A08EFC6AE12F9E31  
Subject: Please DocuSign: FAF-Impact Fee Usage Justification CIP000154.pdf  
Source Envelope:  
Document Pages: 5 Signatures: 5  
Certificate Pages: 2 Initials: 0  
AutoNav: Enabled  
Envelope Stamping: Enabled  
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:  
Cindy Wood  
cwood@nassaucountyfl.com  
IP Address: 50.238.237.26

**Record Tracking**

Status: Original Holder: Cindy Wood  
12/13/2021 3:56:59 PM cwood@nassaucountyfl.com

Location: DocuSign

**Signer Events**

Marshall Eyerman  
MEyerman@nassaucountyfl.com  
Assistant County Manager  
Nassau County BOCC  
Security Level: Email, Account Authentication  
(None)

**Signature**



Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26

**Timestamp**

Sent: 12/13/2021 4:00:05 PM  
Viewed: 12/14/2021 7:30:06 AM  
Signed: 12/14/2021 7:30:14 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Thad Crowe  
tcrowe@nassaucountyfl.com  
Nassau County BOCC  
Security Level: Email, Account Authentication  
(None)



Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26

Sent: 12/14/2021 7:30:15 AM  
Viewed: 12/14/2021 9:12:23 AM  
Signed: 12/14/2021 9:13:34 AM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Marshall Eyerman  
MEyerman@nassaucountyfl.com  
Assistant County Manager  
Nassau County BOCC  
Security Level: Email, Account Authentication  
(None)



Signature Adoption: Pre-selected Style  
Using IP Address: 50.238.237.26

Sent: 12/14/2021 9:13:35 AM  
Viewed: 12/14/2021 6:59:31 PM  
Signed: 12/14/2021 6:59:38 PM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Taco Pope, AICP  
tpope@nassaucountyfl.com  
County Manager  
Nassau County BOCC  
Security Level: Email, Account Authentication  
(None)



Signature Adoption: Drawn on Device  
Using IP Address: 50.238.237.26

Sent: 12/14/2021 6:59:39 PM  
Viewed: 12/14/2021 7:08:43 PM  
Signed: 12/14/2021 7:11:57 PM

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

**Signer Events**

Michael Mullin  
 mmullin@nassaucountyfl.com  
 County Attorney  
 Nassau County BOCC  
 Security Level: Email, Account Authentication  
 (None)

**Signature**

*Michael Mullin*

Signature Adoption: Pre-selected Style  
 Using IP Address: 50.238.237.26

**Timestamp**

Sent: 12/14/2021 7:11:58 PM  
 Viewed: 12/16/2021 11:30:42 AM  
 Signed: 12/16/2021 11:30:49 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Cindy Wood  
 cwood@nassaucountyfl.com  
 Senior Financial Management & Budget Coordinator  
 Nassau BOCC  
 Security Level: Email, Account Authentication  
 (None)

**COPIED**

Sent: 12/16/2021 11:30:50 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent  
 Certified Delivered  
 Signing Complete  
 Completed

Hashed/Encrypted  
 Security Checked  
 Security Checked  
 Security Checked

12/13/2021 4:00:05 PM  
 12/16/2021 11:30:42 AM  
 12/16/2021 11:30:49 AM  
 12/16/2021 11:30:50 AM

**Payment Events****Status****Timestamps**



RLS TRACKING #: RLS2021- 204

# REQUEST FOR LEGAL SERVICES-GENERAL(RLS-G)

DATE OF REQUEST: 12-7-21	DEPT/DIV: OMB
REQUESTER(S): Cindy Wood	EXTENSION/EMAIL: 6006 cwood@nassaucountyfl.com
PRIORITY CLASSIFICATION (Urgent/Standard): Standard	
REQUESTED RESPONSE DEADLINE:	
TITLE OF ITEM OR DOCUMENT: Financial Action Form-Impact Fee Usage Justification for CIP000154	
CRITICAL EVENT/DATE (if any): N/A	
SERVICE REQUIRED (check all that apply): <input type="checkbox"/> Ordinance Drafting <input type="checkbox"/> Ordinance Review <input type="checkbox"/> Resolution Drafting <input type="checkbox"/> Resolution Review <input type="checkbox"/> Staff Report Review <input type="checkbox"/> Legal Opinion <input checked="" type="checkbox"/> Legal Review <input type="checkbox"/> Approve as to Form <input type="checkbox"/> Legal Ad <input type="checkbox"/> Critical Dates Calendar <input type="checkbox"/> Other	
ATTACHMENTS (if any): Financial Action Form-Impact Fee Usage Justification, with backup documentation	
DESCRIBE REASON/DEADLINES IF RUSH REQUESTED: N/A	
SERVICES REQUESTED: Include specific legal issues or questions to be addressed, provide all relevant background information, and attach all necessary documents. For quicker review, redline any proposed modifications and identify/tab all signature pages.	
Impact fee usage must be approved by the Board of County Commissioners prior to expending. The FY 2021-2022 Capital Improvement Plan includes projects to be funded with impact fees. Form and backup documentation attached regarding CIP000154, American Beach Historic Park Development.	
If approved, will be routed through DocuSign for signatures.	

### For County Attorney Office Use Only

DATE:	LOGGED BY:	ASSIGNED TO:
CA MATTER NAME:		
ATTORNEY RESPONSE/COMMENTS:		
<input type="checkbox"/> Insurance Approved	<input checked="" type="checkbox"/> Contract Approved	<input type="checkbox"/> See Attached
By:      Date:	By: <i>[Signature]</i> Date: 1/17/21	<input type="checkbox"/> See Comments
Comments [ <input type="checkbox"/> See Attached Material ]:		

Type	Project Name	District	Project No.	Funding Source	Page No	Proposed FY 21/22
Parks	Goffinsville Boat Ramp Improvements	2	CIP000077		121	\$ -
Parks	South End Beach Front Walkover Modifications	2	CIP000078		111	\$ -
Parks	Scott Road Beach Access Improvements	2	CIP000079		109	\$ -
Parks	West Side Regional Development Construction Phase 1	4	CIP000080		113, 120	\$ -
Parks	West Side Regional Development Construction Phase 2	4	CIP000081	Community Park District 3	113, 120	\$ -
Parks	West Side Regional Development Construction Phase 3	4	CIP000082		113, 120	\$ -
Parks	John Claxton (Wilson Neck) Boat Ramp Park Development	3	CIP000083		112	\$ -
Parks	Hilliard Ballpark Improvements	4	CIP000084	25% Surtax Reserved for CIP	107, 125	\$ -
Parks	Hilliard Ballpark Improvements	4	CIP000084	Community Park District 4	107, 125	\$ 97,800
Parks	Callahan Ballpark Improvements	5	CIP000085	Community Park District 5	108, 128	\$ -
Parks	Callahan Ballpark Improvements	5	CIP000085	25% Surtax Reserved for CIP	108, 128	\$ -
Parks	Bryceville Ballpark Improvements	4	CIP000086	25% Surtax Reserved for CIP	129	\$ -
Parks	Yulee Sports Complex	3	CIP000087		126	\$ -
Parks	Nassau Crossing Community Park Development	3	CIP000088	Developer Contribution	115, 124	\$ 546,000
Parks	Nassau Crossing Community Park Development	3	CIP000088	Community Park District 5	115, 124	\$ 359,799
Parks	Nassau Crossing Community Park Development	3	CIP000088	Community Park District 3	115, 124	\$ 48,201
Parks	Tributary Community Park Development	5	CIP000089	Community Park District 3	114, 123	\$ 1,079,600
Parks	Tributary Community Park Development	5	CIP000089	Developer Contribution	114, 123	\$ 2,500,000
Parks	Holly Point Boat Ramp Park Improvements	2	CIP000102	Capital Reserves - non-transportation	110	\$ 303,900
Parks	Melton Nelson Boat Ramp	3	CIP000133	Community Park District 3	116	\$ 40,000
Parks	Kings Ferry Boat Ramp	4	CIP000134		130	\$ -
Parks	Peters Point Park Improve	2	CIP000135		131	\$ -
Parks	Dee Dee Bartels Kayak Launch	1	CIP000136		127	\$ -
Parks	Yulee Regional Park Development	3	CIP000149		135	\$ -
Parks	Nassau Station Park Development	3	CIP000150		118, 122	\$ -
Parks	Blackrock Cove Park	3	CIP000151	Developer Contribution	117, 134	\$ 933,818
Parks	Blackrock Cove Park	3	CIP000151	Community Park District 3	117, 134	\$ 68,000
Parks	Liberty Cove Community Park	3	CIP000152		133	\$ -
Parks	Wildlight Community Park	3	CIP000153		132	\$ -
Parks	American Beach Historic Park	2	CIP000154	Community Park District 2	136	\$ 303,549
<b>Parks Total</b>						\$ 6,280,667
Sheriff	Public Safety Training Complex (Sheriff)	All	CIP000110		154, 171	\$ -
<b>Sheriff Total</b>						\$ -
SOE	ADA voting Equipment	All	CIP000109	Prior Allocation	144	\$ -
<b>SOE Total</b>						\$ -
Stormwater/Drainage/Bridge	Thomas Creek PAS Study	5	CIP000056	In Kind Match	102	\$ -
Stormwater/Drainage/Bridge	Spring Lake Estates	5	CIP000057	Prior Allocation	103	\$ -
Stormwater/Drainage/Bridge	Clements Rd Drainage Improvements	2	CIP000058	Prior Allocation	104	\$ -
Stormwater/Drainage/Bridge	Chester Rd - Glen Laurel Drainage Improvements	3	CIP000059	Prior Allocation	105	\$ -
<b>Stormwater/Drainage/Bridge Total</b>						\$ -





Nassau County Public Works

# Yulee Regional Park Development BOCC District 3

## Project Photo

FIGURE 3.19 | Potential Expansion of the Yulee Sports Complex into a Regional Park



CIP000149

### Project Location:

Goodbread Road, Yulee, FL

### Project Goals:

- Provide Regional Scale Recreational Amenities

### Construction Activities:

- Provide parking area
- Walking Trails\*
- Soccer and Multi-Use Fields\*
- Dog Park\*
- Kayak Launch\*
- Fitness Trails\*

### Project Schedule:

- Phase 1 Land Acquisition/Plan Prep\*\*
- Phase 2 Turf Fields & Infrastructure\*\*
- Phase 3 Hard courts & play equipment\*\*

### Project Budget:

Total Cost: \$35-40 Million  
 Ph. 1 \$TBD  
 Ph. 2 \$TBD  
 Ph. 3 \$TBD

### Estimated Annual Maintenance Cost:

\$3.5-4 million  
 \* Proposed improvements subject to change.  
 \*\*Pending Selection

### Current Status:

- Pending Selection

### Project Team Members:

Architectural / Engineering Firm: TBD  
 Contractor: TBD  
 Construction Inspection: TBD  
 Project Manager: Doug Podiak



Nassau County Public Works

# American Beach Historic Park Development BOCC District 2

## Project Photo



CIP000154

### Project Location:

American Beach Community

### Project Goals:

- To create a cohesive park system for the American Beach Community that captures the unique cultural heritage of the community.
- Additional details will be forth come with the completion of the American Beach Cultural Heritage Visitor Experience Enhancement Initiative

### Construction Activities:

- To be determined by Master Planning Study

### Project Schedule:

- To be determined

### Project Budget:

To be determined

### Estimated Annual Maintenance Cost:

To be determined

\* Proposed improvements subject to change.

\*\*Pending Selection

### Current Status:

- Pending Selection - Conceptual Planning

### Project Team Members:

Architectural / Engineering Firm: Barth and Associates  
 Contractor: TBD  
 Construction Inspection: TBD  
 Project Manager: Doug Podiak

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS  
 IMPACT FEES - FUND 141  
 CASH & INVESTMENT BALANCES  
 As of YTD report ran 3-15-22 cw

ACTIVITY	USE ALL FUNDS	USE ALL FUNDS	USE ALL FUNDS	USE ALL FUNDS	41157* REGIONAL PARK	41197* ALL-ADMIN FACILITIES	TOTAL
	TO-DATE close out 41152* 572 DIST 502 COMM. PARK	TO-DATE close out 41153* 572 DIST 503 COMM. PARK	TO-DATE close out 41154* 572 DIST 504 COMM. PARK	TO-DATE close out 41155* 572 DIST 505 COMM. PARK			
BALANCE 9/30/21	123,883.79	146,824.33	24,657.28	57,783.27	1,558.06	1,168,659.44	4,234,554.10
<b>REVENUES 2021/22</b>							
TRANSFER IN							-
IMPACT FEES - RESIDENTIAL							-
IMPACT FEES - COMMERCIAL							-
INTEREST	21.16	125.45	21.62	62.10	-	1,018.42	3,619.75
TOTAL REVENUE	21.16	125.45	21.62	62.10	-	1,018.42	3,619.75
TOTAL	123,904.95	146,949.78	24,678.90	57,845.37	1,558.06	1,169,677.86	4,238,173.85
<b>EXPENDITURES 2021/22</b>							
REFUND PRIOR YEAR REVENUE							-
DEPT 011							-
DEPT 501							-
DEPT 502							-
DEPT 503							-
DEPT 504							-
DEPT 505							-
REGIONAL PARK							-
RESCUE EQUIPMENT							-
ADMINISTRATIVE SPACE							-
COMMUNICATION SYSTEM							-
TRANSFER OUT - CLERK							-
TRANSFER OUT - BZP							-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
BALANCE IN FY21/22 as of 3/15/22	123,904.95	146,949.78	24,678.90	57,845.37	1,558.06	1,169,677.86	4,238,173.85
DESIGNATED C0001	-	-	-	-	0.00	500,000.00	948,969.00
DESIGNATED C0004							400,010.00
DESIGNATED C0041 INTEREST STOPPED							537,371.00
DESIGNATED C0084 INTEREST STOPPED			24,678.90				24,678.90
DESIGNATED C0088 INTEREST STOPPED		47,725.78					47,725.78
DESIGNATED C0133 INTEREST STOPPED		40,000.00					40,000.00
DESIGNATED C0151 INTEREST STOPPED		59,224.00					59,224.00
DESIGNATED C0089 REQUESTED INT STOP W-FEB POSTIN				57,845.37			57,845.37
DESIGNATED C0154 REQUESTED INT STOP W-FEB POSTIN	123,904.95						123,904.95
DESIGNATED CRAW2							290,898.72
UNDESIGNATED	-	0.00	-	-	1,558.06	669,677.86	1,765,391.50

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS  
 IMPACT FEES-FUND 36IM ORDINANCE 2016-02  
 ORDINANCE EFFECTIVE 8/1/16  
 CASH & INVESTMENT BALANCES as of YTD ran 3/16/22

CF TO 21/22	ORG 61006519 61197581 / 582 ADMIN	ORG 61006521 61210581 / 582 LAW ENFORCE	ORG 61006522 61227581 / 582 FIRE RESCUE	ORG 61006572 61157581 / 582 REGIONAL PARK	ORG 61007572 502 COMM. PARK	ORG 61008572 503 COMM. PARK	ORG 61009572 504 COMM. PARK	ORG 61010572 505 COMM. PARK
<b>ACTIVITY</b>	<b>FACILITIES</b>	<b>LAW ENFORCE</b>	<b>FIRE RESCUE</b>	<b>PARK</b>	<b>COMM. PARK</b>	<b>COMM. PARK</b>	<b>COMM. PARK</b>	<b>COMM. PARK</b>
BALANCE - CASH FORWARD TO FY21/22	5,814,312.71	862,312.79	847,226.28	8,993.54	196,500.27	2,766,329.69	158,853.62	291,949.09
<b>REVENUES 2021/22</b>								
IMPACT FEES - RESIDENTIAL	709,966.30	220,363.00	391,002.00	-	32,782.40	765,090.20	37,560.60	71,533.70
IMPACT FEES - COMMERCIAL	10,861.28	5,264.68	7,255.00					
INTEREST	7,221.43	1,161.36	965.15	11.81	208.26	4,581.04	175.09	462.32
TOTAL REVENUE	728,049.01	226,789.04	399,222.15	11.81	32,990.66	769,671.24	37,735.69	71,996.02
TOTAL INFLOW	6,542,361.72	1,089,101.83	1,246,448.43	9,005.35	229,490.93	3,536,000.93	196,589.31	363,945.11
<b>EXPENDITURES 2021/22</b>								
FIRE RESCUE								
LAW ENFORCEMENT		710.00						
COMMUNITY PARK				2,048.90		2,048.90		
REGIONAL PARK								
ADMINISTRATIVE SPACE	962.00							
Advertising								
TRANSFER OUT - BCC (1.5% max)								
TRANSFER OUT - CLERK (.5% max)								
TOTAL EXPENDITURES	962.00	710.00	-	2,048.90	-	2,048.90	-	-
BALANCE - in FY21/22 as of 3/16/22	6,541,399.72	1,088,391.83	1,246,448.43	6,956.45	229,490.93	3,533,952.03	196,589.31	363,945.11
DESIGNATED C0154 - Stop Interest as of Feb	-	-	-	-	115,934.54	-	-	-
DESIGNATED C0151	-	-	-	-	-	8,776.00	-	-
DESIGNATED C0088	-	-	-	-	-	-	-	-
DESIGNATED C0084	-	-	-	-	-	-	73,121.10	-
DESIGNATED C0089 - Stop Interest as of Feb	-	-	-	-	-	-	-	291,949.09
UNDESIGNATED	6,541,399.72	1,088,391.83	1,246,448.43	6,956.45	113,556.39	3,525,176.03	123,468.21	71,996.02



NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS  
 IMPACT FEES-FUND 36IM ORDINANCE 2016-1  
 ORDINANCE EFFECTIVE 8/1/16  
 CASH & INVESTMENT BALANCES as of YTD r

CF TO 21/22	USE ALL FUNDS TO-DATE		USE ALL FUNDS TO-DATE		TOTAL	
	ORG 61152572 502 COMM. PARK	ORG 61153572 503 COMM. PARK	ORG 61154572 504 COMM. PARK	ORG 61155572 505 COMM. PARK		
BALANCE - CASH FORWARD TO FY21/22	63,589.87	828,688.85	41,372.31	63,615.46	11,943,744.48	
<b>REVENUES 2021/22</b>						
IMPACT FEES - RESIDENTIAL	-	-	-	-	2,228,298.20	
IMPACT FEES - COMMERCIAL					23,380.96	
INTEREST	119.64	601.55	63.94	119.69	15,691.28	
TOTAL REVENUE	119.64	601.55	63.94	119.69	2,267,370.44	
TOTAL INFLOW	63,709.51	829,290.40	41,436.25	63,735.15	14,211,114.92	
<b>EXPENDITURES 2021/22</b>						
FIRE RESCUE					-	
LAW ENFORCEMENT					710.00	
COMMUNITY PARK					4,097.80	
REGIONAL PARK					-	
ADMINISTRATIVE SPACE					962.00	
Advertising					-	
TRANSFER OUT - BCC (1.5% max)					-	
TRANSFER OUT - CLERK (.5% max)					-	
TOTAL EXPENDITURES					5,769.80	(2,694.08)
<b>BALANCE - in FY21/22 as of 3/16/22</b>	<b>63,709.51</b>	<b>829,290.40</b>	<b>41,436.25</b>	<b>63,735.15</b>	<b>14,205,345.12</b>	
DESIGNATED C0154 - Stop Interest as of Fe	63,709.51	-	-	-	179,644.05	
DESIGNATED C0151	-	-	-	-	8,776.00	
DESIGNATED C0088	-	360,274.22	-	-	360,274.22	
DESIGNATED C0084	-	-	-	-	73,121.10	
DESIGNATED C0089 - Stop Interest as of Fe	-	-	-	63,735.15	355,684.24	
UNDESIGNATED	-	469,016.18	41,436.25	-	13,227,845.51	