

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

Department: Public Works/Parks & Recreation

Date: 3-28-22

Subject: Tributary Community 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 community park for new/additional capacity to meet growth.

IMPACT FUNDS AVAILABLE: 1,079,600
ACCOUNT NUMBER for source of payment:

41155572-563710 C0089 \$ 57,845.37
6I155572-563710 C0089 \$ 63,735.15
6I010572-563710 C0089 \$ 291,949.09
6I008572-563710 C0089 \$ 666,070.39

Chris Lacambra

Department Head Signature **
Thad Crowe

Planning & Economic Opportunity Signature**
Marshall Eyerman

Office of Management & Budget **
[Signature]

County Manager Signature **

3/28/2022

Date
3/28/2022

Date
3/28/2022

Date
3/28/2022

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: Denise C. May

County Attorney Signature 3/28/2022

Date

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

Certificate Of Completion

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Subject: Please DocuSign: 20220328153941.pdf

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Certificate Pages: 2

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Signatures: 5

Initials: 0

Status: Completed

Envelope Originator:

Cindy Wood

cwood@nassaucountyfl.com

IP Address: 50.238.237.26

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Status: Original

3/28/2022 3:39:31 PM

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cwood@nassaucountyfl.com

Location: DocuSign

Signer Events

Chris Lacambra

clacambra@nassaucountyfl.com

Lacambra

Nassau County BOCC

Security Level: Email, Account Authentication
(None)**Signature**

Signature Adoption: Pre-selected Style

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Sent: 3/28/2022 4:00:26 PM

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Electronic Record and Signature Disclosure:

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Thad Crowe

tcrowe@nassaucountyfl.com

Nassau County BOCC

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style

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Sent: 3/28/2022 4:19:10 PM

Viewed: 3/28/2022 4:35:38 PM

Signed: 3/28/2022 4:35:48 PM

Electronic Record and Signature Disclosure:

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Marshall Eyerman

MEyerman@nassaucountyfl.com

Assistant County Manager

Nassau County BOCC

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style

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Sent: 3/28/2022 4:35:49 PM

Viewed: 3/29/2022 8:17:02 AM

Signed: 3/29/2022 8:17:55 AM

Electronic Record and Signature Disclosure:

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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: 3/29/2022 8:17:56 AM

Viewed: 3/29/2022 9:05:45 AM

Signed: 3/29/2022 9:05:54 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Signer Events

Denise C. May
 dmay@nassaucountyfl.com
 Assistant County Attorney
 Nassau County BOCC
 Security Level: Email, Account Authentication
 (None)

Signature

Denise C. May

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

Timestamp

Sent: 3/29/2022 9:05:55 AM
 Viewed: 3/29/2022 9:06:44 AM
 Signed: 3/29/2022 9:10:32 AM

Electronic Record and Signature Disclosure:
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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: 3/29/2022 9:10:34 AM
 Resent: 3/29/2022 9:10:37 AM
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Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

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 Security Checked
 Security Checked

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 3/29/2022 9:10:32 AM
 3/29/2022 9:10:34 AM

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



RLS TRACKING #: RLS2021-0188

REQUEST FOR LEGAL SERVICES-GENERAL(RLS-G)

DATE OF REQUEST: 11-22-21	DEPT/DIV: OMB
REQUESTER(S): Cindy Wood	EXTENSION/EMAIL: 6006 cwood@nassaucountyfl.com
PRIORITY CLASSIFICATION (Urgent/Standard): Standard	
REQUESTED RESPONSE DEADLINE: 12-13-21	
TITLE OF ITEM OR DOCUMENT: Financial Action Form-Impact Fee Usage Justification for CIP000089	
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 CIP000089, Tributary Community Park Development.	

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: 12/13/21	By: Date:
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	Bryceville Ballpark Improvements	3	CIP000087	-	126	\$ -
Parks	Yulee Sports Complex	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	Nassau Crossing Community Park Development	5	CIP000089	Community Park District 3 → (5) & (3)	114, 123	\$ 1,079,600
Parks	Tributary Community Park Development	5	CIP000089	Developer Contribution	114, 123	\$ 2,500,000
Parks	Tributary Community Park Development	2	CIP000102	Capital Reserves - non-transportation	110	\$ 303,900
Parks	Holly Point Boat Ramp Park Improvements	3	CIP000133	Community Park District 3	116	\$ 40,000
Parks	Melton Nelson Boat Ramp	4	CIP000134	-	130	\$ -
Parks	Kings Ferry Boat Ramp	2	CIP000135	-	131	\$ -
Parks	Peters Point Park Improve	1	CIP000136	-	127	\$ -
Parks	Dee Dee Bartels Kayak Launch	3	CIP000149	-	135	\$ -
Parks	Yulee Regional Park Development	3	CIP000150	-	118, 122	\$ -
Parks	Nassau Station Park Development	3	CIP000151	Developer Contribution	117, 134	\$ 933,818
Parks	Blackrock Cove Park	3	CIP000151	Community Park District 3	117, 134	\$ 68,000
Parks	Blackrock Cove Park	3	CIP000152	-	133	\$ -
Parks	Liberty Cove Community Park	3	CIP000153	-	132	\$ -
Parks	Wildlight Community Park	2	CIP000154	Community Park District 2	136	\$ 303,549
Parks	American Beach Historic Park	2	CIP000154	-		\$ 6,280,667
Parks Total						\$ 6,280,667
Sheriff	Public Safety Training Complex (Sheriff)	All	CIP000110	-	154, 171	\$ -
Sheriff Total						\$ -
SOE	ADA voting Equipment	All	CIP000109	Prior Allocation	144	\$ -
SOE Total						\$ -
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	\$ -
Stormwater/Drainage/Bridge Total						\$ -



Nassau County Public Works

West Side Regional Park Development Phases 1-2 BOCC District 4

Project Photo



CIP000080 - CIP000082

Project Location:

Intersection of US 1 and Pratt Siding Road

Project Goals:

- Create a Regional Park on the West Side of the County

Construction Activities:

- Permitting and Land Preparation
- Install restrooms, parking, walking trails*
- Construct Soccer / Multi-Use Field*
- Construct Stands, security, fencing, lighting, and landscaping.*

Project Schedule:

- Phase 1 - FY 2020/2021
- Phase 2 (Design) - FY 2022/2023
- Phase 2 (Construction) - FY 2023/2024
- Phase 3 **

Project Budget:

Phase 1 - \$4,129,056
 Phase 2 - \$640,000 (Design)
 Phase 2 - \$2,560,000 (Construction)
 Phase 3 - \$2,500,000**

Estimated Annual Maintenance Cost:

\$899,260 (Phase 1-2)
 \$294,683 (Phase 3)

* Programming for amenities is currently under design. Proposed improvements may change.

** Pending Selection

Current Status:

- Planning & Conceptual Design

Project Team Members:

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



Nassau County Public Works

Tributary Community Park Development BOCC District 5

Project Photo



CIP000089

Project Location:

Edwards Road, Yulee, FL

Project Goals:

- Community Park to the Tributary, Edwards Rd, and River Glen community

Construction Activities:

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

Project Schedule:

- Phase 1 Facilities & Fields
- Phase 2 Dock & Kayak Launch**
- Phase 3 Fitness Trails & Lighting**

Project Budget:

Ph. 1 \$1,079,600 County / \$2,500,000 Dev
 Ph. 2 \$1,175,700 County / \$1,000,000 Dev.
 Ph. 3 \$137,100 County / \$1,000,000 Dev.

Estimated Annual Maintenance Cost:

\$350,000 (Phase 1)
 \$270,631 (Phases 2-3)

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

ACTIVITY	USE ALL FUNDS	USE ALL FUNDS TO-	USE ALL FUNDS TO-	41157* REGIONAL PARK	41197* ALL-ADMIN FACILITIES	TOTAL
	TO-DATE	DATE	DATE			
	close out	close out	close out			
	41153* 572	41154* 572	41155* 572			
	DIST 503	DIST 504	DIST 505			
	COMM. PARK	COMM. PARK	COMM. PARK			
BALANCE 9/30/21	146,824.33	24,657.28	57,783.27	1,558.06	1,168,659.44	4,234,554.10
REVENUES 2021/22						
TRANSFER IN						-
IMPACT FEES - RESIDENTIAL						-
IMPACT FEES - COMMERCIAL						-
INTEREST	125.45	21.62	62.10	-	1,018.42	3,615.83
TOTAL REVENUE	125.45	21.62	62.10	-	1,018.42	3,615.83
TOTAL	146,949.78	24,678.90	57,845.37	1,558.06	1,169,677.86	4,238,169.93
EXPENDITURES 2021/22						
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	146,949.78	24,678.90	57,845.37	1,558.06	1,169,677.86	4,238,169.93
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			57,845.37			57,845.37
DESIGNATED C0154						123,901.03
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

	ORG 61006519 61197581 / 582 ADMIN	ORG 61006521 61210581 / 582 ADMIN	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
CF TO 21/22								
ACTIVITY	FACILITIES	LAW ENFORCE	FIRE RESCUE	PARK	COMM. PARK	COMM. PARK	COMM. PARK	COMM. PARK
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
REVENUES 2021/22								
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
EXPENDITURES 2021/22								
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	-	-	-	-	115,960.31	-	-	-
DESIGNATED C0151	-	-	-	-	-	8,776.00	-	-
DESIGNATED C0088	-	-	-	-	-	-	-	-
DESIGNATED C0084	-	-	-	-	-	-	73,121.10	-
DESIGNATED C0089	-	-	-	-	-	-	-	291,949.09
UNDESIGNATED	6,541,399.72	1,088,391.83	1,246,448.43	6,956.45	113,530.62	3,525,176.03	123,468.21	71,996.02

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
 IMPACT FEES-FUND 361M ORDINANCE 2016-4
 ORDINANCE EFFECTIVE 8/1/16
 CASH & INVESTMENT BALANCES as of YTD 12/31/21

ACTIVITY	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
REVENUES 2021/22					
IMPACT FEES - RESIDENTIAL	-	-	-	-	2,228,298.20
IMPACT FEES - COMMERCIAL	-	-	-	-	23,380.96
INTEREST	97.79	601.55	63.94	119.69	15,669.43
TOTAL REVENUE	97.79	601.55	63.94	119.69	2,267,348.59
TOTAL INFLOW	63,687.66	829,290.40	41,436.25	63,735.15	14,211,093.07
EXPENDITURES 2021/22					
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
BALANCE - in FY21/22 as of 3/16/22	63,687.66	829,290.40	41,436.25	63,735.15	14,205,323.27
DESIGNATED C0154	63,687.66	-	-	-	179,647.97
DESIGNATED C0151	-	-	-	-	8,776.00
DESIGNATED C0088	-	360,274.22	-	-	360,274.22
DESIGNATED C0084	-	-	-	-	73,121.10
DESIGNATED C0089	-	-	-	63,735.15	355,684.24
UNDESIGNATED	-	469,016.18	41,436.25	-	13,227,819.74

(2,694.08)