

**Nassau County Board of County Commissioners
Regular Session, May 21, 2020, 6:00 p.m.
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

Call to Order

Commissioners:

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

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

Staff Present: Megan Diehl, Office of Management and Budget Director, and Brenda Linville and Peggy Snyder, Deputy Clerks.

Official Agenda Summary:

Audience Input:

RS200521 - 6:07:03

None.

RS200521 - 6:07:11 Mr. Mullin advised that if anyone watching this meeting online wished to have their comments read into the record, they can do so by e-mailing their comments to comments@nassaucountyfl.com. If a person wishes to be telephoned during this meeting, they can e-mail their contact information and topic for discussion to the same e-mail address. Voicemails may also be left at 904-530-6009 and the call will be returned during this meeting. To watch this meeting remotely, a person can log onto the Clerk of Court's website www.nassauclerk.com.

PRESENTATION(S) :

RS200521 - 6:14:23 (Tab A) Megan Diehl, Director Office of Management and Budget, regarding Economic/Budget Update.

Discussion: Ms. Diehl provided an overview of the economic and budget update. She reviewed some key economic

indicators resulting from the COVID-19 pandemic such as unemployment, consumer price index changes, and the downgrade in the municipal bond ratings. In her opinion, Ms. Diehl felt that the economy will stay weak for a period of time as the decline in property tax revenue will take longer to materialize and significant budget adjustments will become necessary. The economists have projected that the -32.6 percent decline in the second quarter of 2020 is easily the worst quarterly decline in history. The third quarter of 2020 is expected to rebound.

Next, Ms. Diehl reviewed the *4 Steps to Success for budgeting during a crisis* provided by the International City/County Management Association (ICMA) to include forecasting the next six to 18 months, reduce spending, find new resources, reduce materials or contractor costs, communicate and engage, and support decision making. The County's taxing funds include the General Fund, Municipal Service Taxing Unit (MSTU), and the Transportation Fund. Collectively, there is a projected revenue shortfall for Fiscal Year 2019-20 of (\$6,738,922.00). These tax revenues are collected and aggregated at the State level. Sales taxes collected in Orlando are then aggregated in Tallahassee and distributed back out to all of the counties based on a formula. Most importantly, even if Nassau County's hotels are at 100 percent occupancy and the county generates a large amount of sales tax, these taxes would be distributed to help offset Walt Disney World's not taking reservations until July 1st. Using a 25 percent of the Fiscal Year 2020-21 estimated revenue reduction, the budget shortfall for next year would be (\$6,521,059.00). These amounts do not consider any changes to Ad Valorem taxes.

Ms. Diehl's explained the first steps of reducing spending by deferring projects, reallocation of small project budget, improve capital project management, re-examine maintenance and replacement standards; and freeze hiring. She pointed out that the County will need to find new resources such as an increase in Interfund charges, re-designate General Fund reserves, consider monetizing assets on GovDeals.com, implement new fees where appropriate, or consider short-term borrowing. The next step will be to reduce materials or contractor costs by closing facilities where social distancing is not possible and review contractor costs and re-negotiate contract if possible. The final step is to ensure communication, engagement and

support by providing regular updates and encourage public participation and transparency in the process.

Ms. Diehl reviewed the upcoming meetings associated with the budget:

- May 28, 2020 - Not-for-Profit Budget Presentation.
- June 1, 2020 - Preliminary taxable values from Property Appraiser and Budget Requests due from Constitutional Officers.
- June 2, 2020 - Round 1 of Departmental Budget Presentations.
- June 9, 2020 - Round 2 of Departmental Budget Presentations.
- July 1, 2020 - Certified Taxable Values due from Property Appraiser.
- July 15, 2020 - Presentation of Tentative Budget to County Commission.
- July 27, 2020 - Tentative Millage; set date and time of first public hearing.
- September 14, 2020 - Proposed date for first public hearing - School Board has priority.
- September 28, 2020 - Proposed date for final public hearing.

There was consensus of the Board to reassess priorities, goals and objectives. Chairman Leeper discussed the potential of the County receiving a portion of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Congressional funding as a result of the County Manager's letter to Florida Governor Desantis. The small population counties did not receive direct funding; therefore, the funding must be released by the State. Mr. Mullin pointed out that the budget hearings will be live streamed for the public.

RS200521 - 7:01:44 Mr. Pope pointed out that last year Nassau County was the 25th fastest growing county in the United States and is projected to be one of the fastest growing counties in the State of Florida over the next ten years. Even during a recession, Nassau County continues to grow; therefore, the County must continue to deliver on the Capital Projects and continue to improve their levels of service to accommodate the new growth.

NEW BUSINESS:

RS200521 - 6:08:39 (Tab B) Discuss/consider proposed list of roads for double chip seal.

Discussion: Robert Companion, County Engineer, reviewed the request.

| 2019/20 DOUBLE CHIP SEAL ROAD LIST | | |
|------------------------------------|--|------------------------------|
| ROAD NAME | SYNOPSIS OF WORK TO BE COMPLETED | PROPOSED YEAR TO BE UPGRADED |
| PINE DRIVE | Limerock Base; Double Chipseal | 19/20 |
| DONNIE LANE | Limerock Base; Double Chipseal | 19/20 |
| CHEM CELL ROAD | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| GREGG ST | Limerock Base; Double Chipseal | 19/20 |
| PALM DRIVE | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| CREWS CREEK AVE | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| LANG ROAD | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| MOBLEY HEIGHTS RD | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| MERLIN ROAD | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| LIVE OAK DR | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| PALM CIRCLE | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| MILL CREEK RD | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| MARIA AVE | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| SHIRLEY AVE | Drainage Maintenance; Limerock Base; Double Chipseal | 19/20 |
| | | |
| CHURCH AVENUE | Drainage Maintenance; Limerock Base; Double Chipseal | 20/21 |
| FOURAKER | Drainage Maintenance; Limerock Base; Double Chipseal | 20/21 |
| DUCK LAKE DR | Drainage Maintenance; Limerock Base; Double Chipseal | 20/21 |
| OELSNER DRIVE | Drainage Maintenance; Limerock Base; Double Chipseal | 20/21 |
| NASSAU RIVER ROAD | Limerock Base; Double Chipseal | 20/21 |
| | | |

THE BUDGET IS \$340,000. ANY SAVINGS ON ANY ROAD WILL BE PLACED TOWARDS ROADS THAT ARE PRIORITIZED OUT OF THE BUDGET LIMITS KEEPING IN THE PRIORITY ORDER

Motion: Approve 2019-2020 Double Chip Seal Road list as presented and approve staff to proceed as outlined by the County Engineer with the use of Double Chip Seal on these County roadways listed above the red line on the chart provided.

Maker: Commissioner Taylor

Second: Commissioner Edwards

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Finance, OMB, Road Department, Engineering Department

NON-QUASI-JUDICIAL PUBLIC HEARING(S) :

RS200521 - 7:04:22 (Tab C) Public Hearing on Ordinance Restricting Driving and Parking in the Unincorporated Areas of the Beach.

Motion: Continue to July 20, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab C as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager, Facilities Maintenance, Sheriff's Office

RS200521 - 7:04:22 (Tab D) Consideration of an Ordinance of the Board of County Commissioners of Nassau County, Florida, banning the retail sale of dogs, cats or rabbits from a commercial establishment or from a public roadway, common area or flea market; providing for exceptions for Animal Shelters, Animal Welfare Organizations and adoption of animals; requiring a Certificate of Source; providing for penalties; providing for republication in the Code of Ordinances, severability, and an effective date.

Motion: Continue to July 16, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab D as stated above.

Maker: Commissioner Taylor

Second: Commissioner Ford

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

RS200521 - 7:04:22 (Tab E) Amend the Impact Fee Ordinance and Repealing and Replacing Fire Rescue, Law Enforcement and Administrative Facilities Impact Fees.

Motion: Continue to July 16, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab E as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

RS200521 - 7:04:22 (Tab F) Consider CPA20-002, a Small-Scale Future Land Use Map amendment to change the classification of 3.21 acres located on the south side of Julia Street between Julia Street and Lewis Street from Commercial (COM) to High Density Residential (HDR), Application filed by J.H. Cobb Properties, LLC, Owner; and Rogers Towers, P.A., Agent.

Motion: Continue to July 13, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab F as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab G) Consider Comprehensive Plan Amendment application CPA19-009, a Future Land Use Map amendment to change the classification of 265.65 acres located on the west side of Lem Turner Road between Lawhon Road South and Dornbush Road from Low Density Residential (LDR) to Recreation (REC). Application filed by Angel Lakes Gated Inc., owner; and Rogers Towers, P.A., agent.

Motion: Continue to July 6, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab G as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab H) Consider Comprehensive Plan Amendment application CPA19-008, an Ordinance amending The Public Facilities, Conservation, Regional Coordination, and Capital Improvements Elements of the 2030 Nassau County Comprehensive Plan to Address Statutory Requirements For Water Supply Planning Pursuant To F.S. 163.3177(6) (C) (3), F.S. 163.3177(6) (D) (3), F.S. 163.3177(6) (H) (1), and F.S. 163.3177(3) (A) (4).

Motion: Continue to July 6, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab H as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab I) Consider Land Development Code amendment application LDC20-003, An ordinance amending Article 1, Section 1.02 of the Land Development Code, Relationship to Comprehensive Plan, amending Article 1, Section 1.07 Of the Land Development Code, Official Zoning Map; providing that the Official Future Land Use Map and Official Zoning Map Of Nassau County is maintained in electronic format through the Nassau County Property Appraiser's Office and available to the public through that office's website or by contacting the County planning department.

Motion: Continue to July 6, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab I as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab J) Second public hearing for consideration of Land Development Code application, LDC20-002, amending Article 20 of the Land Development Code, Industrial, Warehouse (IW); specifically Section 20.01, Permitted Uses; amending Article 32 of the Land Development Code, Definitions; adding a definition for "Community Residential Home"; adding a definition for "Functional Family"; amending the definition for "Group Home"; amending the definition for "Dwelling, Single Family Attached"; providing for findings; providing for severability; and providing an effective date.

Motion: Continue to July 6, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab J as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

QUASI-JUDICIAL PUBLIC HEARING(S) :

RS200521 - 7:02:46 Mr. Mullin advised that **(Tab K)** Approval of the final plat for Dixon Farms filed by Raydient LLC, dba Raydient Places + Properties, LLC, owner, and Jim Law, agent for owner, for a partial vacation and replat of a portion of the underlying Jacksonville Park Unit C plat. The parcels are zoned Open Rural [OR] with a Future Land Use of Agriculture [AGR]. The new subdivision will consist of eleven lots ranging in size from five to eleven acres, each containing some percentage of wetland and wetland buffers. The proposed Dixon Park plat consists of two parcels on either side of River Road, four miles west of the Town of Callahan, **(Tab L)** Approval for the final plat for Amelia Concourse Phase III, Unit A, filed by DFC Amelia Concourse Phase III, LLC, owner, and McCranie and Associates, agent, to divide 30.11 acres into 31 quarter-acre, single-family lots, and five [5] tracts off Amelia Concourse. The property is zoned Residential Single Family-2 [RS-2] with a Future Land Use Map [FLUM] designation of Medium Density Residential [MDR], **(Tab M)** Approval for the final plat for Amelia Concourse Phase III, Unit B, filed by DFC Amelia Concourse Phase III, LLC, owner, and McCranie and Associates, agent, to divide 26.32 acres into 77 quarter-acre, single-family lots and two Tracts off Amelia Concourse. The property is zoned Residential Single Family-2 [RS-2] with a future land use of Medium Density Residential [MDR], and **(Tab N)** Approval for the final plat for Amelia Concourse Phase III, Unit C, filed by DFC Amelia Concourse Phase III, LLC, owner, and McCranie and Associates, agent, to divide 21.16 acres into 54 quarter-acre, single-family lots off Amelia Concourse. The property is zoned Residential Single Family-2 [RS-2] with a Future Land Use Map designation of Medium Density Residential [MDR] are plats and have been signed off on by staff; therefore, they do not require public hearings.

Motion: Continue to May 27, 2020 at 10:00 a.m.
consideration of Tab K, L, M and N as stated
above.

Maker: Commissioner Bell

Second: Commissioner Edwards

Action: Aye: Commissioners Leeper, Bell, Edwards,
Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab O) Consider Notice of Proposed Change, application NOPC20-001, a Resolution amending the Development Order for the Summer Beach Development of Regional Impact (DRI); specifically amending the Development Order to a previously approved Development Of Regional Impact (DRI) pursuant to a notification filed by Artisan Homes, LLC; providing for up to twenty-eight (28) multi-family residential units on Parcel D-1. District 2

Motion: Continue to July 13, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab O as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards,
Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab P) Consider FD20-001, the Final Development Plan for Parcel D-1 of the Summer Beach Planned Unit Development [PUD]/Development of Regional Impact [DRI]; allowing a maximum of 28 residential units and associated open space. Application filed by J.H. Cobb Properties, LLC, Owner; and Tim Ritch, Forum Capital Partners, Agent.

Motion: Continue to July 13, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab P as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards,
Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab Q) Consider FD19-005, the final development plan for Phase 1C, Segments 1 and 2 of the Amelia National PUD; 91 single-family residential units and associated infrastructure on the north and east sides of Amelia Concourse, west of CR107, Old Nassauville Road. Application filed by Amelia National Enterprise LLC, Owner; and Prosser, Inc., Agent. District 2.

Motion: Continue to July 13, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab Q as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

RS200521 - 7:04:22 (Tab R) Consider Planned Unit Development application PUD19-008, filed by Angel Lakes Gated, Inc., owner, and Rogers Towers, P.D., agent for owner, to rezone approximately 265.65 acres from Open Rural (OR) and Residential Single Family 2 (RS-2) to PUD. Property is located on the west side of Lem Turner Road between Lawhon Road, south and Dornbush Road, Callahan area.

Motion: Continue to July 6, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, consideration of Tab R as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Planning Department

EXPANSION ITEMS:

RS200521 - 6:08:33

None.

DISCUSSION ITEMS:

RS200521 - 7:06:47 Commissioner Ford's Business:

- Thanked Ms. Diehl, Mr. Pope, and Mr. Mullin for their hard work and forward thinking involved with the budget presentation.
- Excited about getting the roadways Chip Sealed.

RS200521 - 7:07:43 Commissioner Edwards' Business:

- Thanked staff for the good report.
- Buy local.

RS200521 - 7:08:07 Commissioner Bell's Business:

- Stated that 8 percent of the County's jobs were lost due to the COVID-19, mainly in accommodations and food services.
- Encouraged people to shop and dine locally.

RS200521 - 7:08:47 Commissioner Taylor's Business:

- Thanked everyone for a good meeting.

RS200521 - 7:08:53 Commissioner Leeper's Business:

- Encouraged everyone to help the local businesses.
- Thanked everyone for a great meeting.

There being no further business, the regular session of the Nassau County Board of County Commissioners adjourned at 7:10 p.m.

Daniel B. Leeper, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk