

**Nassau County Board of County Commissioners  
Special Session, May 27, 2020, 10:00 A.M.  
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

Call to Order

**Commissioners:**

**Present: Chairman Daniel B. Leeper.**

**Present via speakerphone: Commissioners Justin Taylor, 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. Also present via speakerphone were Dr. Eugenia Ngo-Seidel, Nassau County Health Department Director; and Greg Foster, Emergency Management Director.

**Staff Present:** Megan Diehl, Office of Management and Budget Director, and Brenda Linville, Deputy Clerk.

**Official Agenda Summary:**

**SS200527 - 10:01:30** Dr. Seidel provided a COVID-19 pandemic report noting that as of today, the County confirms two additional non-resident cases of COVID-19 for a total case count of 72 including 65 residents and 7 non-residents. Six of the non-residents are from Georgia. There have been a total of 3,460 tests conducted. She encouraged everyone to visit the Department of Health's (DOH) website for the current data on the COVID-19 pandemic.

In response to a question posed by Commissioner Bell, Dr. Seidel explained that there does not seem to be a specific pattern to the cases. There are currently zero cases hospitalized.

**SS200527 - 10:05:08** Director Foster provided an update of the Nassau County Emergency Management. They continue to support the Department of Health (DOH) and stay in contact

with their regional partners. The Emergency Operations Center (EOC) has been moved into a Level Three Activation which is "monitoring." The EOC is preparing for hurricane season and determining how sheltering will be handled considering the COVID-19 pandemic.

**Audience Input:**

None.

**CONSENT ITEM(S):**

**SS200527 - 10:09:20** Approve the following: **(Tab A)** Resolution extending the State of Emergency in Nassau County, Florida, due to COVID-19. **(Tab B)** Resolution of the Board of County Commissioners of Nassau County, Florida, requesting distribution of \$1.275 billion in CARES Act Funding to local governments not receiving funding directly from Congress. **(Tab C)** 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. 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 D)** 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 5 Tracts off Amelia Concourse. The property is zoned Residential Single Family-2 with a Future Land Use Map designation of Medium Density Residential. **(Tab E)** 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 2 Tracts off Amelia Concourse. The property is zoned Residential Single Family-2 with a future land use of medium density. **(Tab F)** 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 (FLUM) designation of Medium Density Residential.

**Motion:** Remove Tab D from Consent Items.

**Maker:** Commissioner Bell

**Second:** Commissioner Taylor

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

**Follow Up:** Planning Department

Public input: Patricia Bux came forward to request clarification regarding the landscape buffer for Amelia Concourse Phase III, Unit A. She also had questions related to impact fees. Valerie Feinberg, Interim Planning Director, will address Ms. Bux's concerns regarding assessments and impact fees associated with subdivisions.

**Motion:** Continue to June 3, 2020 special meeting, approval for Tab D, 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 divided 30.11 acres into 31 quarter-acre, single family lots and five 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).

**Maker:** Commissioner Bell

**Second:** Commissioner Ford

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

**Follow Up:** County Manager, Planning Department

**SS200527 - 10:09:20** Mr. Mullin addressed Tab B, approval of a Resolution requesting distribution of \$1.275 billion in CARES Act Funding to local governments not receiving funding directly from Congress. He advised that approximately ten days ago, he drafted a letter to Florida Governor Ron Desantis on behalf of the Board of County Commissioners asking for the release of these funds to the smaller counties and advised that Tab B is a further enhancement of that request. The Florida Associations of Counties (FAC), Florida League of Cities, and the Small County and Government Coalition have made the same requests to the Governor. The Amelia Island-Fernandina Beach-Yulee Chamber of Commerce has been seeking ways to help small

businesses affected by the COVID-19 pandemic by providing funds for small businesses. The most recent government to be able to obtain funding by the CARES Act resolution was St. Johns County. The funding mechanism for St. Johns County to do their program is their very active Community Development Block Grant (CDBG) which provides funding according to CDBG guidelines. St. Johns County has legally determined that they can use these funds for their business relief program. Nassau County does not have a CDBG grant program. Counties with less than 500,000 populations have not received any government funding. Nassau County's only source of funds is out of Reserve for Emergencies, Reserve for Contingencies, and funds set aside for Capital Improvement Projects. If Nassau County, the City of Fernandina Beach, and the Towns of Hilliard and Callahan were able to receive a portion of the \$1.275 billion, they would have flexibility to consider a small business grant program. The Federal CARES Act would support this. This resolution, along with the letter previously sent to the Governor, will hopefully have a direct result because the language in the CARES Act stated that the Governor's "may" distribute those funds to local governments.

**Motion:** Approve Consent Items (Tabs A, B, C, E and F) as stated above and authorize Chairman to sign Resolution 2020-101 regarding Tab A and Resolution 2020-102 regarding Tab B.

**Maker:** Commissioner Ford

**Second:** Commissioner Bell

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

**Follow Up:** Finance, OMB, County Manager, EOC, Fire Rescue, Sheriff's Office, Planning Department

**SS200527 - 10:15:49** 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](mailto: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 or 904-530-6100 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](http://www.nassauclerk.com).

**NEW BUSINESS:**

**SS200527 - 10:17:29 (Tab G)** Approve and authorize the Chairman to sign the following for the 2019 Edward Memorial Justice Assistance Grant (JAG) Program-JAG Countywide-State Solicitation: the Equal Employment Opportunity Requirements Form, the Lobbying, Debarment and Drug Free Workplace Certification, the Internal Controls Questionnaire and the Distribution Letter; and authorize staff to submit application electronically.

**Motion: Approve Tab G as stated above**

**Maker: Commissioner Edwards**

**Second: Commissioner Bell**

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

**Follow Up: Finance, OMB, Sheriff's Office**

**SS200527 - 10:17:52 (Tab H)** Approve and authorize the Chairman to sign Amendment No. 1 to the agreement with Florida Government Utility Authority (FGUA), Contract No. CM2700-A1, for management and review of the Nassau Amelia Utility Water and Wastewater System, for the term of July 1 through August 30, 2020.

**Motion: Approve Tab H as stated above.**

**Maker: Commissioner Bell**

**Second: Commissioner Edwards**

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

**Follow Up: Finance, OMB, County Manager, NAU**

**EXPANSION ITEMS:**

**SS200527 - 10:09:00** (1) Discussion of organized youth sports. (2) Discussion in general of Emergency Orders. (3) Discuss and ratify Executive Order No. 11; and, (4) Discuss the State Park beach and the area north of the property adjoining the State Park.

**Motion: Expand the meeting to consider four (4) items as stated above.**

**Maker: Commissioner Edwards**

**Second: Commissioner Ford**

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

**Follow Up: County Manager**

**SS200527 - 10:26:00 Expansion Item #1:** Discussion of organized youth sports.

**Discussion:** Mr. Mullin discussed the opening of youth sports at the County's fields and facilities.

**Motion:** Authorize staff to discuss with the Parks and Recreation Commission at their telephonic meeting on May 28, 2020 regarding opening up the youth sports activities and how they will address the Center for Disease Control (CDC) guidelines.

**Maker:** Commissioner Ford

**Second:** Commissioner Taylor

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

**Follow Up:** County Manager

**SS200527 - 10:43:49 Expansion Item #2:** Discussion in general of Emergency Orders.

**Discussion:** Mr. Mullin explained the process involved in order to execute emergency orders. He explained how an Emergency Order allows the County to function during an emergency such as allowing a Board meeting to be held remotely. The County's Emergency Plan states that once an emergency is declared, the County's Emergency Management Director reports to the County Manager who can issue executive orders dealing with whatever issue arises regarding public health, safety and welfare. Based on the management plan, the Board of County Commissioners can override an executive order after it is issued or they can ratify or affirm it.

**SS200527 - 10:35:37 Expansion Item #3:** Discussion and ratify Executive Order No. 11.

**Discussion:** Mr. Mullin explained that the reason behind the amended Executive Order No. 10 is to shorten the time period to six hours between a tenant leaving a vacation rental and the cleaning and inspection of the unit.

**Motion:** Ratify Executive Order No. 11 to allow vacation rentals at least a six hour time period between guests to allow for cleaning and inspection of the unit.

**Maker:** Commissioner Edwards  
**Second:** Commissioner Taylor  
**Abstained:** Commissioner Bell (*see Attachment A*)  
**Action:** Aye: Commissioners Leeper, Edwards, Ford, and Taylor  
**Follow Up:** County Manager

**SS200527 - 10:38:53 Expansion Item #4:** Discuss State Park Beach and area north that adjoins the State Park.

**Discussion:** Mr. Mullin advised that he had spoken with the Park Ranger in charge of Talbot Island which includes the County's portion of the beach on the south end. They were waiting to hear that the County's section of the beach from the State Park north to the area where driving and parking is permitted is definitively opened. The Ranger advised that there will be restrictions associated.

**Motion:** Affirm that the north area of the beach adjacent to the State Park is open.

**Maker:** Commissioner Bell  
**Second:** Commissioner Edwards  
**Action:** Aye: Commissioners Leeper, Edwards, Bell, Ford, and Taylor  
**Follow Up:** County Manager

**DISCUSSION ITEMS:**

**SS200527 - 10:54:55** Commissioner Ford's Business:

- Thanked Mr. Mullin for his explanation regarding executive orders.
- Thanked staff and the Road Department employees for ensuring driving lanes on the beach for Nassau County residents.
- Thanked Fire Rescue for their rapid response handling the recent brush fire in Bryceville.

**SS200527 -10:42:58** Commissioner Bell's Business:

- Shout out to the Road Department for clearing out the contractor's waste left in a ditch on Phillips Manor Road.

- Encouraged everyone to buy local.

**SS200527 - 10:56:24** Commissioner Taylor's Business:

- Thanked staff for their hard work in checking people into the beach.

**SS200527 -10:57:36** Commissioner Edwards' Business:

- Echoed what the other commissioners stated.

**SS200527 - 10:58:00** Commissioner Leeper's Business:

- Thanked everyone for the great work.
- Wished NASA and SpaceX a successful launch today.

**COUNTY MANAGER'S BUSINESS:**

**SS200527 - 10:58:33** Mr. Mullin advised that for all the Nassau County property owners with their permanent residence being outside Nassau County, the County is in the process of working with the Tax Collector's Office to provide an identification card for local property owners.

There being no further business, the special session of the Nassau County Board of County Commissioners adjourned at 11:00 a.m.

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Daniel B. Leeper, Chairman

Attest:

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John A. Crawford, Ex-Officio Clerk