

**Nassau County Board of County Commissioners**  
**Special Session, April 12, 2021, 4:30 P.M.**  
**Regular Session, April 12, 2021, 6:00 P.M.**  
**Commission Chambers, 96135 Nassau Place, Yulee, Florida**

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

**Commissioners:**

**Present:** Chairman Thomas R. Ford, Commissioners John F. Martin, Aaron C. Bell, Jeff Gray, and Klynt A. Farmer

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

**Staff Present:** Peggy Snyder and Heather Nazworth, Deputy Clerks.

**ADDITIONAL MEETING 4:30 p.m.:**

**SS210412 - 4:32:19 (Tab C)** Presentation by Doug Podiak, Public Works Director, regarding Beach Security, Solid Waste, Facilities Maintenance Methodology, and Dude Solutions.

**Discussion:** Mr. Podiak came forward to provide a PowerPoint presentation reviewing Facilities Maintenance and Beach Security. Facilities Maintenance methodology is that Operation and Maintenance (O&M) encompass a broad spectrum of services. Facilities cannot operate at peak efficiency without proper maintenance. He reviewed the maintenance goals to be reached including key employees, responsibilities, operation and maintenance, preventive maintenance, predictive maintenance, corrective maintenance, reactive maintenance, and budget forecasting in order to reduce capital repairs, reduce unscheduled shutdowns and repairs, and extend equipment life. Mr. Podiak stated that facilities management should have an active role in the design process when new facilities are under design which has been beneficial in reducing future maintenance costs. He reviewed the project development and priority which is divided into two categories: Capital Improvement Projects (CIP) over \$50,000.00 and Operating and Maintenance Projects under \$50,000.00. He provided examples of the Capital Improvement Projects and Operating and Maintenance Projects.

Mr. Podiak reviewed the apprenticeship programs that are offered through the County and Northeast Florida Builders Associations such as heating and air conditioning, electrician, and carpentry. It is a four (4) year program and then the employee will be able to take the State Journeyman test. He reviewed Dude Solutions/Asset Essential which is a work order and asset management system, and the life cycle of the work order. The County has instituted the Citizen Portal to create a maintenance request and follow the progress of the request. He provided the work order details that have been completed to date for the County. Further discussion ensued.

Mr. Podiak discussed Beach Security. The County selected Giddens Security Corporation to manage the beach security. There is a manned kiosk at every vehicle access checkpoint and one beach roving supervisor that maintains 7.2 miles of shoreline and beach front parks. The gate guards check driver identifications, ensure that the beach ordinance regulations are known to all beach visitors. They serve as a central point of contact on the beach, and ensure vehicles meet the criteria for driving on the beach. The beach patrol supervisor has an increased level of responsibility such as maintaining contact with the Sheriff's Office, having the ability to respond quickly to any incident in their area of responsibility, and to patrol all unincorporated sand beachfronts, county owned walkovers and associated parking lots. The hours of the gate guards and roving supervisors are 7:00 a.m. to 9:00 p.m. seven days a week. They also offer assistance to beach visitors, Sheriff's Office, Bird Emergency Aide and Kare Sanctuary (BEAKS), Amelia Island Sea Turtle Watch, and vehicle recovery. Further discussion ensued.

The special session recessed at 5:09 p.m. and re-convened at 6:01 p.m. into the regular session.

### **Official Agenda Summary:**

#### **Audience Input:**

**RS210412 - 6:01:39** Mr. Mullin reviewed the procedures for attending the meeting in-person and remotely for **(Tab A)** Non-Agenda Items and **(Tab B)** Agenda Items.

**RESOLUTION(S) :**

**RS210412 - 6:03:53 (Tab D)** Approve a Resolution Proclaiming April 11 through April 17, 2021 as National Public Safety Telecommunicators Week.

**Motion:** Approve Tab D as stated above and authorize the Chairman to sign Resolution 2021-044 regarding same.

**Maker:** Commissioner Bell

**Second:** Commissioner Gray

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** County Manager, Sheriff's Office

**CONSENT ITEM(S) :**

**RS210412 - 6:07:16** Approve the following: **(Tab E)** Minutes from the special session held on February 1, 2021; regular session held on February 8, 2021; special and workshop sessions held on February 11, 2021; special and regular sessions held on February 17, 2021; and regular and two (2) closed sessions held on February 22, 2021. **(Tab F)** Final Plat for River Glen Phase 2, filed by D.R. Horton, Inc. to subdivide 53.64 acres into 87 single-family home sites zoned Planned Unit Development [PUD] with a land use of Low Density (LD). The PUD is located 3/4 mile south of SR200/A1A off of Edwards Road. **(Tab G)** Authorization for the Chairman to sign the Deed of Dedication for the following rights-of-way: Dr. Martin Luther King Jr. Avenue, Holloway Lane, and Dixie Avenue located in Callahan, Florida from the Nassau County Board of County Commissioners to the Town of Callahan. **(Tab H)** Authorization for the Chairman to sign the Deed of Dedication for Drury Road located in Fernandina Beach, Florida from the Nassau County Board of County Commissioners to the City of Fernandina Beach. **(Tab I)** Resolution of the Board of County Commissioners Adopting the Nassau County Local Mitigation Strategy as the County's Five-Year Plan to Reduce Damages and Losses to Life, Property, and Critical Infrastructure due to All Manner of Natural Hazards. **(Tab J)** Finance Package 2021-13 and associated Resolutions.

**Motion:** Approve Tabs E, F, G, H and I. (See Attachment "A" for Tab J).

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer  
**Follow Up:** Finance, OMB, County Manager, Planning Department

**Discussion:** Chairman Ford stated that the County Manager had requested to pull Tab I from the agenda, but he forgot to do so.

**Motion:** Remove from the agenda and bring back at a future date, Tab I, Resolution of the Board of County Commissioners Adopting the Nassau County Local Mitigation Strategy as the County's Five-Year Plan to Reduce Damages and Losses to Life, Property, and Critical Infrastructure due to All Manner of Natural Hazards.

**Maker:** Commissioner Farmer  
**Second:** Commissioner Martin  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer  
**Follow Up:** County Manager

**REGISTER:**

The Chairman signed the register for the following warrants: Wire Transfer No. 2107844 dated 3-19-21 for a register total of \$24.52; Wire Transfer Nos. 2107845 thru 2107859 dated 3-22-21 for a register total of \$129,485.65; Warrant Nos. 271812 thru 271894 dated 3-23-21 for a register total of \$1,212,284.18; Warrant No. 271895 dated 3-24-21 for a register total of \$2,070.00; Wire Transfer No. 2108342 dated 3-24-21 for a register total of \$3,471.80; Warrant Nos. 271896 thru 271962 dated 3-26-21 for a register total of \$546,940.87; Wire Transfer No. 2108159 dated 3-26-21 for a register total of \$2,738.21; Wire Transfer Nos. 2108160 thru 2108161 dated 3-29-21 for a register total of \$33,606.60; Warrant Nos. 271963 thru 272109 dated 3-30-21 for a register total of \$25,412.23; Warrant Nos. 272110 thru 272183 dated 4-1-21 for a register total of \$285,610.60; Wire Transfer No. 2108737 dated 4-1-21 for a register total of \$2,462,402.33; Wire Transfer Nos. 2108738 thru 2108741 dated 4-2-21 for a register total of \$86,446.75; Warrant Nos. 272184 thru 272247 dated 4-6-21 for a register total of \$378,455.82; Wire Transfer Nos. 2108480 thru 2108483 dated 4-6-21 for a register total of

\$1,395,894.57; and, Warrant Nos. 272248 thru 272334 dated 4-9-21 for a register total of \$193,565.66.

**NEW BUSINESS:**

**RS210412 - 6:08:54 (Tab K)** Consider a Resolution extending the Local State of Emergency in Nassau County, Florida due to COVID-19, from April 12, 2021 through April 19, 2021.

**Discussion:** Dr. Eugenia Ngo-Seidel, Director of the Nassau County Health Department, came forward to provide a public health update related to the COVID-19 pandemic. The COVID-19 case count for Nassau County is 8,043 of which 7,606 were Nassau residents. There are 228 active resident cases. There were 46 new cases in the past week and currently no new cases to report as of today, which is the first time since June 2020. The percent positivity from last week remains low at 3.32 percent. The next mobile testing event will be held on April 14, 2021 at the Journey Church in Fernandina Beach. Regarding COVID-19 vaccinations as of April 12, 2021, there have been a total of 30,455 residents vaccinated. Dr. Seidel encouraged residents to get vaccinated.

Greg Foster, Director of Emergency Management, came forward to provide a COVID-19 pandemic update. He stated that Nassau County continues to be above the state average on vaccinations. He advised that there are seven pharmacies providing vaccines in Nassau County and they are completing at least 100 vaccines a week. Director Foster stated that Emergency Management is moving away from mass vaccinations due to issues with filing vaccination appointments, however, the Health Department will continue to provide vaccines. He stated that Emergency Management is preparing for the upcoming hurricane season. Further discussion ensued.

**Motion:** Approve Tab K as stated above and authorize the Chairman to sign Resolution 2021-050 regarding same.

**Maker:** Commissioner Farmer

**Second:** Commissioner Gray

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** County Manager, County Attorney, Emergency Management

**RS210412 - 6:15:16 (Tab L)** Approve appointment of Prince Danso-Odei, Doctor of Public Health, as the Director of the Florida Department of Health in Nassau County.

**Discussion:** Dr. Eugenia Ngo-Seidel, Director of the Nassau County Health Department, came forward to introduce Dr. Prince Danso-Odei as being the new Director of the Florida Department of Health in Nassau County. Mr. Landers, representing the Florida Department of Health in Nassau County, County Health Systems came forward in support of Dr. Danso-Odei.

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

**Maker:** Commissioner Bell

**Second:** Commissioner Farmer

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** County Manager, County HR, Health Department

**RS210412 - 6:18:32 (Tab M)** Approve and award Bid No. NC20-017 for Nassau Amelia Utilities (NAU) Generator Replacement Project Award to Cogburn Brothers, Inc. for the total base bid amount of \$120,000.00 Contract No. CM2978. Funding source: 71500533-564002 GENER.

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

**Maker:** Commissioner Bell

**Second:** Commissioner Farmer

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, County Manager, Contract Management, Procurement, NAU

**RS210412 - 6:19:01 (Tab N)** Approve and authorize the Chairman to sign CM2786-WA07 with the Florida Governmental Utility Authority (FGUA) in the amount of \$51,783.90 for Wastewater Treatment Plant Filter Refurbishment.

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

**Maker:** Commissioner Bell

**Second:** Commissioner Farmer

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, County Manager, Contract Management, Public Works, NAU

**RS210412 - 6:19:23 (Tab O)** Consider the following: (1) a Resolution authorizing the execution of the agreement Between the State of Florida Department of Transportation [FDOT] and the Board of County Commissioners of Nassau County, Florida for the William Burgess Extension; (2) Approve the State Funded Grant Agreement and Addendum, Contract No. CM2990, with FDOT in the amount of \$900,000.00 for Right-of-Way acquisition and Engineering design for William Burgess Boulevard Extension from US 17 to Miner Road; and (3) Approve and authorize the Chairman to sign the attached budget resolution.

**Discussion:** Mr. Companion reviewed the request.

**Motion:** Approve Tab O as stated above and authorize the Chairman to sign Resolution Nos. 2021-048 and 2021-049 regarding same.

**Maker:** Commissioner Gray

**Second:** Commissioner Bell

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, Contract Management, Engineering

**RS210412 - 6:20:40 (Tab P)** Approve and authorize the Chairman to sign the Preliminary Engineering Agreement, Contract No. CM2988, in the amount of \$20,000.00 with CSX for the costs and expenses associated with the design review of Pratt Siding near the CSX railroad tracks.

**Discussion:** Mr. Companion reviewed the request.

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

**Maker:** Commissioner Farmer

**Second:** Commissioner Bell

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, Contract Management, Engineering, Public Works, Road Department

**RS210412 - 6:21:26 (Tab Q)** Approve and authorize the Chairman to sign Contract No. CM2960, Funding Agreement with Nassau County Economic Development Board, in the amount of \$150,000.00. Funding source: 01692552-582011

**Discussion:** Mr. Pope reviewed the request.

**Motion:** Approve Tab Q as stated above.  
**Maker:** Commissioner Bell  
**Second:** Commissioner Farmer  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer  
**Follow Up:** Finance, OMB, Contract Management, County Manager

**NON-QUASI JUDICIAL PUBLIC HEARING(S)**

**RS210412 - 6:22:57 (Tab U)** Consider Land Development Code application, LDC21-002, an ordinance amending Article 9A of the Land Development Code (LDC), Residential, Single-Family - American Beach: RS-2AB, specifically to clarify intent, add a maximum lot width requirement, revise beachside front and side yard setbacks, correct a scrivener's error, reduce the maximum lot coverage requirement, establish a maximum garage door height, clarify parking requirements, delete duplicative lot coverage requirements; Amending Article 12A of the LDC, Residential, General 1 - American Beach: RG-1AB, specifically to clarify intent, clarify permitted uses and structures on Gregg Street, add a maximum lot width requirement, add front setback requirements for Gregg Street properties, reduce the maximum lot coverage requirement, establish a maximum garage door height, delete density requirements, clarify parking requirements, delete duplicative lot coverage requirements; providing for findings; providing for severability; and providing an effective date.

Mr. Mullin read the legislative procedures.

**Discussion:** Holly Coyle, Assistant Planning Director, reviewed the following four proposed revisions: (1) establish a maximum lot width of 110 feet discouraging individuals from purchasing numerous lots in order to combine them to create one large lot, and build a home that is significantly larger and more obtrusive to the area; (2) reduce the maximum lot coverage from 45 percent to 40 percent within both of the zoning districts. The average 50 feet by 100 feet lot at 45 percent yields a total of 2,250 square feet; reducing the lot coverage to 40 percent yields a total of 2,000 square feet; (3) increase front yard setbacks for beachside lots in RS-2AB from five [5] feet to fifteen [15] feet; increase northern property setbacks for beachside properties from two [2] feet to eight [8] feet;



and decrease southern setbacks for beachside properties from fifteen [15] feet to eight [8] feet. This would decrease the view corridor from seventeen [17] feet to sixteen [16] feet between each structure; (4) establish a maximum garage door height limit of eight [8] feet.

**Motion:** Open the floor to public discussion.  
**Maker:** Commissioner Bell  
**Second:** Commissioner Gray  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

No public input.

**Motion:** Close the floor to public discussion.  
**Maker:** Commissioner Martin  
**Second:** Commissioner Farmer  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer  
**Follow Up:** Planning Department

**Noted:** The second public hearing is scheduled for April 26, 2021 at 6:00 p.m. or soon thereafter, as the matter may be heard.

**RS210412 - 6:32:59 (Tab V)** Public hearing to amend Section 5.07 of the Land Development Code.

**Discussion:** Mr. Pope reviewed the request.

**Motion:** Open the floor to public discussion.  
**Maker:** Commissioner Bell  
**Second:** Commissioner Farmer  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

No public input.

**Motion:** Close the floor to public discussion.  
**Maker:** Commissioner Martin  
**Second:** Commissioner Bell  
**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Motion:** Approve Tab V as stated above and authorize the Chairman to sign Ordinance 2021-04 regarding same.

**Maker:** Commissioner Bell

**Second:** Commissioner Farmer

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Planning Department

**RS210412 - 6:35:36**

**Motion:** Recess the meeting until 7:00 p.m. to consider Tabs R, S, and T.

**Maker:** Commissioner Bell

**Second:** Commissioner Gray

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**RS210412 - 7:00:43**

**Motion:** Adjourn as the Board of County Commissioners and convene as the SAISSA MSBU Governing Board.

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**RS210412 - 7:01:04 (Tab R)** Review and approve the Final Capital Assessment Resolution.

**Discussion:** Mr. Mullin provided a brief overview of the request.

**Motion:** Open the floor to public discussion.

**Maker:** Commissioner Bell

**Second:** Commissioner Martin

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Public Input:** Dave Bowman, Vickey Easton, Terry Magro, Daniel Brubeck, Sam Russell, Christopher Cates, James Magrso, Tom Keim, Nathaniel Cates, Melanie Nobis, and Joy Cates came forward to express their opposition and concerns regarding the beach renourishment, assessment of fees, the

destruction of the beach, sharp shells placed within the renourishment material, timing of the renourishment, turtle nest relocation, damage to dunes and sea oats, reduction in fees for the OMNI Amelia Island Resort, and transparency regarding the assessments.

Representing SAISSA were: Andrew Wallace, President for SAISSA, Albert Browder, Engineer with Olsen and Associates, and Bill Moore, Project Manager came forward to provide a brief history and overview of the proposed beach renourishment project and process.

Buddy Jacobs, Attorney representing SAISSA, appeared via "Zoom" and stated that the SAISSA BOARD is a group of volunteers and the beach renourishment needs to be done.

The following citizens came forward to speak in favor of the renourishment: Ron Kolar, Ann Bochnowski, Anne Kendel, Kathy Smeraglinolo, Penny Giles, Frank Hopf, Teresa Smith they expressed their reasons for the need of the renourishment.

**Motion: Close the floor to public discussion.**  
**Maker: Commissioner Bell**  
**Second: Commissioner Farmer**  
**Action: Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer**

Representatives of SAISSA responded to questions posed by the Board Members. Albert Browder explained that the new sand is composed of quartz sand and carbonite shell material. The sand rule stated in Florida Administrative Code states that *"the material cannot have anything greater than a certain percentage by size not by quartz or shell."* The sand is approved by the Florida Department of Environmental Protection (FDEP).

Mr. Moore provided a brief explanation of the assessment methodology. He stated that Heather Encinosa, Attorney from Nabors, Gibins and Nickerson, expressed that after her review of the previous assessment methodology which had assigned 13.5 percent to all commercial properties, it was no good practice. She suggested that commercial properties and residential properties should be treated equally. He advised that a SAISSA consultant had created a process whereby equivalent residential units (ERU's) were assigned to commercial properties in order to treat each parcel

equally. Mr. Moore further provided an explanation of how the golf course holes' assessment calculations were made.

Ms. Encinosa, appeared via "Zoom" and confirmed how the calculations were made for the equivalent residential units (ERU).

**Motion:** Approve Tab R as presented and authorize the Chairman to sign Final Capital Assessment Resolution 2021-042 regarding same.

**Maker:** Commissioner Bell

**Second:** Commissioner Gray

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, Bill Moore

**RS210412 - 8:54:53 (Tab S)** Approve and authorize the Chairman to sign the South Amelia Island Shore Stabilization Special Assessment Note, Series 2021, and associated loan closing documents.

**Discussion:** Mr. Mullin reviewed the request.

**Motion:** Approve Tab S as stated above and authorize the Chairman to sign Resolution 2021-043 regarding same.

**Maker:** Commissioner Bell

**Second:** Commissioner Farmer

**Action:** Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**Follow Up:** Finance, OMB, Bill Moore

**RS210412 - 8:55:49 (Tab T)** Award Invitation to Bid (ITB) number NC21-008 for South Amelia Island Beach Renourishment to S.J. Hamill Construction Company and authorize the Chairman to sign contract CM2992 for a total contract amount of \$14,597,000.

**Discussion:** Mr. Mullin reviewed the request. Discussion followed.

**Motion:** Approve and authorization for the Chairman to sign contract upon receipt of the Army Corps of Engineers permit.

**Maker:** Commissioner Bell

Second: Commissioner Farmer  
Action: Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer  
Follow Up: Finance, OMB, Contract Management, Engineering, Procurement, Bill Moore

**RS210412 - 8:57:25**

Motion: Adjourn as the SAISSA MSBU Governing Board and reconvene as the Board of County Commissioners.  
Maker: Commissioner Bell  
Second: Commissioner Gray  
Action: Aye: Commissioners Martin, Bell, Gray, Ford, and Farmer

**DISCUSSION ITEMS:**

**RS210412 - 8:57:54** Commissioner Bell's Business:

- Thanked the citizens who spoke tonight at the public hearing.
- Congratulated Dr. Seidel on her pending retirement.

**RS210412 - 8:58:27** Commissioner Farmer's Business:

- Echoed Commissioner Bell's statement regarding citizen's comments and participation.
- Thanked the Sheriff's Office for the invitation to the Promotion Ceremony.
- Recognized the 911 Dispatchers for the work they do.

**RS210412 - 8:59:54** Commissioner Martin's Business:

- Also echoed Commissioner Bell's statement regarding citizen's comments and participation.

**RS210412 - 9:01:23** Commissioner Gray's Business:

- Congratulated Dr. Seidel on her retirement.
- Thanked all the citizens who attended tonight.

- Announced that the 8<sup>th</sup> Annual Katlyn's Ride for Autism will be held April 17, 2021. It is a charity event for autism.

**RS210412 - 9:02:10** Commissioner Ford's Business:

- Thanked Dr. Seidel for her years of service.
- Thanked the citizens for their comments and participation and encourage citizens to stay involved.

There being no further business, the special and regular sessions of the Nassau County Board of County Commissioners adjourned at 9:03 p.m.

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Thomas F. Ford, Chairman

Attest:

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John A. Crawford, Ex-Officio Clerk

**ATTACHMENT "A"**

Finance Package 2021-13

Resolution(s) :

1. Resolution 2021-045, regarding budget amendment in the Municipal Service Fund in the amount of \$886.00 for donations received by Nassau County Animal Services.
2. Resolution 2021-046, regarding budget amendment in the General Fund in the amount of \$26,094.00 for donations received by the Nassau County Library System.
3. Resolution 2021-047, regarding budget amendment in the EMS Fund in the amount of 8,750.00 for the Emergency Medical Services Grant received.

Budget Transfer(s)

1. In the Capital Projects Fund in the amount of \$115,320.00 to realign budget for the West Side Regional Park accounts.

Deletion(s) of Inventory:

Facilities Maintenance/Parks and Recreation Department,  
20070143, 5469, Concrete Saw with Water Kit 16" Cutquick,  
Serial No. 166309047.  
Road Department, 6937, 2012 Dell Latitude E5520 Laptop,  
Serial No. 2Q7XBTI.