

**Nassau County Board of County Commissioners  
Regular Session, February 14, 2022, 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 Aaron C. Bell, Commissioners John F. Martin, Thomas R. Ford, Jeff Gray, and Klynt A. Farmer.

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

**Staff Present:** Heather Nazworth and Melissa Lucey, Deputy Clerks; and Cassandra Browning, Recording Secretary.

**Official Agenda Summary:**

**Audience Input:**

**RS220214 - 6:01:11 p.m.:** (Tab A) Non-Agenda Items and (Tab B) Agenda Items.

**RESOLUTION(S) :**

**RS220214 - 6:01:39 p.m. (Tab C)** Approve a Resolution of the Board of County Commissioners proclaiming February 18 thru February 20, 2022, as "Amelia Island Book Festival Weekend" in Nassau County, Florida.

**Motion:** Approve Tab C as stated above and authorization for the Chairman to sign Resolution 2022-11 regarding the same.

**Maker:** Commissioner Farmer

**Second:** Commissioner Ford

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

**RS220214 - 6:02:03 p.m. (Tab D)** Approve a Resolution of the Board of County Commissioners honoring Donald "Kyle" Light on his retirement after twenty-eight years of service to the County.

**Motion:** Approve Tab D as stated above and authorization for the Chairman to sign Resolution 2022-12 regarding the same.

**Maker:** Commissioner Farmer

**Second:** Commissioner Martin

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

**PRESENTATION(S) :**

**RS220214 - 6:04:35 p.m. (Tab E)** Tyler Nolen, Northeast Florida Regional Council Emergency Planner, to present information on the Overdose Summit occurring on March 31, 2022.

**Discussion:** Mr. Nolen came forward to provide a presentation regarding the upcoming Educational Summit on the Opioid Pandemic. He announced the event is scheduled for March 31, 2022, at the World Golf Village located in St. Augustine, Florida.

**CONSENT ITEMS:**

**RS220214 - 6:12:16 p.m.** Approve the following: **(Tab F)** Final plat for East Nassau - Wildlight Preliminary Development Plan (PDP) 3/4 North, filed by Wildlight, LLC., owner; and Tommy Jinks, agent, to plat 364-acres into a mix of six commercial and residential parcels, zoned Multi-use with a future land use of a Planned Unit Development (PUD), located south of State Road 200/A1A between Floco Avenue and Still Quarters Road; **(Tab H)** Final plat for Hill Farms, filed by G & H Land and Timber, LLC., owner and agent, to plat 14-acres plus on 57-acres zoned Open Rural (OR) with a future land use of Agriculture (AGR), located on the north side of CR108 approximately 1 mile south of the Hilliard town limits; **(Tab I)** Authorize the Chairman to sign the Certificate of Public Convenience and Necessity to Amerimed Emergency Medical Services, LLC., with the expiration date of December 31, 2022; and **(Tab J)** Finance Package 2022-4.

Noted: Chairman Bell moved Tab G to new business.

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

**Maker:** Commissioner Ford

**Second:** Commissioner Farmer

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

**REGISTER:**

The Chairman signed the register for the following warrants: Warrant Nos. 278791 thru 278856 dated 1/25/22 for a register total of \$272,361.79; Wire Transfer Nos. 2202712 thru 2202713 dated 1/29/22 for a register total of \$6,857.55; Wire Transfer No. 2202714 dated 1/19/22 for a register total of \$27,551.38; Warrant Nos. 278857 thru 278998 dated 1/28/22 for a register total of \$435,937.61; Wire Transfer No. 2202844 dated 1/28/22 for a register total of \$2,789.20; Wire Transfer Nos. 2202845 thru 2202847 dated 1/28/22 for a register total of \$1,228,774.50; Wire Transfer No. 2202933 dated 2/1/22 for a register total of \$4,474.40; Wire Transfer Nos. 2202934 thru 2202936 dated 2/01/22 for a register total of \$11,059.00; Wire Transfer Nos. 2203076 thru 2203079 dated 2/04/22 for a register total of \$2,965,476.24; Wire Transfer Nos. 2203080 thru 2203081 dated 2/04/22 for a register total of \$94,190.17; Warrant Nos. 278999 thru 279061 dated 1/28/22 for a register total of \$420,075.53; Warrant Nos. 279062 thru 279177 dated 2/04/22 for a register total of \$755,587.97; Warrant Nos. 279178 thru 279252 dated 2/04/22 for a register total of \$2,041,364.37; Wire Transfer Nos. 2203194 thru 22030204 dated 2/08/22 for a register total of \$173,339.12; Wire Transfer Nos. 2203205 thru 2203206 dated 2/08/22 for a register total of \$7,000.00; Warrant Nos. 279255 thru 279368 dated 2/11/22 for a register total of

\$1,724,525.16; and Wire Transfer Nos. 2203291 thru 2203292 dated 2/11/22 for a register total of \$459,980.14.

**NEW BUSINESS:**

**RS220214 - 6:13:01 p.m. (Tab G)** Final plat for Avenida Amelia, filed by Scott Road Partners, LLC., owner; and Gillette & Associates, Inc., agent, to plat seven one-quarter to one-half acre lots on approximately 4-acres, zoned Residential Single Family 1 (RS-1), located one-half mile east of the intersection of Scott Road and First Coast Highway.

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

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

**Maker:** Commissioner Gray

**Second:** Commissioner Ford

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

**RS220214 - 6:14:50 p.m. (Tab K)** Reduction of Code Enforcement Penalty Case No. 13-738, Nathaniel O. Mabry, Jr., n/k/a Nathaniel O. Mabry Estate.

**Discussion:** Ms. May reviewed the request.

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

**Maker:** Commissioner Ford

**Second:** Commissioner Gray

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

**Noted:** Chairman Bell suggested a workshop to discuss handling Code Enforcement outstanding fees.

**RS220214 - 6:20:15 p.m. (Tab L)** Approve and authorize the Chairman to sign the Public School Concurrency Proportionate Share Mitigation Agreement for the proposed Spicer-Blackrock Road Development, Contract No. CM3131, between the Nassau County Board of County Commissioners, Nassau County School District, and William and Susan Spicer.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer

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

**RS220214 - 6:20:46 p.m. (Tab M)** Electronic Connectivity Funds (ECF) Grant Award - Hot Spots.

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

**Motion:** Approve Tab M as stated above and authorization for the Chairman to sign Resolution 2022-13 regarding the same.

**Maker:** Commissioner Martin

**Second:** Commissioner Ford

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

**RS220214 - 6:21:25 p.m. (Tab N)** Approve and authorize the Chairman to sign Contract No. CM3118, Fire Station Site Donation Agreement with Wildlight, LLC.

**Discussion:** Heather Ecinosa, Attorney with Nabors, Giblin, and Nickerson, PA, appeared via "ZOOM" and reviewed the request.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer

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

**RS220214 - 6:26:07 p.m. (Tab O)** Approve and authorize the Chairman to sign the Financial Actions Forms for the use of Impact Fees for Amelia Island Parkway and Buccaneer Trail Roundabout, Hendricks Road Extension to CR107, Sundberg Road improvements, Hilliard Ballpark improvements, Nassau Crossing Community Park Development, Melton Nelson Boat Ramp Kayak Launch, and Blackrock Cove Community Park Development.

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

**Maker:** Commissioner Farmer

**Second:** Commissioner Ford

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

**RS220214 - 6:26:38 p.m. (Tab P)** Staff recommends approval to the Board of County Commissioners regarding the purchase of a portion of JEA's land, which is needed to construct the William Burgess Extension in the amount of \$305,350.00, as well as the payment of appraisal fee for \$14,885.00 and the payment of legal fees in the amount of \$13,366.50 for a total expenditure of \$333,601.50. It is further recommended that the Board authorize the County Attorney to proceed with the closing of this purchase upon JEA's acceptance of the offer.

**Discussion:** Robert Companion, County Engineer, came forward to state that the corrected total amount is \$306,840.00. He noted that the statutory and appraisal fees were not included in the original amount. He reviewed the corrected amounts.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**RS220214 - 6:28:18 p.m. (Tab Q)** Approve the release of retainage to Anderson Columbia in the amount of \$109,108.84 for the construction completion of Crawford Road Phase 1 from CR121 to Old Alabama Trail, Contract No. CM2924.

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

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

**Maker:** Commissioner Farmer

**Second:** Commissioner Ford

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

**RS220214 - 6:29:03 p.m. (Tab R)** Approve to purchase parcel ID#42-2N-27-0000-0002-0110 from Cor Leonis, LLC., in the amount of \$109,000.00, plus \$23,933.75 fees and \$7,066.25 appraisal fees totaling \$140,000.00, and authorize the County Attorney to proceed with closing.

**Motion: Continue to February 28, 2022 to consider Tab R as stated above.**

**Maker: Commissioner Ford**

**Second: Commissioner Farmer**

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

**RS220214 - 6:29:20 p.m. (Tab S)** Approve the final payment of the retainage to Core Construction Co., Inc., in the amount of \$11,615.00 for construction of Nassau County Fire Station 71, Contract No. CM2729.

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

**Maker: Commissioner Gray**

**Second: Commissioner Farmer**

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

**RS220214 - 6:29:42 p.m. (Tab T)** Approve and authorize the Chairman to sign a Resolution adopting the Nassau County Fire Rescue Water Supply Needs Survey and Assessment.

**Motion: Approve Tab T as stated above and authorization for the Chairman to sign Resolution 2022-14 regarding the same.**

**Maker: Commissioner Martin**

**Second: Commissioner Farmer**

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

**RS220214 - 6:30:01 p.m. (Tab U)** Approve and authorize the Chairman to sign the Memorandum of Understanding between Nassau County Fire Rescue and the Fernandina Beach Fire Department for the Federal Emergency Management Agency (FEMA) Fire Prevention and Safety Grant.

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

**Maker: Commissioner Martin**

**Second: Commissioner Farmer**

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

**RS220214 - 6:30:21 p.m. (Tab V)** Approve and authorize the Chairman to a Temporary Closing of State Road Permit for the Concours d'Elegance on March 5 thru March 6, 2022.

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

**Maker: Commissioner Ford**

**Second: Commissioner Martin**

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

**RS220214 - 6:30:50 p.m. (Tab W)** Consider the following: (1) Discussion of the request to use Peter's Point and Scott Road Beach Access parking areas by the Amelia Island Concours d'Elegance; and (2) Consider request to install a temporary, six-foot chain-link fence at Peter's Point to prevent unauthorized access to the show field.

**Request:** Direct staff to speak with Amelia Island Concours D'Elegance and Omni Amelia Island event staff regarding the public parking at Peter's Point and Burney Park during special events and bring back a proposal for the following year for compensation.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Ford

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

**RS220214 - 6:30:52 p.m. (Tab X)** Consider the request from Omni Amelia Island to use Burney Park on Thursday, March 3, 2022, and Friday, March 4, 2022, for overflow parking and shuttle service for the Gooding & Company auction being held in conjunction with the 2022 Amelia Island Concours d'Elegance.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Ford

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

**RS220214 - 6:38:36 p.m. (Tab Y)** Consider canceling February 16, 2022, at 9:00 a.m. meeting of the Board of County Commissioners.

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

**Maker:** Commissioner Martin

**Second:** Commissioner Farmer

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

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

**RS220214 - 6:38:52 p.m. (Tab Z)** Consider CPA21-006, a small-scale comprehensive plan amendment to the Future Land Use Map (FLUM) for approximately 44.8-acres located on the east side of US 17 and just south of the Georgia state line from Commerical (COM) to Agricultural (AGR). Application filed by Crawford Ridge, LLC., owner; and Emily G. Pierce Towers, P.A., agent.

Mr. Mullin read the legislative procedures.

**Motion:** Open the floor to public discussion for Tabs Z, AA, and AB.

**Maker:** Commissioner Ford

**Second:** Commissioner Martin

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

**Discussion:** Holly Coyle, Assistant Planning Director, came forward and reviewed the request.

Public input: Ms. Pierce, an attorney with Rogers Towers, P.A., agent, came forward and addressed the concerns in the staff's presentation. She stated she is available to answer any questions.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**Motion:** Approve Tab Z as stated above and authorization for the Chairman to sign Ordinance 2022-02 regarding the same.

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**RS220214 - 6:50:24 p.m. (Tab AA)** Consider an Ordinance amending Ordinance 99-18, as amended, known as the "Nassau County Development Review Regulations Ordinance," specifically amending Chapter 29, Subdivision and Development Review, Subsection 2 of Section 29-3, Petition for Relief from Family Hardship; providing relief for platted subdivisions recorded prior to October 11, 1974; providing for severability; and providing an effective date.

**Discussion:** Ms. Coyle reviewed the request.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**Motion:** Approve Tab AA as stated above and authorization for the Chairman to sign Ordinance 2022-03 regarding the same.

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**RS220214 - 6:56:02 p.m. (Tab AB)** Public hearing for revisions to Ordinance 99-17, Roadway and Drainage Standards, as presented at the January 10, 2022 workshop, to include the Sidewalk Fee-in-Lieu Policy and the Volume Sensitive Areas Map effective May 2, 2022.

**Discussion:** Mr. Companion provided a brief overview of the amended sections to Ordinance 99-17, Roadway and Drainage Standards, and the proposed Fee-in-Lieu Policy. If approved, he noted that the effective date will be May 1, 2022.

Public input: Greg Matovina came forward and clarified the access to ponds. He explained that Homeowners Associations (HOA) and Subdivisions are responsible for drainage and pond maintenance. He proposed that all ponds have a 15-foot unobstructed drainage easement.

Jason Sheer, representing Raydient's Rural Program, came forward to speak in favor of the proposed amendments to Ordinance 99-17. They will continue to work with staff for variance criteria exemptions.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**Motion:** Approve Tab AB as stated above to include the 15-foot of unobstructed drainage easement and effective date of May 1, 2022; and authorization for the Chairman to sign Ordinance 2022-04 regarding the same.

**Maker:** Commissioner Gray

**Second:** Commissioner Martin

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

**INFORMATIONAL ITEM(S) :**

**RS220214 - 7:18:40 p.m. (Tab AC)** Driver Education Safety Trust Fund activity for the Fiscal Year 2020/2021.

**RS220214 - 7:18:49 p.m.** All Commissioners congratulated Donald "Kyle" Light for his 28 years of service to Nassau County Fire and Rescue.

There being no further business, the regular session of the Nassau County Board of County Commissioners adjourned at 7:24 p.m.

Approved on: September 26, 2022

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Jeff Gray, Chairman

Attest:

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John A. Crawford, Ex-Officio Clerk

ATTACHMENT "A"

Finance Package 2022-4

Inventory Deletion/Changes:

Fire Rescue, 8705, Dell Optiplex 7020 SFF, Serial No.  
7X42Z72.

Road Department, 9158, 2017 John Deere Motor Grader, VIN  
No. 1DW670GXTHF680102.