

**Nassau County Board of County Commissioners
Regular Session, March 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: Vice Chairman Jeff Gray, Commissioners John F. Martin, Thomas R. Ford, and Klynt A. Farmer.

Absent: Commissioner Aaron C. Bell

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

Staff Present: Melissa Lucey, Deputy Clerk; and Cassandra Browning, Recording Secretary.

Due to Chairman Bell's absence, Vice Chairman Gray assumed the duties of Chairman.

Official Agenda Summary:

Audience Input:

RS220314 - 6:02:40 Mr. Mullin reviewed the procedures for attending the meeting in-person and remotely for **(Tab A)** Non-Agenda Items and **(Tab B)** Agenda Items.

Public input: Pamela McCorkle-Buncum appeared via "Zoom." Ms. Buncum communicated her concerns regarding the Board of County Commissioners' denial of the request from the American Beach Property Owners Association and Road Safety and Beach Preservation Committee to limit beach driving and parking access at the Lewis Street access to 40 vehicles and allow no overflow parking on Burney, Lewis, Julia, or any neighborhood side streets on March 4, 2022, at 7:00 a.m. until March 6, 2022, at 9:00 p.m.

RESOLUTION (S) :

RS220314 - 6:07:52 (Tab C) Approve a Resolution proclaiming the week of March 14 thru March 18, 2022, as Government Finance Professionals Week in Nassau County, Florida.

Motion: Approve Tab C as stated above and authorization for the Chairman to sign Resolution 2022-18 regarding the same.
Maker: Commissioner Ford
Second: Commissioner Martin
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:13:58 (Tab D) Approve a Resolution proclaiming March 2022 as National Red Cross Month in Nassau County, Florida.

Motion: Approve Tab C as stated above and authorization for the Chairman to sign Resolution 2022-19 regarding the same.
Maker: Commissioner Farmer
Second: Commissioner Ford
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

CONSENT ITEMS:

RS220314 - 6:19:48 Approve the following: **(Tab E)** Final plat for Del Webb Wilidlight Phase I, filed by Pulte Home Compancy, LLC., owner and agent, to plat 116 single-family and townhome lots on 70-acres, zoned Multi-Use (MU) with a future land use designation of Planned Unit Development (PUD) within the third preliminary development plan of the East Nassau Community Planning Area's first Detailed Specific Area Plan. **(Tab F)** Finance Package 2202-06 and associated Resolution. **(Tab G)** Authorization for the Chairman to sign a letter to the City of Jacksonville Mosquito Control Division granting permission for aerial mosquito spraying within the Amelia Island Mosquito Control District area for the period of May 1, 2022, thru April 30, 2023.

Motion: Approve Tabs E, F, and G. (See Attachment "A" for Tab F).
Maker: Commissioner Martin
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

REGISTER:

The Chairman signed the register for the following warrants:
Wire Transfer Nos. 2203807 dated 03/01/22 for a register total of \$29,299.03; Wire Transfer Nos. 2203808 thru 2203812 dated 03/01/22 for a register total of \$3,910,476.24; Warrant Nos. 279695 thru 279742 dated 3/01/22 for a register total of \$105,391.55; Wire Transfer Nos. 2203893 dated 03/04/22 for a register total of \$6,658.79; Wire Transfer Nos. 2203894 thru 2203896 dated 03/04/22 for a register total of \$11,140.00; Wire Transfer Nos. 2203897 dated 03/04/22 for a register total of \$6,703.37; Warrant Nos. 279743 thru 279841 dated 3/04/22 for a register total of \$2,494,503.12; Warrant Nos. 279842 thru 279892 dated 3/08/22 for a register total of \$242,809.56; Wire Transfer Nos. 2203994 dated 03/08/22 for a register total of \$71,479.58; Wire Transfer Nos. 2203995 thru 2203997 dated 03/08/22 for a register total of \$43,977.44; and Warrant Nos. 279893 thru 279986 dated 3/11/22 for a register total of \$129,911.88.3

RS220314 - 6:20:27

Motion: Adjourn as the Board of County Commissioners and convene as the American Beach Water and Sewer District.

Maker: Commissioner Martin

Second: Commissioner Farmer

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

Absent: Commissioner Bell

RS220314 - 6:20:52 (Tab H) Approve and authorize the Chairman to sign the Water Infrastructure Improvements for the Nation (WIIN) Act Grant, Contract No. CM3154 for the American Beach Well Phase Out and Water System Construction.

Motion: Approve Tab H as stated above.

Maker: Commissioner Farmer

Second: Commissioner Ford

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

Absent: Commissioner Bell

RS220314 - 6:21:17 (Tab I) Approve and authorize the Chairman to sign Contract No. CM3014-WA05 with the Florida Governmental Utility Authority (FGUA) for Project Administration for the American Beach Well and Septic Phase Out.

Motion: Approve Tab I as stated above.
Maker: Commissioner Farmer
Second: Commissioner Martin
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:21:55

Motion: Adjourn as the American Beach Water and Sewer District and reconvene as the Board of County Commissioners.
Maker: Commissioner Martin
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:22:08

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

RS220314 - 6:22:33 (Tab J) Approve Release of Retainage to S.J. Hamill Construction Company, LLC., in the amount of \$1,459,700.00 for the South Amelia Island Dredging and Beach Nourishment Project, Contract No. CM2992.

Motion: Approve Tab J as stated above.
Maker: Commissioner Ford
Second: Commissioner Martin
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:23:55

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

NEW BUSINESS:

RS220314 - 6:24:16 (Tab K) Approve and accept the roadways and infrastructure within Amelia Concourse Phase 2 for County assistance.

Discussion: Robert Companion, Nassau County Engineer, came forward to review the request.

Motion: Approve Tab K as stated above.
Maker: Commissioner Martin
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:25:42 (Tab L) Approve to purchase of 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.

Discussion: Mr. Companion reviewed the request.

Motion: Approve Tab L as stated above.
Maker: Commissioner Martin
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:28:42 (Tab M) Approve and authorize the Chairman to sign Work Authorization No. CM2418-WA08 with CDM Smith for Construction Engineering Inspection (CEI) services.

Motion: Approve Tab M as stated above.
Maker: Commissioner Ford
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

RS220314 - 6:29:14 (Tab N) Consider the following: (1) Award Invitation to Bid (ITB) NC22-022 for concrete debris grinding to United Brothers Development Corporation; and (2) Approve and authorize the Chairman to sign Contract No. CM3132, with United Brothers Development Corporation in the not-to-exceed amount of \$90,000.00 for concrete debris grinding.

Motion: Approve Tab N as stated above.
Maker: Commissioner Farmer
Second: Commissioner Martin
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray

Absent: Commissioner Bell

RS220314 - 6:29:52 (Tab O) Consider the following: (1) Approve and authorize the Chairman to sign a Resolution authorizing the use of Tourist Development Tax dollars to execute the Nassau County Tourism Strategy and Destination Development Strategic Plan; and (2) Approve and authorize the Chairman to sign Contract No. CM3134 with Jones Lang LaSalle (JLL), Inc., to develop the Nassau County Tourism Strategy and Destination Development Strategic Plan in the amount of approximately \$214,500.00

Motion: Approve Tab O as stated above and authorization for the Chairman to sign Resolution 2022-21 regarding the same.

Maker: Commissioner Martin

Second: Commissioner Ford

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

Absent: Commissioner Bell

RS220314 - 6:31:17 (Tab P) Approve and authorize the Chairman to sign the National Association of County and City Officials (NACCHO) grant agreement, Contract No. CM3155, and approve staff to submit electronically.

Motion: Approve Tab P as stated above and authorization for the Chairman to sign Resolution 2022-22 regarding the same.

Maker: Commissioner Farmer

Second: Commissioner Ford

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

Absent: Commissioner Bell

RS220314 - 6:32:19 (Tab Q) Set a public hearing for consideration of a Conditional Use and Variance Appeal (CU2022-02), filed by Leslie Dyal, owner; and Douglas A. Wyler, Esq., agent. Staff recommends April 11, 2022, at 6:00 p.m. or soon thereafter as the matter may be heard.

Motion: Schedule a public hearing for April 11, 2022, at 6:00 p.m., or soon thereafter as the matter may be heard, consideration of Tab Q as stated above.

Maker: Commissioner Farmer

Second: Commissioner Ford

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

Absent: Commissioner Bell

RS220314 - 6:33:17 (Tab R) Consider a Resolution relative to present and future provisions of water and wastewater utility services in Nassau County by the JEA.

Motion: Approve Tab R as stated above and authorization for the Chairman to sign Resolution 2022-23 regarding the same.
Maker: Commissioner Martin
Second: Commissioner Farmer
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

APPOINTMENTS:

RS220314 - 6:34:08 (Tab S) Consider the appointment of Paul Lore as Nassau County representative on the Northeast Florida Fire Watch Council to replace Lynn Schultz.

Motion: Approve to appoint of Paul Lore as the Nassau County representative on the Northeast Florida Fire Watch Council.
Maker: Commissioner Farmer
Second: Commissioner Martin
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

QUASI-JUDICIAL PUBLIC HEARING(S)

RS220314 - 6:35:59 (Tab T) Consider FD21-004, the Final Development Plan (FDP) for Phase 1B, Unit 8 of the Tributary Planned Unit Development (PUD); and allow a maximum of 79 single-family residential units. Application filed by Three Rivers Developers, LLC., owner; and ETM, Inc., agent.

Waive Presentation:

RS220314 - 6:36:34 Neil Milligan, the applicant, waived presentation for Tab T and relied on staff comments.

Discussion: Mr. Mullin advised that since there was no one to speak against Tab T, the reading of the Quasi-Judicial hearing procedures could be waived.

Commissioners Ex-parte Communications or Correspondence:

RS220314 - 6:36:58

None.

RS220314 - 6:37:54 Documents submitted into the record: Staff Report - 4 pages; Approved FDP Phase 1B, Unit 8 - 7 pages; and Monitoring Report for Tributary PUD (Interim) - 6 pages.

Motion: Accept documents into the record as presented above.

Maker: Commissioner Farmer

Second: Commissioner Ford

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

Absent: Commissioner Bell

Motion: Open the floor to public discussion for Tab T.

Maker: Commissioner Martin

Second: Commissioner Farmer

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

Absent: Commissioner Bell

Deputy Clerk swore in Holly Coyle, Assistant Planning Director, to provide testimony.

Discussion: Ms. Coyle reviewed the request.

No Public Input.

Motion: Close the floor to public discussion.

Maker: Commissioner Ford

Second: Commissioner Farmer

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

Absent: Commissioner Bell

Motion: Approve, based on competent, substantial evidence in the record and testimony, Tab T as stated above.

Maker: Commissioner Farmer

Second: Commissioner Ford

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

Absent: Commissioner Bell

RS220314 - 6:42:23 (Tab U) Consider R21-006, the rezoning of approximately 5.7-acres located at the southeast corner of Blackrock Road and Lang Road from Residential Mobile Home (RMH) to Residential Single-Family (RS-2). Application filed by William and Susan Spicer, owners; and Gillette & Associates, Inc., agent.

Commissioners Ex-parte Communications or Correspondence:

RS220314 - 6:42:57

None.

Discussion: Mr. Mullin advised that since there was no one to speak against Tab U, the reading of the Quasi-Judicial hearing procedures could be waived.

RS220314 - 6:43:23 Documents submitted into the record: Staff Report - 5 pages; Draft Ordinance - 4 pages; Rezoning Application - 10 pages; and Spicer Residential Development, Traffic Impact Memorandum - 15 pages.

Motion: Accept documents into the record as presented above.

Maker: Commissioner Farmer

Second: Commissioner Martin

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

Absent: Commissioner Bell

Motion: Open the floor to public discussion for Tab U.

Maker: Commissioner Martin

Second: Commissioner Ford

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

Absent: Commissioner Bell

Discussion: Ms. Coyle reviewed the request.

No Public Input.

Motion: Close the floor to public discussion.

Maker: Commissioner Ford

Second: Commissioner Farmer

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

Absent: Commissioner Bell

Motion: Approve, based on competent, substantial evidence in the record and testimony, Tab U as stated above.

Maker: Commissioner Ford

Second: Commissioner Martin

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

Absent: Commissioner Bell

RS220314 - 6:48:55 (Tab V) Consider R21-006, the rezoning of approximately 0.70-acres, located on the north side of

Sadler Road, between Drury Road and Amelia Oaks Drive from Residential Single Family 2 (RS-2) to Commercial General (CG). Application filed by Estate of Phillip P. Fulford, Sr. c/o Poole & Poole, P.A., owner; and Harrison W. Poole, Poole & Poole, P.A., agent.

Waive Presentation:

RS220314 - 6:49:18 Harrison Poole, the agent, came forward to waive presentation for Tab V and relied on staff comments.

Discussion: Mr. Mullin advised that since there was no one to speak against Tab V, the reading of the Quasi-Judicial hearing procedures could be waived.

Commissioners Ex-parte Communications or Correspondence:

RS220314 - 6:49:41 Commissioner Martin stated he had received some emails on his county device.

RS220314 - 6:50:25 Documents submitted into the record: Staff Report - 6 pages; Draft Ordinance - 4 pages; and Rezoning Application - 15 pages.

Motion: Accept documents into the record as presented above.
Maker: Commissioner Martin
Second: Commissioner Ford
Action: Aye: Commissioners Martin, Ford, Farmer, and Gray
Absent: Commissioner Bell

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

Discussion: Ms. Coyle reviewed the request.

No Public Input.

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

Motion: Approve, based on competent, substantial evidence in the record and testimony, Tab V as stated above.

Maker: Commissioner Martin

Second: Commissioner Farmer

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

Absent: Commissioner Bell

COUNTY MANAGER'S BUSINESS:

RS220314 - 6:55:43 Mr. Pope praised the staff for the suggestion of hiring a contractor and saving the taxpayers' money for Tab H. Regarding Tab N, he noted that Nassau County was the first in the state of Florida to receive the WINN Grant.

DISCUSSION ITEMS:

RS220314 - 6:57:19 All the Commissioners thanked the Road Department for their hard work during the recent inclement weather. After a brief discussion, Mr. Mullin indicated he would meet with Ms. Buncum to review the different acts and ordinances regarding limiting beach driving and parking access at the Lewis Street

There being no further business, the regular session of the Nassau County Board of County Commissioners adjourned at 7:09 p.m.

Approved on: September 26, 2022

Jeff Gray, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk

ATTACHMENT "A"

Finance Package 2022-6

Resolutions:

1. Resolution 2022-020, regarding budget amendment in the General Fund in the amount of \$5,689.00 for donations received for the Derrick Henry signage.