

**Nassau County Board of County Commissioners  
Regular Session, April 25, 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 Thomas R. Ford, John F. Martin, Jeff Gray, and Klynt A. Farmer.

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

**Staff Present:** Heather Nazworth and Melissa Lucey, Deputy Clerks.

**Official Agenda Summary:**

**Audience Input:**

**RS220425 - 6:01:03** Ms. May reviewed the procedures for attending the meeting in-person and remotely for **(Tab A)** Non-Agenda Items and **(Tab B)** Agenda Items.

Public input: The Deputy Clerk reported that the County received a letter from Pat Edwards regarding a non-agenda item.

Jack Roberts and Tony Smeraglinolo came forward to express their concerns regarding Riverstone Properties' claim that an adopted Ordinance to lower heights for tower design standards had diminished the value of their property. They both recommended seeking outside counsel for legal opinions to protect the County.

**RESOLUTION(S) :**

**RS220425 - 6:08:37 (Tab C)** Consider a Resolution of the Board of County Commissioners of Nassau County, Florida, declaring the week of May 1 thru May 7, 2022, as National Travel and Tourism Week.

**Motion:** Approve Tab C as stated above and authorization for the Chairman to sign Resolution 2022-098 regarding the same.

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

**RS220425 - 6:13:31 (Tab D)** Consider a Resolution of the Board of County Commissioners of Nassau County, Florida, proclaiming April 28, 2022, as Workers' Memorial Day.

**Motion:** Approve Tab C as stated above and authorization for the Chairman to sign Resolution 2022-099 regarding the same.

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

**REGISTER:**

The Chairman signed the register for the following warrants: Wire Transfer Nos. 2205184 thru 2205193 dated 4/19/22 for a register total of \$176,686.01; Wire Transfer Nos. 2205195 dated 4/20/22 for a register total of \$3,829.53; Warrant Nos. 280801 thru 2808076 dated 4/22/22 for a register total of \$1,042,326.62; Wire Transfer Nos. 2205257 thru 2205259 dated 4/22/22 for a register total of \$4,238,635.42; and Wire Transfer Nos. 2205260 dated 4/22/22 for a register total of \$792,614.05.

**NEW BUSINESS:**

**RS220425 - 6:16:54 (Tab E)** Approve the Sidewalk Fee-in-Lieu Policy created per Board direction following a public hearing on February 14, 2022, regarding revisions to Ordinance No. 99-17, Roadway and Drainage Standards.

**Motion:** Continue to May 23, 2022, at 6:00 p.m., consideration of Tab E as stated above.

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

**RS220425 - 6:17:21 (Tab F)** Human Resources seeks direction from the Board regarding amending the County's 2022 Holiday schedule to include June 20, 2022, in observance of Juneteenth.

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

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

**RS220425 - 6:18:34 (Tab G)** Set a public hearing for consideration of a Conditional Use and Variance Appeal (V2022-01) filed by Sandy Ridge Development, Inc., owner; and Randy G. Martinuzzi, agent. The Clerk recommends May 23, 2022, at 6:00 p.m. or soon thereafter as the matter may be heard.

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

**RS220425 - 6:19:04 (Tab H)** Approve and authorize the Chairman to sign the Hoopla Digital Media Agreement, Contract No. CM3160, providing Hoopla eBook services for an additional three-year term from April 26, 2022, thru March 25, 2025.

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

**RS220425 - 6:19:31 (Tab I)** Approve a Resolution updating Resolution 2021-191, Financial Policies for the Board of County Commissioners, as amended, and providing an effective date.

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

**Motion:** Approve Tab I as stated above and authorization for the Chairman to sign Resolution 2022-100 regarding the same.  
**Maker:** Commissioner Ford  
**Second:** Commissioner Farmer  
**Action:** Aye: Commissioners Ford, Martin, Gray, Bell and Farmer

**RS220425 - 6:23:10 (Tab J)** Approve and authorize the Chairman to sign Contract No. CM3127-A1, between Nassau County and the Three Rivers Community Development District, which includes Exhibit A, Schedule of Values, for Phase 1 of park construction.

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

**APPOINTMENTS:**

**RS220425 - 6:23:35 (Tab K)** Consider reappointment of John Gresens as the District 2 representative on the Planning and Zoning Board effective April 25, 2022, through December 31, 2022.

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

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

**RS220425 - 6:23:59 (Tab L)** Consider CPA21-004, an Ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 97.67-acres of real property located on the south side of Lem Turner Road between Bell Lane and Turning Leaf Drive, from Agriculture (AGR) to Low-Density Residential (LDR); providing for findings; and providing for an effective date.

Ms. May read the legislative procedures.

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

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

Public input: Curtis Hart, agent, came forward and advised that the request is for the land-use change from Agriculture (AGR) to Low-Density Residential (LDR) to allow for 83 residential homes. He noted that they are allotted for 76 residential homes under the current zone and indicated that a traffic study had been provided. He stated that there will be an emergency-only exit at the rear of the subdivision and will meet the St. Johns River Water Management District (SJRWMD) drainage requirements. He affirmed that there would be a turning lane into the subdivision located off of Lem Turner Road.

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

**Maker:** Commissioner Ford

**Second:** Commissioner Gray

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

**Motion:** Approve Tab L as stated above and authorize the Chairman to sign Ordinance 2022-08 regarding same.

**Maker:** Commissioner Farmer

**Second:** Commissioner Ford

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

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

**RS220425 - 6:34:44 (Tab M)** Consider Rezoning application R21-005, filed by Ken Greene, owner; and Hart Resources, LLC., agent, to rezone approximately 97.67-acres from Open Rural (OR) to Residential Single-Family (RS-1). The property is located on the south side of Lem Turner Road, between Bell Lane and Turning Leaf Drive in Callahan, Florida.

Ms. May read the Quasi-Judicial procedures applicable to Tab M.

#### **Commissioners Ex-parte Communications or Correspondence:**

All Commissioners affirmed receiving an email from Deborah Jones dated April 21, 2022. Commissioners Gray and Bell received emails that are located on their county device.

**RS220425 - 6:37:20** Documents submitted into the record: Staff report - 7 pages; Draft Ordinance - 6 pages;

Application - 18 pages; Certificate of School Concurrency for Greene Magnolia - 3 pages; and email from Deborah Jones - 1 page.

**Motion:** Accept documents into the record as identified above.

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer

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

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

**Maker:** Commissioner Martin

**Second:** Commissioner Farmer

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

Deputy Clerk swore in Ms. Coyle to provide testimony.

**Discussion:** Ms. Coyle came forward and reviewed the request.

**Waive Presentation:**

**RS220425 - 6:41:37** Mr. Hart came forward and was sworn in to provide testimony. He advised that this request would allow 83 homes on half-acre or larger lots. He explained that flooding concerns were addressed using designs for a 25-year storm event that will hold water on their site for up to 72 hours. He reiterated that the rear entrance would be used for emergency access.

No public input.

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

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer

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

**Motion:** Approve, based on competent, substantial evidence in the record and testimony, Tab M as stated above and authorize the Chairman to sign Ordinance 2022-09 regarding same.

**Maker:** Commissioner Farmer

**Second:** Commissioner Ford

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

**EXPANSION ITEMS:**

**RS220425 - 6:07:40** Approve and authorize the Chairman to sign Contract No. CM2813-A2 with the University of Florida (UF) Board of Trustees for the Nassau County UF/Institute of Food and Agricultural Sciences (IFAS) Cooperative Extension Service.

**Motion:** Expand the meeting to consider one (1) item as stated above.

**Maker:** Commissioner Ford

**Second:** Commissioner Gray

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

**RS220425 - 6:46:35 Expansion Item #1:** Approve and authorize the Chairman to sign Contract No. CM2813-A2 with the UF Board of Trustees for the Nassau County UF/IFAS Cooperative Extension Service.

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

**Motion:** Approve expansion Item 1 as stated above.

**Maker:** Commissioner Gray

**Second:** Commissioner Farmer

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

**COUNTY COMMISSIONER ITEMS:**

**RS220425 - 6:47:47** There was no action or requests made by the Commissioners.

There being no further business, the regular session of the Nassau County Board of County Commissioners adjourned at 6:52 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