



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

February 27, 2024
Administration Building,
4th Floor, BCC Meeting Room
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Betsy Condon, District 4, gave the Invocation.

PLEDGE

Retired United States Navy Petty Officer First Class, Nelson Cooper, led the Pledge of Allegiance.

Chairman James Renninger said Petty Officer Cooper served in the United States Navy for 22 years before retiring in 2021. He was stationed in Virginia Beach, Virginia – Charleston, South Carolina, and Bahrain and spent half his career at NAS Jax and NAS Mayport. Petty Officer Cooper is a decorated veteran - holding ten Navy Achievement Medals - 20 Recruiting Gold Wreaths, and seven Good Conduct Awards. He joined the military to gain independence and forge a new path forward. His favorite service memory was getting meritoriously advanced as Recruiter of the Year. Petty Officer Cooper Currently works as a Local Veterans' Employment Representative at CareerSource Northeast Florida.

Petty Officer Cooper thanked the Board for the invitation to lead the Pledge of Allegiance and spoke about his career in and out of the military service.

CALL TO ORDER

Chairman James Renninger called the meeting to order at 4:04 pm.

ROLL CALL

Present: Commissioner District 3 James Renninger, Chairman
Commissioner District 1 Mike Cella, Vice-Chairman
Commissioner District 2 Alexandra Compere
Commissioner District 4 Betsy Condon
Commissioner District 5 Dr. Kristen T. Burke

Absent: None

Staff Present: County Manager Howard Wanamaker
County Attorney Courtney K. Grimm
Commission Auditor Heather Boucher

PET ADOPTIONS

Teresa Capo, Executive Assistant, presented a PowerPoint presentation of pets available for adoption - Gia (dog) - Olaf (dog) - Robin (cat) - Camilla (cat). If you are interested in adopting a pet, contact clayadoptions@claycountygov.com or call (904) 269-6342. Ms. Capo stated that Clay County Animal Services also offers community rabies and microchip clinics every month from 3:00 pm to 5:00 pm on the first Thursday of every month. The "Kitten Crew" is always looking for fosters. If you are interested, please contact clayfosters@claycountygov.com. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list. (Amazon.com). We always need items for our foster kittens and shelter animals. See Attachment A.

PROCLAMATIONS/RESOLUTIONS

1. Clay High School Cheerleaders State Championship

Recognition of the Clay High Cheerleaders can be seen at [www.claycountygov.com/Government/claycounty-tv-and-video-archive/BCC-Agenda/February 27, 2024](http://www.claycountygov.com/Government/claycounty-tv-and-video-archive/BCC-Agenda/February%2027,%202024), beginning at 7:18 and ending at 14:30. Below is a summary of the discussion and vote.

Chairman James Renninger welcomed the Clay High Competitive Cheerleading Team led by coaches Lori Davis and Daniel Richardson to congratulate them on their recent championship win at the 2024 FHSAA Class 1A Competitive Cheerleading State Finals.

Present to accept the Proclamation:

- Lori Davis - Head Coach
- Daniel Richardson - Coach

Team Members:

- Baileigh Barbree - Senior
- Mackenzi Batton - Senior
- Abigail Blalock - Senior
- Michael Goldstein - Sophomore
- Kylie Horne - Sophomore
- Noah Johnson - Junior
- Lili Jordan - Senior
- Carleigh Kierbow - Sophomore
- Madison Kilgore - Senior

- Saige Knapp - Sophomore
- Tyler LaBelle - Sophomore
- Morgan McMinn - Sophomore
- Zayden Merry - Freshman
- Kalyn Mitchell - Junior
- Cody Mobley - Senior
- Jason Pope - Senior
- Brayden Ringer - Junior
- Kyla Sawdo - Senior
- Jordan Stacy - Freshman
- Emily Winkler - Freshman
- Peyton Wyatt - Sophomore
- Kaley Zepeda - Senior

Commissioner Kristen Burke read the Proclamation for the Clay High School Cheerleaders State Championship.

Commissioner Betsy Condon made a motion for approval of the Proclamation, seconded by Vice-Chairman Mike Cella, which carried 5-0.

DECLARATIONS

2. Flood Awareness Week – (March 4-10, 2024)

Chairman James Renninger said that March 4, 2024, through March 10, 2024, is Flood Awareness Week. Clay County has experienced severe weather in the form of extreme rainfall or tropical system events, resulting in flooding on multiple occasions. We have a declaration attached to the agenda for today's meeting to promote awareness of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies. We welcome everyone to read the Flood Awareness Week Declaration on the agenda.

PRESENTATIONS

Discussion of Municipal Finance Options

Municipal Finance Options can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 15:30 and ending at 49:01. Below is a summary of the discussion.

Jeremy Niedfeldt, Managing Director of PFM, presented a PowerPoint presentation regarding the municipal finance options. See Attachment B.

There were questions and discussions regarding predicted rates, timeline, bonds, options, essential services, the intent of reviewing the finance options, clarification of impact fees, mobility fees, trends during an election year, clarification for the cost of the fire stations, the allowable use of funds, other needs for funds, sales tax, the significance

of having a burn building and the cost and funding options for various projects.

Following all discussions, staff requested direction from the Board on moving forward. The Board gave a consensus to move forward as discussed.

CONSTITUTIONAL OFFICERS

Constitutional Officer Comments can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 49:08 and ending at 53:10. Below is a summary of the discussion.

Tara S. Green, Clerk of Court and Comptroller, addressed the Board to provide an update regarding the 2023 Audit and the annual comprehensive financial report to be produced. Clerk of Court and Comptroller Green also spoke about the designation received by the Clerk of Court and Comptroller's Office as a 2024 Top Workplace in the region.

Chairman James Renninger thanked CCSO - Under Sheriff Ron Lendvay and Director Ricky Wright for their attendance.

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes and Attachments, February 13, 2024.

Commissioner Betsy Condon made a motion for approval of the February 13, 2024, BCC meeting minutes and attachments, seconded by Vice-Chairman Mike Cella, which carried 5-0.

PUBLIC COMMENTS

Public Comments can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 53:49 and ending at 1:09:26. Below is a summary of the discussion.

Chairman James Renninger opened the floor for public comment at 4:54 pm.

Rafael Hinojosa, 2705 Silver Creek Drive, Green Cove Springs, Florida, addressed the Board to express concerns regarding the construction site and activity adjacent to his property.

William Jones, 3125 Veronica Avenue, Middleburg, Florida, addressed the Board to express concerns regarding various properties and taxes in the county. i.e., funding for the county park and gun range - a .05 cent sales tax for gas - the non-paving of his road and off-road vehicles damaging the road.

Charles Hodges, Keystone Heights, Florida, addressed the Board to request help in resolving a safety issue regarding the construction vehicles' high rate of speed and damages to the guardrail in the area.

Matthew O'Berry, 6317 Amherst Avenue, Keystone Heights, Florida, addressed the Board to discuss his concerns regarding code enforcement issues in the area of his home.

Hearing no other comments, Chairman James Renninger closed public comment at 5:09 pm.

CONSENT AGENDA

4. Finance Business

The Finance Department business is submitted to request approval and ratification by the Board for various warrants and disbursements in order to meet the requirements of Ch. 136.06 (1) FL Statute. Acceptance and disposal of various Board property and various documents are submitted for the Board's information. At times, approval is requested for various finance related issues.

5. FY 2023/2024 Schedule of Fees and Services (R.Kantor)

Approval of Resolution No. 2022/2023-71 AM2 to update the FY 2023/2024 Schedule of Fees and Services for Department of Health, Engineering, and Parks and Recreation and to add under Parks and Recreation the Outdoor Adventure Park, which will now include the Gun Range, and the Regional Sports Complex.

6. Single/Sole Source Purchase Authorization and Agreement for Software Purchase - RecTrac 3.1 (J.Pierce)

A) Approval of Sole Source Purchase with Vermont Systems for the Purchase of RecTrac 3.1 Software.

B) Approval of Agreement with Vermont Systems for a sixty (60) month term beginning on the effective date of the agreement. Initial term of the Agreement includes Software and training for a total not to exceed \$44,730.00. Annual recurring maintenance and support fees will be billed on October 1st of each year in the amount of \$27,480.00 subject to adjustments.

C) Approval of Advanced Payment for initial implementation fees of RecTrac 3.1. Annually the maintenance and support fees will be paid in advance.

Funding Source:

General Fund - Parks and Recreation Administration - Software Subscriptions

7. Fourth Amendment and Renewal to Agreement No. 2020/2021-207 for Agronomic Services for Clay County Parks with Agrow Pro, Inc. (J. Pierce)

Approval of the Fourth Amendment and Renewal to Agreement No. 2020/2021-207 for Agronomic Services for Clay County Parks with Agrow Pro, Inc. to include field applications, aeration, Verti-cutting, and mowing, for the Clay County Regional Sports Complex beginning April 1, 2024, and renewing the Agreement for an additional one (1) year term beginning June 22, 2024 through June 21, 2025 in an amount not to exceed \$312,010.05.

Funding Source:

General Fund - Grounds Maintenance - Repairs and Maintenance

8. FY 2023 Homeland Security Grant Program (HSGP) Federally Funded Subaward and Grant Agreement R0885 with the State of Florida, Division of Emergency Management regarding Fire Hazmat Sustainment (M. Covey)

A) Approval of the FY 2023 Homeland Security Grant Program (HSGP) Federally Funded Subaward and Grant Agreement R0885 with the State of Florida, Division of Emergency Management regarding Fire Hazmat Sustainment for the purchase of hazmat equipment. The award/maximum reimbursement amount is \$72,690.00.

B) Approval of accompanying budget resolution.

Funding Source (Revenue):

General Fund / All Grants Organization / FY2023 Homeland Security Grant Program / 2023-24 HSGP / Machinery and Equipment - Capitalized

9. Agreement for Traffic Counts, Capacity Table and Mobility Fee Studies with Gannett Fleming, Inc. (C.Stewart)

Approval of the Agreement for Traffic Counts, Capacity Table and Mobility Fee Studies with Gannett Fleming, Inc. in the lump sum amount of \$171,297.00 to be completed by August 27, 2025.

Funding Sources:

Unincorporated Municipal Services MSTU Fund - Planning Department - Professional Services - Traffic Count and Capacity Study

10. First Renewal and Second Amendment to Agreement No. 2021/2022-129 for Stormwater Pond Mowing with Island Outdoor Management, Inc. (E. Pope)

Approval of the First Renewal and Second Amendment to Agreement No. 2021/2022-129 for Stormwater Pond Mowing with Island Outdoor Management, Inc., increasing the per acre cost from \$121.25 to \$141.25, effective March 1, 2024, and renewing the agreement through March 21, 2025.

Funding Source:

Transportation Trust Fund-Public Works-Repairs and Maintenance

11. Florida Shared-Use Nonmotorized Trail Network Program Grant Agreement with the State of Florida Department of Transportation, FPN: 449202-3-54-01 design, construction and CEI of a shared use nonmotorized trail on Long Bay Road and Old Jennings Road from SR 21 to Live Oak Lane (R. Smith/M. Covey)

A) Approval of the Florida Shared-Use Nonmotorized Trail Network Program Grant Agreement with the State of Florida Department of Transportation, FPN: 449202-3-54-01 design, construction and CEI of a shared use nonmotorized trail on Long Bay Road and Old Jennings Road from SR 21 to Live Oak Lane in the amount of \$17,051,455.00.

B) Approval of accompanying Resolution authorizing entry into the Grant Agreement.

C) Approval of the accompanying Budget Resolution.

Funding Source:

Capital Improvement Plan (CIP) Projects Fund / All Grants Organization / SUNTrail Long Bay – Old Jennings to Live Oak Lane / SUNTrail Long Bay-Old Jennings to Live Oak Lane / Infrastructure

12. Planning Districts Map update (D. Selig)

Resolution 89-21R(E) will replace Exhibit A (the Planning Districts Map) with an updated map in order to rename three of the Planning Districts. This change is sought in order to remove confusion between the County's name for one of its Citizen Advisory Committees and the name of the City of Green Cove Springs Citizen Advisory Committee.

13. Statewide Mutual Aid Agreement with the Florida Division of Emergency Management (FDEM) for Emergency Assistance (M. Ladd)
A) Approval of the Statewide Mutual Aid Agreement with the Florida Division of Emergency Management (FDEM) for Emergency Assistance, beginning on the effective date and continuing until terminated by either party.

B) Approval of the accompanying authorizing resolution.

Funding Source:

Not applicable at this time

14. Franchise Agreement for Container Service with Capital Waste Services, LLC (M. Towns)
A) Approval of Herrington Industries, Inc. dba Strickland Construction Services' transfer of its Franchise in whole for Container Service to Capital Waste Services, LLC.

B) Approval of entry into a Franchise Agreement with Capital Waste Services, LLC for a term commencing upon execution and continuing through March 31, 2028.

Funding Source (Revenue):

Solid Waste Fund-Environmental Service-Franchise Fee - Solid Waste

15. Approval of Equipment Easement between Clay County and BellSouth Telecommunications, LLC, d/b/a AT&T Florida, for property located in Section 28, Township 5 South, Range 26 East, Clay County, Florida (C. Grimm)
16. Interlocal Agreement Between the School Board of Clay County, Florida and Clay County, Florida Re: Funding for Transition of School Resource Officers to CCSO (March 1, 2024 – August 30, 2024) (T. Nagle)
Approval of budget resolution.
17. First Renewal for Continuing General Engineering Consulting Services for Planning & Design (R. Smith)
Approval of the First Renewal and Amendment to Continuing General Engineering Consulting Services Agreements with the listed firms for a period of one (1) year commencing on February 22, 2024 and continuing through February 21, 2025. Projects are assigned via Work Orders outlining the scope of the project and the project amount based on the rates provided for in the respective Agreements.

1. Jones Edmunds & Associates, Inc. - 2021/2022-110 RN1
2. GAI Consultants, Inc. - 2021/2022-109 RN1
3. WGI, Inc. - 2021/2022-111 RN1

Funding Sources:

Varies depending on project

18. Acceptance for Final Re-Plat for Recording- Cathedral Oak Parkway Phase 1 Second Replat (District 5, Comm. Burke)

Staff has reviewed and recommends that the Board accept and approve the final plat of Cathedral Oak Parkway Phase 1 Second Replat for recording.

Consent Agenda discussion can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 1:09:27 and ending at 1:10:50. Below is a summary of the discussion and vote.

Courtney Grimm, County Attorney, provided details and information regarding the incorrect date referenced in item 16; there was a mistake referencing the date of August 30, 2024, instead of August 31, 2024.

Following the explanation, Commissioner Kristen Burke made a motion for approval of the consent agenda, seconded by Commissioner Betsy Condon, which carried 5-0.

TIME CERTAIN - 5:00 p.m. or as soon thereafter as can be heard.

19. First Public Hearing to consider adoption of ZON-23-00029 (Airport Code Art. III) (D. Selig)

A. A zoning text amendment to add regulations related to the use of aircraft and airports to Article III of the land development code.

This item was continued by the Planning Commission. Staff is requesting the item be continued.

Public Hearing for item 19 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 1:11:00 and ending at 1:19:48. Below is a summary of the discussion and vote.

Chairman James Renninger noted that item 19 - ZON-23-00029 has been requested to be continued, and there will be no presentation; however, due to advertising, there would need to be a public hearing.

Chairman James Renninger opened the floor for the public hearing at 5:11 pm.

David Kirkland, Chairman of the Keystone Heights Airport, addressed the Board regarding an email submitted to staff and Commissioner Condon about concerns with the requested change.

There were comments made regarding notification to the Airport Authority and addressing the email.

Adam Lamb, 3335 Tiki Lane, Green Cove Springs, Florida, addressed the Board to express concerns with the requested change and its impact on the value of his home and provided a map for reference. See Attachment C.

There were comments about the effect of the change and clarification that the changes have not been approved.

Samuel Lee, Pastor of St. Marks Missionary Baptist Church, 2703 Forman Circle, Middleburg, Florida, addressed the Board to express his concerns with the requested change.

Hearing no other comments, Chairman James Renninger closed the public hearing at 5:19 pm.

Vice-Chairman Mike Cella made a motion for approval of a continuance until the May 28, 2024, BCC meeting, seconded by Commissioner Alexandra Compere, which carried 5-0.

20. Public Hearing on Ordinance and Resolution to Amend the Capital Improvement Plan and Other Budget Adjustments (R. Kantor)

A) Public Hearing to consider approval of Ordinance amending the Capital Improvement Element (CIE) portion of the Clay County Capital Improvement Plan.

B) Approval of Resolution amending the Non-CIE portion of the Clay County Capital Improvement Plan.

C) Approval of amendment to the FY23/24 budget.

Various Funding Sources

Public Hearing for item 20 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC-Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC-Agenda/February%2027,%202024), beginning at 1:19:50 and ending at 1:21:52. Below is a summary of the discussion and vote.

Reginald Kantor, Budget Manager, addressed the Board to provide details and information regarding the public hearing on an Ordinance and Resolution to amend the

Capital Improvement Plan and other budget adjustments.

- A. Public Hearing to consider approval of Ordinance amending the Capital Improvement Element (CIE) portion of the Clay County Capital Improvement Plan.

Chairman James Renninger opened the floor for the public hearing at 5:21 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 5:21 pm.

Vice-Chairman Mike Cella made a motion for approval, seconded by Commissioner Alexandra Compere, which carried 5-0.

Mr. Kantor then provided information regarding the below request:

- B. Approval of Resolution amending the Non-CIE portion of the Clay County Capital Improvement Plan.
- C. Approval of an amendment to the FY23/24 budget.

Following the explanation, Commissioner Betsy Condon made a motion for approval, seconded by Commissioner Alexandra Compere, which carried 5-0.

21. Award of Bid No. 22/23-98, CR 218 from Cosmos Avenue to Pine Tree Lane Road Improvements (E. Dendor)

Approval to post the Notice of Intent to award Bid No. 22/23-98, CR 218 from Cosmos Avenue to Pine Tree Lane Road Improvement to Anderson Columbia Co., Inc. This award includes the County's portion of the Base Bid (\$17,126,084.01) along with CCUA's portion (\$1,662,901.47). CCUA's award portion is contingent on CCUA Board consideration and approval scheduled for March 5th. In addition, the award shall allow for the County to amend the Agreement with Anderson Columbia to add Bid Option 1 and 2 should additional funding become available. Work is to be completed September 2025.

Funding Source:

Bond Construction Fund - Capital Improvement Element - CR 218 Wide Pinetree Cosmos - Infrastructure

Capital Improvement Plan (CIP) Fund-West Sector - Capital Improvement Element - CR 218 Wide Pinetree Cosmos - Infrastructure

Bid Number 22/23-98 can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024, beginning at 1:21:52 and ending at 1:27:30. Below is a summary of the discussion and vote.

Ed Dendor, Bonded Transportation Program Administrator, addressed the Board to provide details regarding the request for approval to post the Notice of Intent to award Bid Number 22/23-98, CR 218 from Cosmos Avenue to Pine Tree Lane Road Improvement to Anderson Columbia Co., Inc. This award includes the County's portion of the Base Bid (\$17,126,084.66) along with CCUA's portion (\$1,662,901.47). CCUA's award portion is contingent on CCUA Board consideration and approval scheduled for March 5, 2024. In addition, the award shall allow the County to amend the agreement with Anderson Columbia to add bid Option 1 and/or Option 2 should additional funding become available.

There were questions and discussions regarding the design, clarification of the bid total, and guarantee of prices.

Vice-Chairman Mike Cella made a motion for approval with the stipulations as discussed, seconded by Commissioner Betsy Condon, which carried 5-0.

22. Final Public Hearing to consider COMP 23-0016 and ZON 23-0028.
(District 5, Comm. Burke) (M. Brown)

COMP 23-0016 Small Scale land use change 10 acres from Agriculture to Agriculture/Residential

ZON 23-0028 Zoning map amendment of 10 acres from Agricultural to Agricultural/Residential.

Public Hearing for item 22 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 1:27:30 and ending at 1:51:18. Below is a summary of the discussion and vote.

Mike Brown, Zoning Chief, presented a PowerPoint presentation regarding the public hearing to consider COMP-12-0016 and ZON-23-0028. See Attachment D.

- **COMP-23-0016:** Small Scale land-use change 10 acres from Agriculture to Agriculture/Residential
- **ZON-23-0028:** Zoning map amendment of 10 acres from Agricultural to Agricultural/Residential.

There were questions and discussions regarding land use/zoning, setting precedence, similar properties, heirs exemption, compatibility, homestead exemption, future requests, agricultural zoning, and risk of spot zoning.

Chairman James Renninger opened the floor for the public hearing at 5:43 pm.

All those wishing to speak were sworn in.

Carol Wilkinson, 84 Sorrel Street, Middleburg, Florida, addressed the Board to provide information regarding the requested change.

There were questions and discussions regarding the intent for the property and access

to the property.

Hearing no other comments, Chairman James Renninger closed the public hearing at 5:48 pm.

There were comments regarding making a decision for other properties now and in the future.

Commissioner Kristen Burke made a motion for approval of the land use, seconded by Vice-Chairman Mike Cella. There was more discussion regarding splitting the property, zoning and having a home on the adjacent property. The motion carried 5-0.

Commissioner Kristen Burke made a motion for approval of the rezoning, seconded by Vice-Chairman Mike Cella, which carried 5-0.

23. Final Public Hearing to consider PCD 23-0016. (District 1, Comm. Cella)
(M. Brown)

Rezoning of 1.36 acres from PCD and BA to PCD.

Public Hearing for item 23 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 1:51:20 and ending at 2:13:47. Below is a summary of the discussion and vote.

Mike Brown, Zoning Chief, presented a PowerPoint presentation regarding the public hearing to consider PCD-23-0016, the rezoning of 1.36 acres from PCD and BA to PCD. See Attachment E.

There were questions and discussions regarding the Governors Emergency Declaration mentioned in the backup,

All those wishing to speak were sworn in.

Emily Pierce, Attorney with Rogers Towers Law, PA (Agent), and Matt Melchiori, Professional Engineer with Prosser, Inc., 13901 Sutton Park Drive, Jacksonville, Florida, addressed the Board to provide an overview and details for the project and the requested change.

More questions and discussions were had regarding the operations of the carwash, the amount of water that is recycled, access to the site, number of parking spots, buffer, surrounding properties, land use, and zoning, and clarification regarding the pond on site.

Chairman James Renninger opened the floor for the public hearing at 6:11 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 6:11 pm.

Vice-Chairman Mike Cella made a motion for approval and expressed why he would support the change, seconded by Commissioner Kristen Burke, which carried 4-1, with Commissioner Betsy Condon in opposition.

24. Public Hearing for the purpose of considering the entry into a Purchase and Sale Agreement for the purchase by the County of real property necessary for future Public Safety facilities, more particularly described as Tax Parcel No. 16-06-25-021733-001-03, and authorization for County Manager to execute all documents necessary to close the acquisition (C. Risinger/C. Grimm)

This item was continued from the February 13, 2024 Board meeting.

Public Hearing for item 24 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/February%2027,%202024), beginning at 2:13:49 and ending at 2:16:11. Below is a summary of the discussion and vote.

Caleb Risinger, Real Estate Acquisitions, addressed the Board regarding the public hearing to consider entry into a Purchase and Sale Agreement for the purchase by the County of real property necessary for future Public Safety facilities, more particularly described as Tax Parcel Number 16-06-25-021733-001-03, for a fire station located in Penney Farms and authorization for County Manager to execute all documents necessary to close the acquisition.

Chairman James Renninger opened the floor for the public hearing at 6:15 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 6:16 pm.

Vice-Chairman Mike Cella made a motion for approval, seconded by Commissioner Alexandra Compere, which carried 5-0.

LETTERS OF DOCUMENTATION

25. Bid Opening Tabulations (K. Smith)

Bid Opening Tabulations for February 6, 2024:

A. RFB No. 23/24-025, CR 218 from Cosmos Avenue to Pine Tree Lane Roadway Improvements - Bonded Transportation Program

Bid Opening Tabulations for February 13, 2024:

A. RFB No. 23/24-041, Document Scanning Services

Chairman James Renninger acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Chairman James Renninger opened the floor for the public hearing at 6:17 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 6:17 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comments.

COUNTY ATTORNEY

County Attorney Comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024, beginning at 2:17:04 and ending at 2:18:39. Below is a summary of the discussion.

Courtney Grimm, County Attorney, provided an update regarding the PACE litigation and the residential portion requirements; an essential piece is the litigation in Leon County. County Attorney Grimm will provide more information following the ruling by the court.

There were questions and discussions to clarify the impact and changes to the program.

COUNTY MANAGER

County Manager comments can be seen at www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/February 27, 2024, beginning at 2:18:40 and ending at 2:20:32. Below is a summary of the discussion.

Howard Wanamaker, County Manager, spoke about the legislative session slated to end next Friday. County Manager Wanamaker spoke about past and upcoming events. Visit exploreclay.com for more details.

Events Mentioned:

-
- Food Truck Friday - Spring Park in Green Cove Springs - March 1, 2024
- 8th Annual Strawberry Festival - Clay County Fairgrounds - March 2 - 3, 2024
- Orange Park Farmers Market - Orange Park Town Hall - March 3, 2024
- Look up at the Stars - Gold Head State Park - March 8 - 9, 2024
- Military Appreciation - Clay County Fairgrounds - March 16, 2024
- Clay County Fair - Clay County Fairgrounds - April 4 - 14, 2024

COMMISSIONERS' COMMENTS

Commissioners Comments can be seen-

*at www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC
Agenda/February 27, 2024, beginning at 2:20:34 and ending at 2:47:35. Below is a
summary of the discussion.*

Commissioner Kristen Burke mentioned that there are events at Clay County Fairgrounds every weekend until roughly May 2025.

Vice-Chairman Mike Cella mentioned the Annual Scottish Games that occurred this past weekend and went well and the Eagle Harbor Minor League Golf Tournament final round. Vice-Chairman Cella spoke about the PACE issue and thanked County Attorney Grimm for all her hard work.

Commissioner Betsy Condon addressed some concerns mentioned during public comment regarding Veronica Avenue, the high rate of speed by construction trucks off 315, and possibilities to remedy the issue. Mr. Smith addressed the Board to provide information on how to address the issue regarding the speeding on 315. Commissioner Condon spoke about the code enforcement issue and also mentioned and offered suggestions on how to address those problems.

Commissioner Alexandra Compere spoke about the Scottish Games and commended the Tourist Development team for their hard work to put Clay County on the map. Commissioner Compere requested the Board reconsider the start time for the BCC meetings.

Following the discussion regarding agenda items, time change, time certain items, public hearings, staggering meetings, public comment period, length of meetings, and other county start times, and access to the meetings. The Board agreed to talk to constituents and bring it back to the Board for a decision at a later meeting.

Commissioner Compere requested the Board to consider partnering with the Veterans Council to build out the Veterans Day event and spoke about having involvement from staff to help and the interest expressed by Mr. Ansil Lewis to help. After discussing the possibilities and giving staff direction, the Board reached a consensus on moving forward.

Chairman James Renninger mentioned the State of the County brief and thanked staff for their help and hard work. Chairman Renninger also mentioned the Scottish Games and its success. Chairman Renninger spoke about training that needs to be completed by March 1, 2024, for the Canvassing Board, and on March 26, 2024, he will be traveling to Atlanta to attend an event regarding economic development for Clay County that happens to be on a BCC Meeting day.

Hearing no further business, Chairman James Renninger adjourned the meeting at 6:47 pm.



Attest:

Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk of the Board

[Jim Renninger \(Mar 18, 2024 10:44 EDT\)](#)

Jim Renninger
Chairman or Vice-Chairman

Acronym Definitions

BA – Neighborhood Business District

BCC- Board of County Commissioners

CCSO – Clay County Sheriff's Office

CCUA – Clay County Utility Authority

CIE – Capital Improvement Element

CIP – Capital Improvement Plan

CR – County Road

FHSAA – Florida High School Athletic Association

FY – Fiscal Year

PCD – Planned Community Development

ROW – Right-of-Way

ZON – Rezone

Attachment
“A”
Pet Adoptions



Gia

ANIMAL ID: A0055283062

SEX: Spayed Female

BREED: Mix Breed, 1 year old; 41 pounds

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Sporting a striking black and white coat, Gia is as charming as she is cute. Introduced to children aged 7, she aced the interaction, proving herself to be a kid-friendly companion. Not only is she great with people, but she also gets along well with other dogs, making her an ideal addition to any family. Gia has shown promising progress in house training, although she may need some guidance in curbing her puppy chewing tendencies. Crate training would be perfect for her to thrive and continue to blossom.



claycountygov.com/adopt



Olaf

ANIMAL ID: A0055149476

SEX: Neutered Male

BREED: American Bully Mix, 6 Years Old, 82 lbs

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Introducing Olaf, the staff favorite and lovable giant! At 82 pounds, he's convinced he's a lap dog. With a heart full of affection, he thrives on attention and rules his domain like a king. A leash is his best friend, and he's ready to be the center of your world. If you seek a loyal companion who's easygoing and adores you endlessly, Olaf is your match! Best in a pet-free palace. Adopt Olaf today and let the love reign supreme!



claycountygov.com/adopt



Robin

ANIMAL ID: A0055409306

SEX: Spayed female

BREED: Domestic Short Hair, 1 Year Old

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: What sets Robin apart is her chatty nature—she loves engaging in lively conversations with hrs favorite humans, filling your home with melodious meows. If you're looking for a beautiful, affectionate, and talkative companion, Robin is the perfect match for you!



claycountygov.com/adopt



Camilla

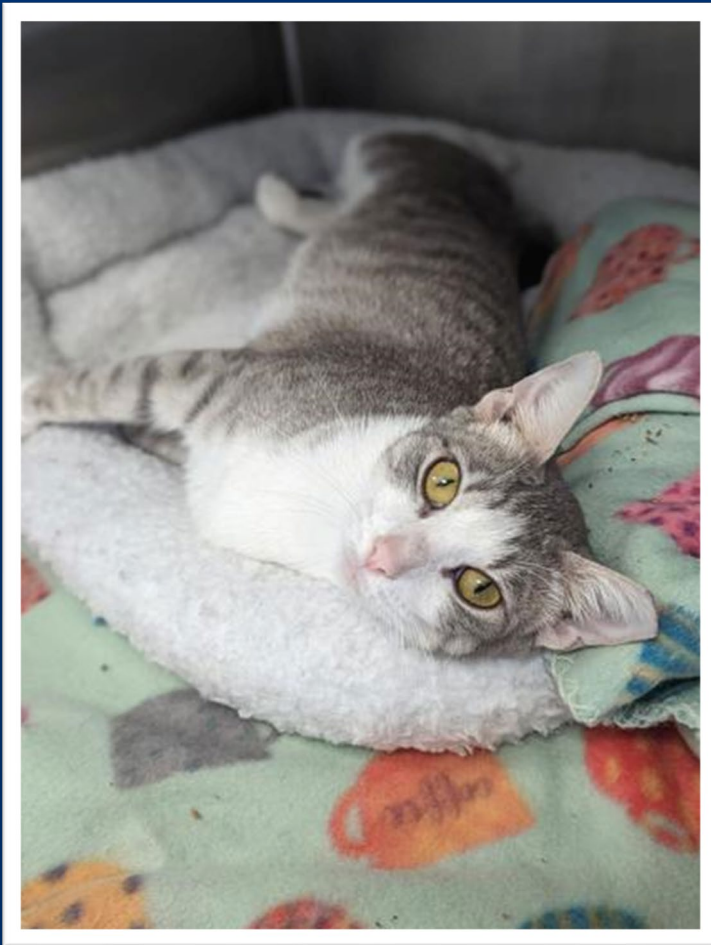
ANIMAL ID: A0055145402

SEX: Spayed female

BREED: Domestic Short Hair, 3 years old

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Looking for a feisty feline who sets her own rules? Look no further! This indoor/outdoor diva loves to explore but insists on affection being on her terms. Camilla will keep you entertained with her independent spirit and occasional bursts of affection.



claycountygov.com/adopt



We re still in need of foster parents for dogs, cats and kittens. Please consider opening your home temporarily.

If interested please contact
clayfosters@claycountygov.com

**Dogs like Wonder (pictured) could use a foster home to help with socialization*

claycountygov.com/adopt



If you are interested in helping our furry friends but can't bring one home, please take a look at our Amazon wish list. We are always in need of items for our foster kittens and our shelter animals.

[Amazon.com](https://www.amazon.com)

claycountygov.com/adopt

Attachment
“B”
Municipal Finance Options



Clay County

Market Update & Plan of Finance

February 27, 2024

PFM Financial Advisors LLC

200 South Orange Ave
Suite 760
Orlando, FL 32801

407.648.2208
pfm.com



Agenda

MARKET UPDATE

- ◆ Tax-Exempt Rates
- ◆ Taxable Rates
- ◆ Federal Reserve Dot Plot

PLAN OF FINANCE

- ◆ Overview of Outstanding Debt
- ◆ Funding Structure (\$10 million)
- ◆ Funding Structures (\$65 million)

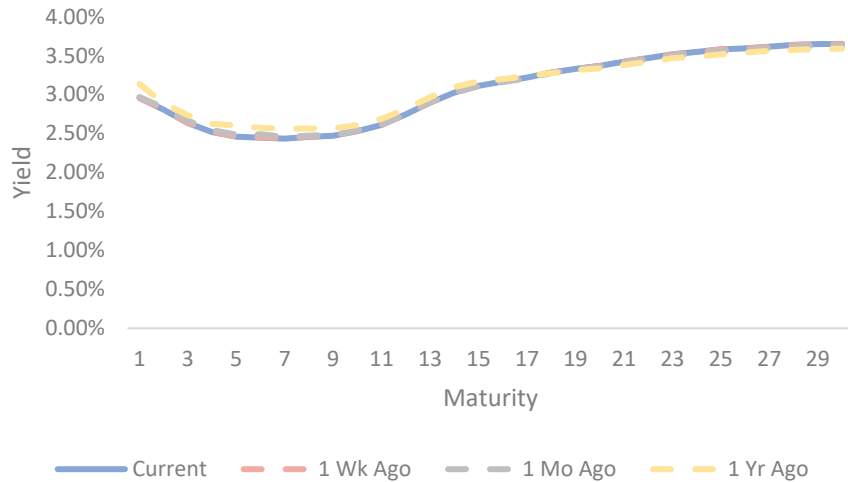


Market Update (Week of February 26, 2024)

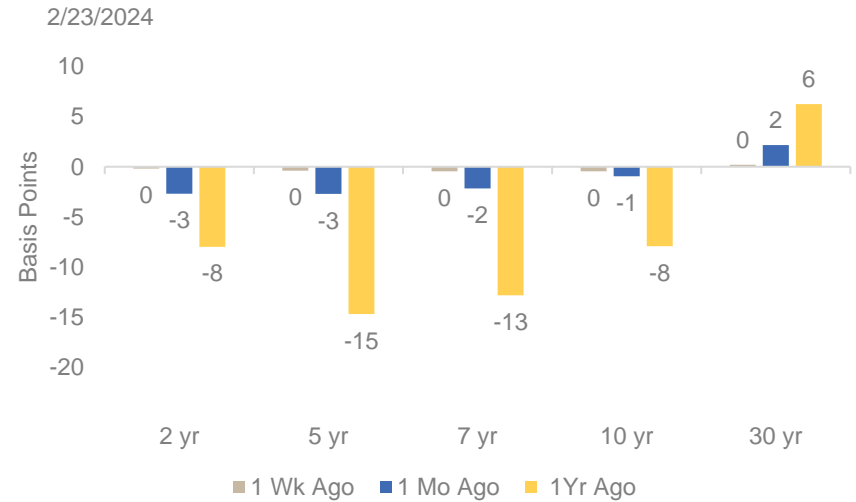


Municipal Interest Rate Movements

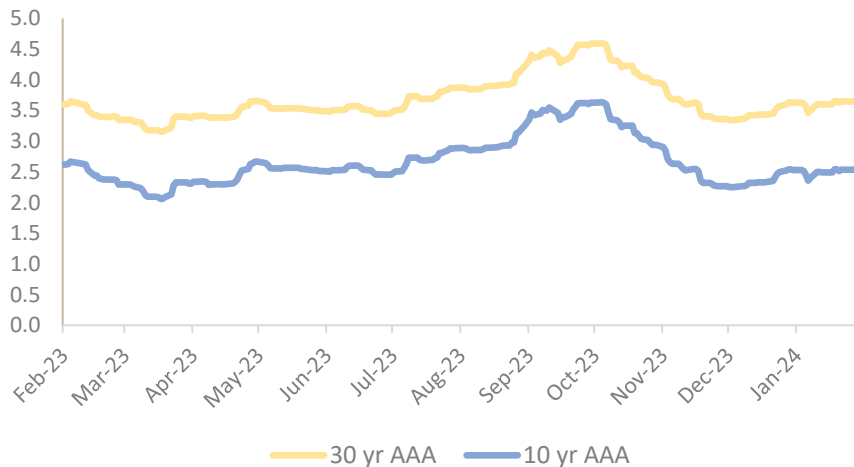
BVAL AAA G.O. Curve



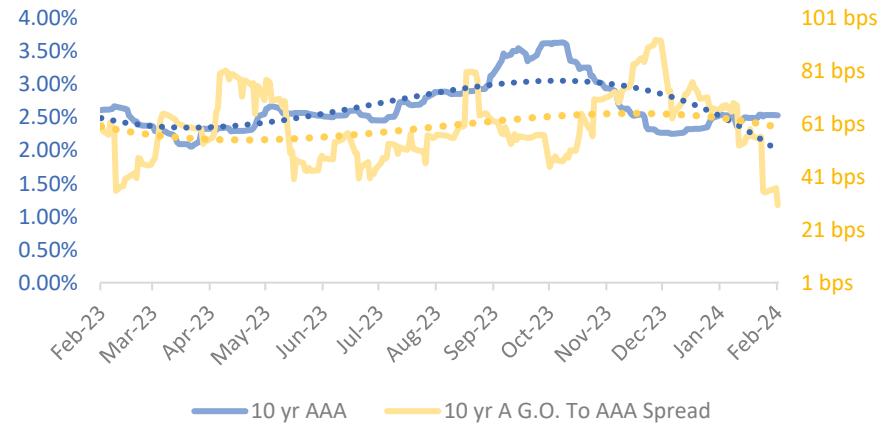
BVAL AAA G.O. Yield Curve Changes



AAA Yields



Rate and Spread Movement (10-Year Maturity)





Municipal Interest Rate Movements

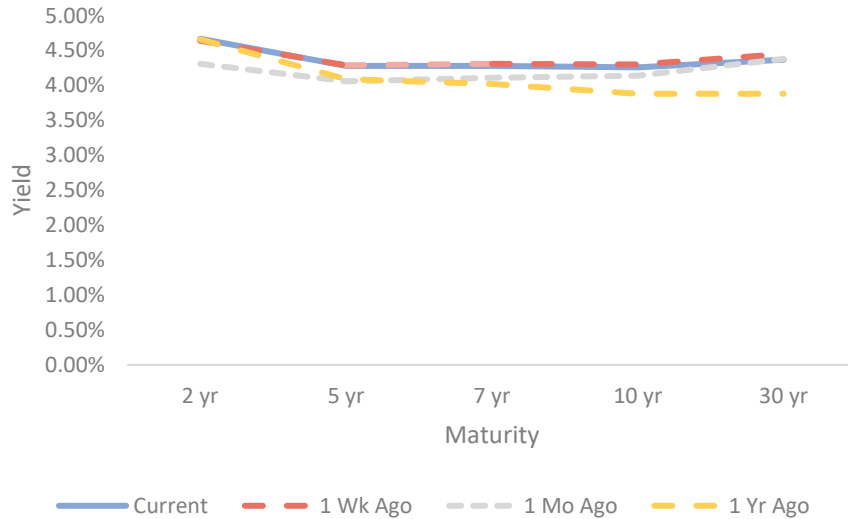
AAA BVAL Rate Movement for the Past 3 Months

AAA Tenor	Date & Weekday																					Total Δ	2/23 Rate
	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/12	2/13	2/14	2/15	2/16	2/20	2/21	2/22	2/23		
	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	F	M	T	W	T	F	T	W	T	F		
1	3.15	-28	-8	-19	-2	-1	11	11	16	1	-14	10	0	4	-1	-2	3	0	0	0	-1	-20	2.95
2	3.08	-28	-9	-19	-3	-1	7	9	17	1	-15	10	0	5	-1	-2	2	0	0	0	0	-27	2.81
3	2.95	-29	-9	-19	-4	-1	7	7	17	1	-15	10	0	5	-1	-3	3	0	0	0	-1	-32	2.63
4	2.88	-30	-9	-20	-4	-1	7	4	17	1	-14	9	0	5	-1	-2	2	0	0	0	0	-36	2.52
5	2.85	-30	-11	-20	-4	-1	7	3	17	2	-15	9	0	5	-1	-2	2	0	0	0	0	-39	2.46
6	2.86	-31	-10	-21	-4	-1	7	3	17	2	-16	9	0	5	-1	-2	2	0	0	0	0	-41	2.45
7	2.85	-31	-11	-20	-5	-1	6	2	17	3	-15	10	0	5	-1	-2	2	0	0	0	-1	-42	2.43
8	2.87	-31	-10	-21	-5	-1	6	1	18	2	-14	10	0	5	-1	-2	2	0	0	0	0	-41	2.46
9	2.89	-31	-10	-21	-5	-2	7	0	17	3	-13	9	0	5	0	-3	3	0	0	-1	0	-42	2.47
10	2.94	-31	-10	-21	-5	-2	7	1	17	3	-13	9	0	5	0	-3	2	0	0	0	0	-41	2.53
11	3.02	-31	-10	-21	-5	-1	6	1	16	4	-13	9	0	5	0	-3	2	0	0	0	0	-41	2.61
12	3.15	-31	-10	-20	-6	-1	6	1	16	4	-13	9	0	5	0	-2	2	0	0	0	0	-40	2.75
13	3.29	-30	-10	-21	-5	-1	6	1	16	4	-13	9	0	5	0	-2	2	0	0	0	0	-39	2.90
14	3.41	-30	-10	-20	-5	-2	7	1	16	4	-13	9	0	5	0	-2	2	0	0	0	0	-38	3.03
15	3.48	-30	-9	-21	-4	-2	7	1	15	6	-14	10	0	5	0	-3	2	0	0	0	0	-37	3.11
16	3.53	-30	-9	-20	-5	-2	8	0	16	5	-14	10	0	5	0	-2	2	0	0	0	0	-36	3.17
17	3.58	-29	-9	-21	-4	-2	7	0	15	5	-13	10	0	5	0	-2	2	0	0	0	0	-36	3.22
18	3.64	-29	-10	-19	-5	-2	8	0	15	5	-13	10	0	5	0	-3	2	0	0	0	0	-36	3.28
19	3.69	-29	-9	-20	-4	-2	8	0	15	5	-15	10	0	5	0	-2	2	0	0	0	0	-36	3.33
20	3.72	-29	-9	-19	-5	-1	7	0	15	5	-14	10	0	5	0	-2	2	0	0	0	0	-35	3.37
21	3.76	-28	-9	-20	-4	-2	8	0	15	5	-14	10	0	6	-1	-2	2	0	0	0	0	-34	3.42
22	3.80	-28	-9	-19	-5	-1	7	0	15	5	-13	10	0	5	0	-2	2	0	0	0	0	-33	3.47
23	3.85	-29	-8	-20	-4	-2	8	1	14	5	-13	10	0	5	0	-3	2	0	0	1	0	-33	3.52
24	3.87	-28	-9	-20	-4	-2	8	1	14	6	-13	10	0	5	0	-3	3	0	0	0	0	-32	3.55
25	3.89	-28	-8	-20	-4	-2	8	1	14	6	-13	10	0	5	0	-2	2	0	0	0	0	-31	3.58
26	3.91	-27	-9	-19	-5	-2	8	0	14	6	-13	10	0	5	0	-2	2	0	0	0	0	-32	3.59
27	3.94	-28	-9	-19	-5	-1	7	0	15	5	-13	10	0	6	0	-3	2	0	0	0	0	-33	3.61
28	3.95	-28	-8	-20	-4	-2	8	1	14	6	-13	10	0	5	0	-3	3	0	0	0	0	-31	3.64
29	3.96	-28	-8	-20	-4	-2	8	1	14	6	-13	10	0	5	0	-3	3	0	0	0	0	-31	3.65
30	3.96	-28	-8	-19	-5	-2	8	1	14	6	-13	10	0	5	0	-2	2	0	0	0	0	-31	3.65

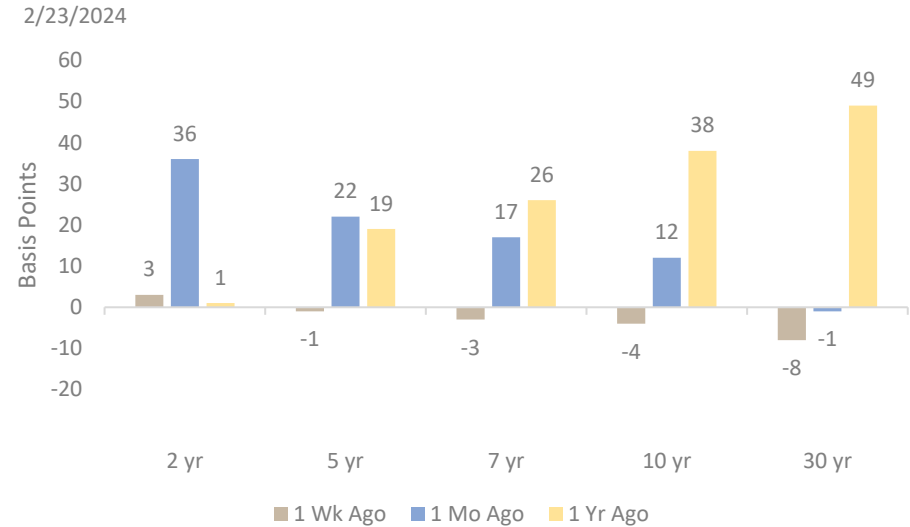


Treasury Interest Rate Movements

U.S. Treasury Yield Curve



U.S. Treasury Yield Curve Changes



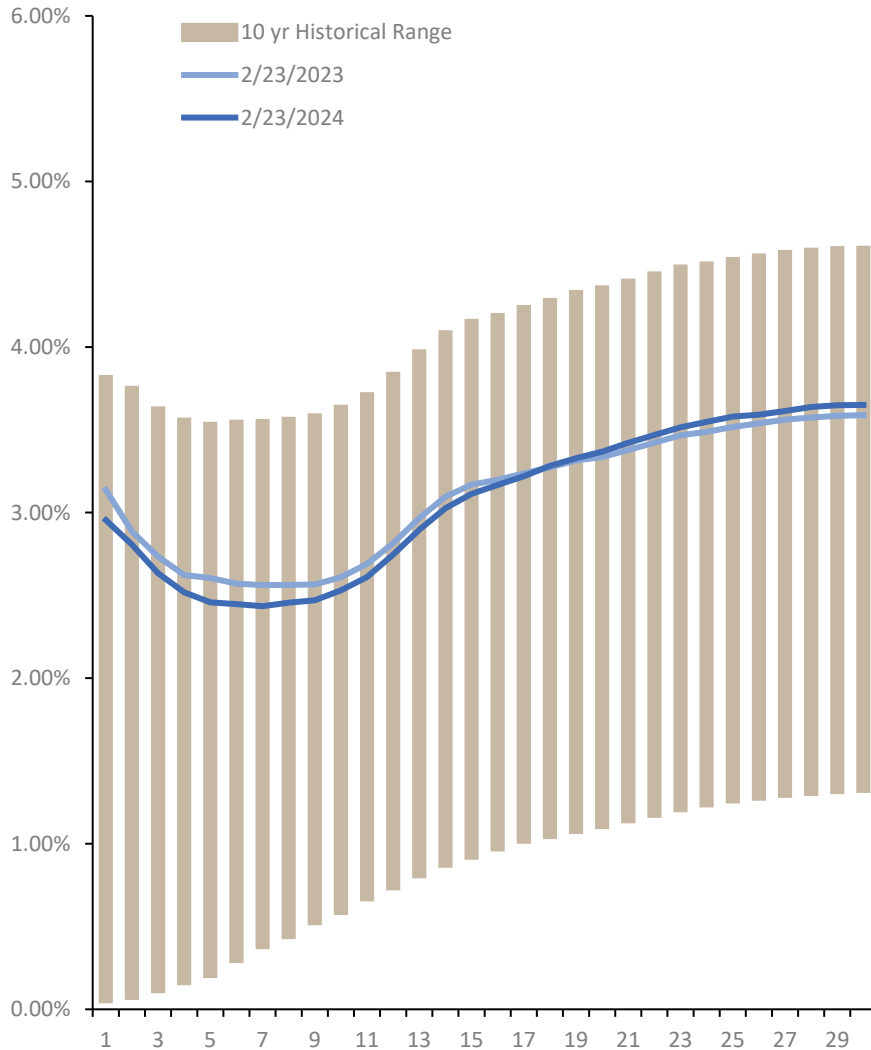
Treasury Rate Movement for the Past 3 Months

Tenor	Date & Weekday																					Total Δ	2/23 Rate
	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/12	2/13	2/14	2/15	2/16	2/20	2/21	2/22	2/23		
	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	Fri	F	M	T	W	T	F	T	W	T	F		
1	5.27	-22	8	-18	-13	-3	5	-19	19	-6	3	5	1	12	-5	-1	5	-1	1	4	-2	-27	5.00
2	4.92	-36	15	-27	-13	-8	17	-26	25	-5	2	12	-2	18	-8	0	8	-5	5	5	-2	-25	4.67
3	4.67	-36	14	-32	-9	-3	16	-25	26	-3	-1	11	0	19	-6	-2	7	-5	5	6	-4	-22	4.45
5	4.49	-35	10	-33	-4	-3	18	-18	24	-4	-5	15	-1	18	-6	-3	7	-4	5	3	-5	-21	4.28
7	4.51	-29	6	-34	-2	-4	16	-13	21	-2	-8	15	-1	17	-6	-2	6	-3	5	2	-7	-23	4.28
10	4.47	-25	1	-32	-1	-2	17	-9	19	0	-12	14	0	14	-4	-3	6	-3	5	1	-7	-21	4.26
20	4.79	-21	-9	-30	2	-1	17	-5	15	2	-16	15	0	11	-2	-3	4	-2	3	-1	-7	-28	4.51
30	4.60	-20	-9	-31	5	-2	18	-1	16	2	-16	15	0	9	-1	-3	3	-1	5	-2	-10	-23	4.37

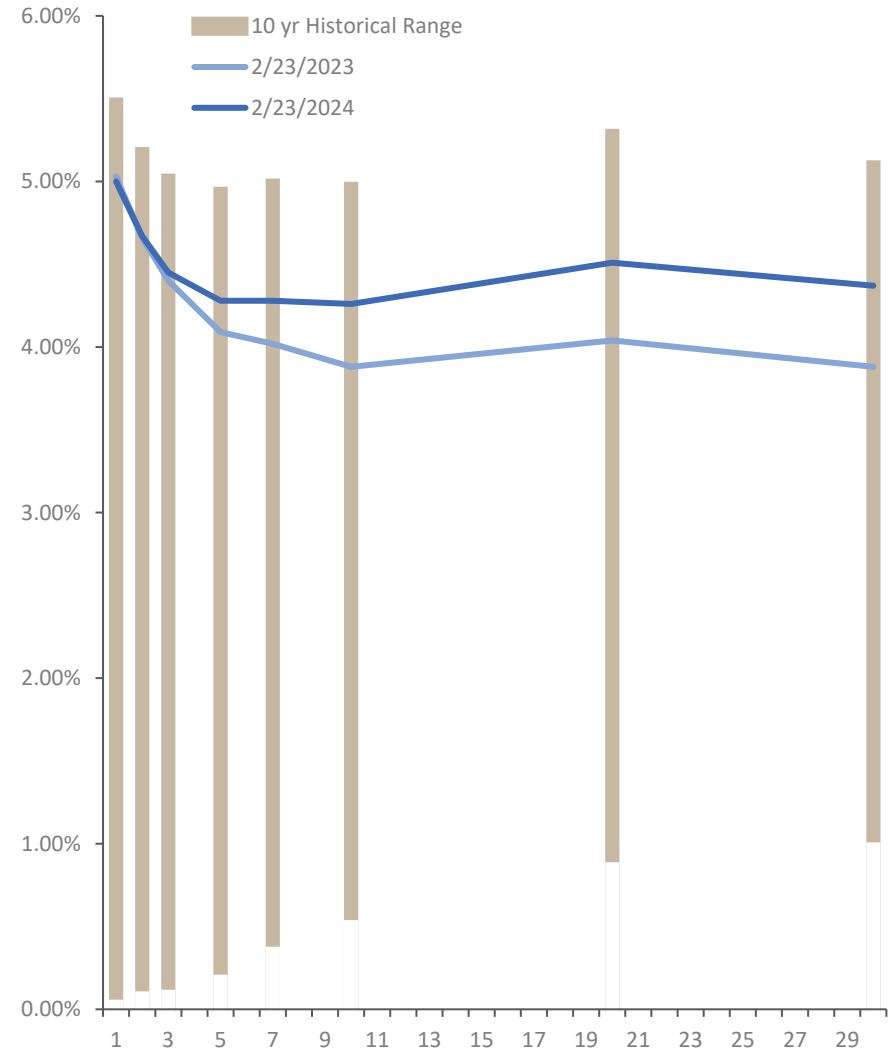


Treasury & Municipal Interest Rate Movements

AAA Municipal Curve



U.S. Treasury Curve

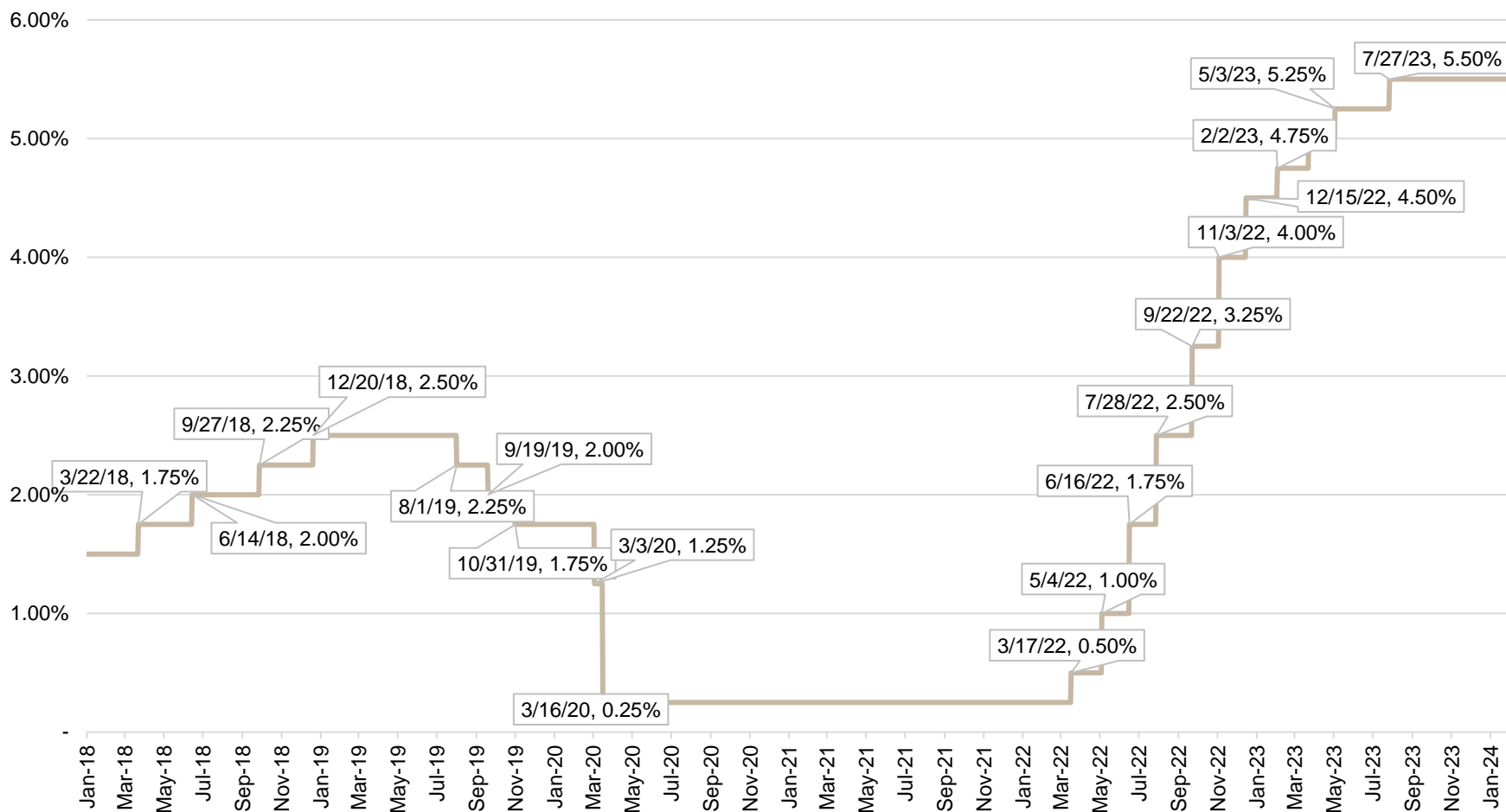


Source: Bloomberg, treasury.gov
PFM Pricing Group



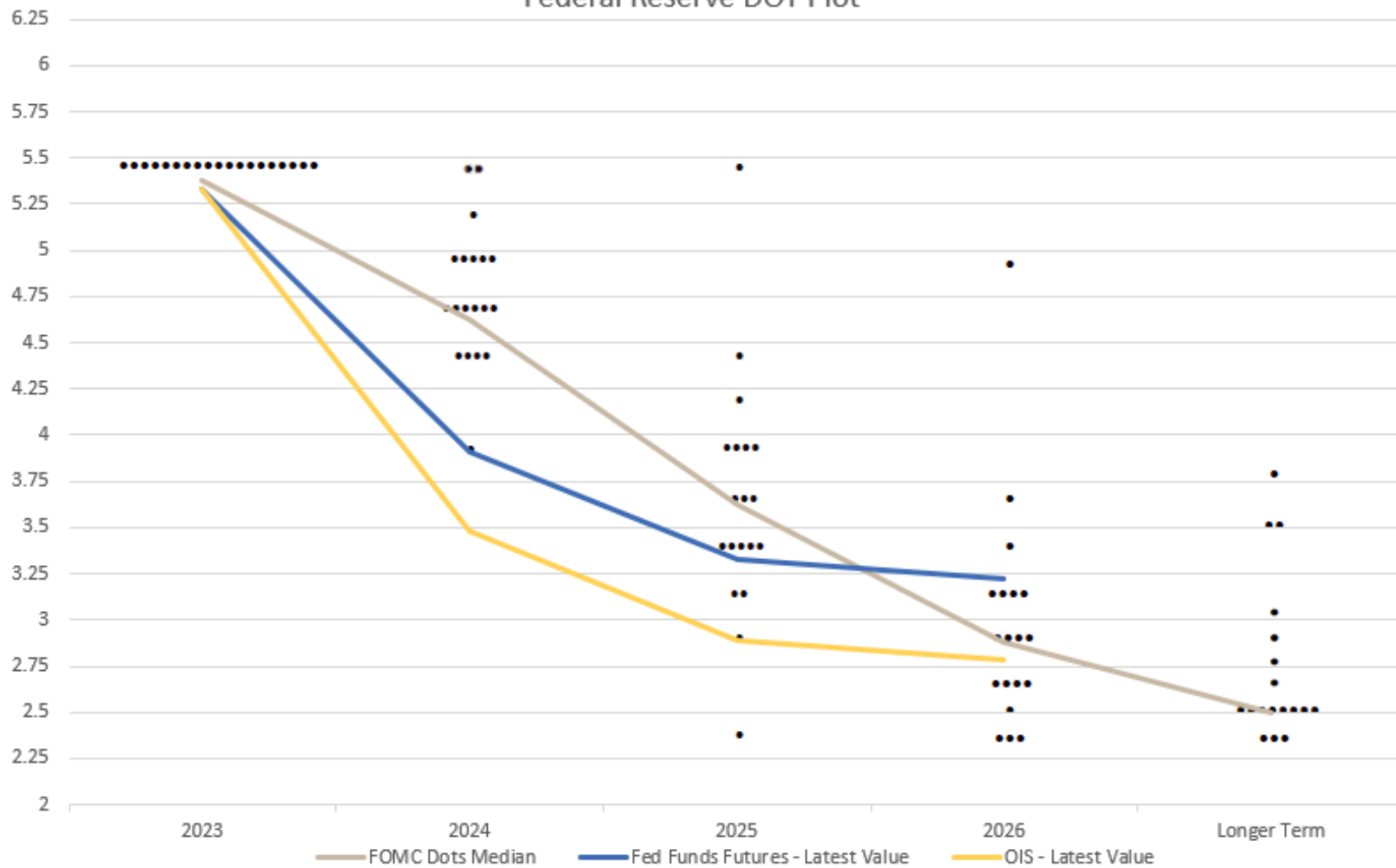
Federal Funds Target Rate

Historical Fed Rate Hikes & Cuts





Federal Reserve DOT Plot





Plan of Finance



Clay County Outstanding Debt

Clay County - Summary of Outstanding Debt							
Obligation	Use of Proceeds	Issue Date	Issue Size	Outstanding Coupons	Final Maturity	Call Date	Outstanding Principal
Sales Surtax Revenue Bonds, Series 2020	Capital Improvement	3/5/2020	\$103,420,000	4% - 5%	10/1/2039	10/1/2029	\$92,735,000

Clay County - Annual Debt Service			
Bond Year	Sales Surtax Revenue Bonds, Series 2020		
	Principal	Interest	Debt Service
2024	3,925,000	4,478,250	8,403,250
2025	4,120,000	4,282,000	8,402,000
2026	4,325,000	4,076,000	8,401,000
2027	4,540,000	3,859,750	8,399,750
2028	4,770,000	3,632,750	8,402,750
2029	5,005,000	3,394,250	8,399,250
2030	5,255,000	3,144,000	8,399,000
2031	5,520,000	2,881,250	8,401,250
2032	5,795,000	2,605,250	8,400,250
2033	6,085,000	2,315,500	8,400,500
2034	6,390,000	2,011,250	8,401,250
2035	6,710,000	1,691,750	8,401,750
2036	7,045,000	1,356,250	8,401,250
2037	7,400,000	1,004,000	8,404,000
2038	7,770,000	634,000	8,404,000
2039	8,080,000	323,200	8,403,200
Total	92,735,000	41,689,450	134,424,450



CIP Overview

- The County's 5-yr CIP averages \$45 million per year, for a total of approximately \$225 million
- With projected sales surtax revenues of approximately \$160 million, this leaves approximately \$65 million of critical needs not funded until beyond the 5-yr CIP
- Interest earnings on project funds are currently higher than the borrowing rates, so the result is a very efficient funding plan to recover interest earnings while mitigating future inflation risk
- The County has historically pledged revenues to accelerate the timing of projects, and current market levels have provided an opportunity to consider this option
 - Significant tax revenue growth has generated sufficient debt capacity



Plan of Finance Discussion

- We understand the County's capital improvement plan (CIP) includes \$65 million of priority projects which are funded in the outer years (beyond 5-yr CIP)

Clay County Projects		
Project Name	Project Amount	Comments
Fire Station 24 - Virginia Village	7,711,707	Design FY21-22, Construction FY22-23
Fire Station 20 - GCS	7,079,927	Carryover to completion
Fire Station 22 - Fleming Island	8,050,000	Design FY21-22, Construction FY23-24
Fire Station 15 - Lake Asbury	7,300,000	Design FY21-23, Construction FY23-24
Fire Station 1 - Branan Field	9,600,000	Design FY24-25
Animal Services Building	15,290,062	Design FY20-21, Construction FY23-25
Total	55,031,696	
Oakleaf Library	10,000,000	Construction FY25
Estimated Grand Total (max)	65,031,696	

- The overall goal is to create a borrowing program which allows the County to fund projects when needed, to mitigate the affordability impacts of inflation by securing funding with low interest costs
- We understand the CIP is dynamic and the timing and amounts will change over time



CIP Comparison

Costs shown below are related to the CIP costs

- Net amount required to complete the project after the use of restricted cash (such as impact fees)

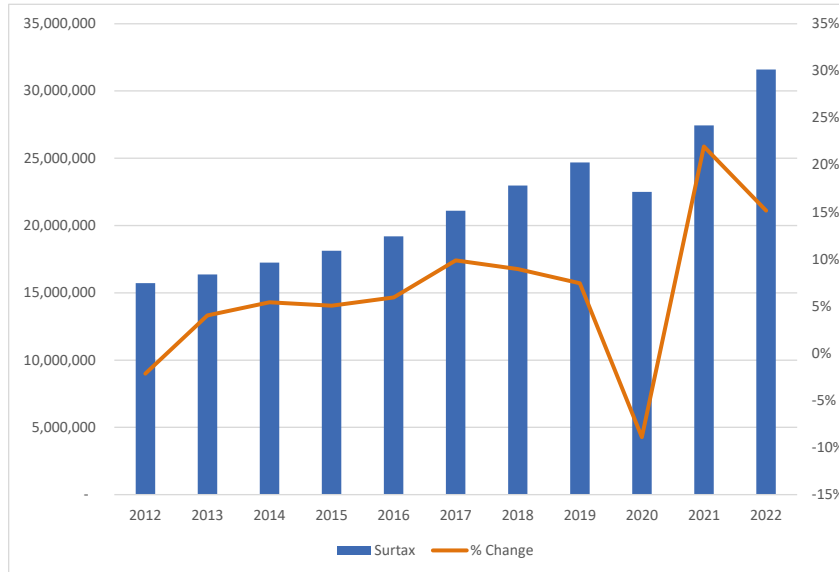
Clay County 5-Year CIP Comparison						
No Debt	2024	2025	2026	2027	2028	Total Funded
Project Funding	74,914,540	41,874,529	34,869,958	31,708,046	38,368,105	221,735,178
Pay-Go Funds Available	61,914,540	28,874,529	21,869,958	18,708,046	25,368,105	
Net Revenues Available for Add'l Projects	(13,000,000)	(26,000,000)	(39,000,000)	(52,000,000)	(65,000,000)	156,735,178
With Debt	2024	2025	2026	2027	2028	Total Funded
Project Funding	74,914,540	41,874,529	34,869,958	31,708,046	38,368,105	221,735,178
Pay-Go Funds Available	51,914,540	18,874,529	11,869,958	8,708,046	15,368,105	
Debt Proceeds	65,000,000					
Additional Pay-Go Funding Capacity	7,500,000	6,500,000	6,500,000	6,500,000	6,500,000	
Debt Service	(2,500,000)	(4,500,000)	(4,500,000)	(4,500,000)	(4,500,000)	
Net Revenues Available for Add'l Projects	49,500,000	33,000,000	16,500,000	-	(16,500,000)	205,235,178

Additional Amount Funded with Debt Scenario:
\$48,500,000



Funding Options to Consider

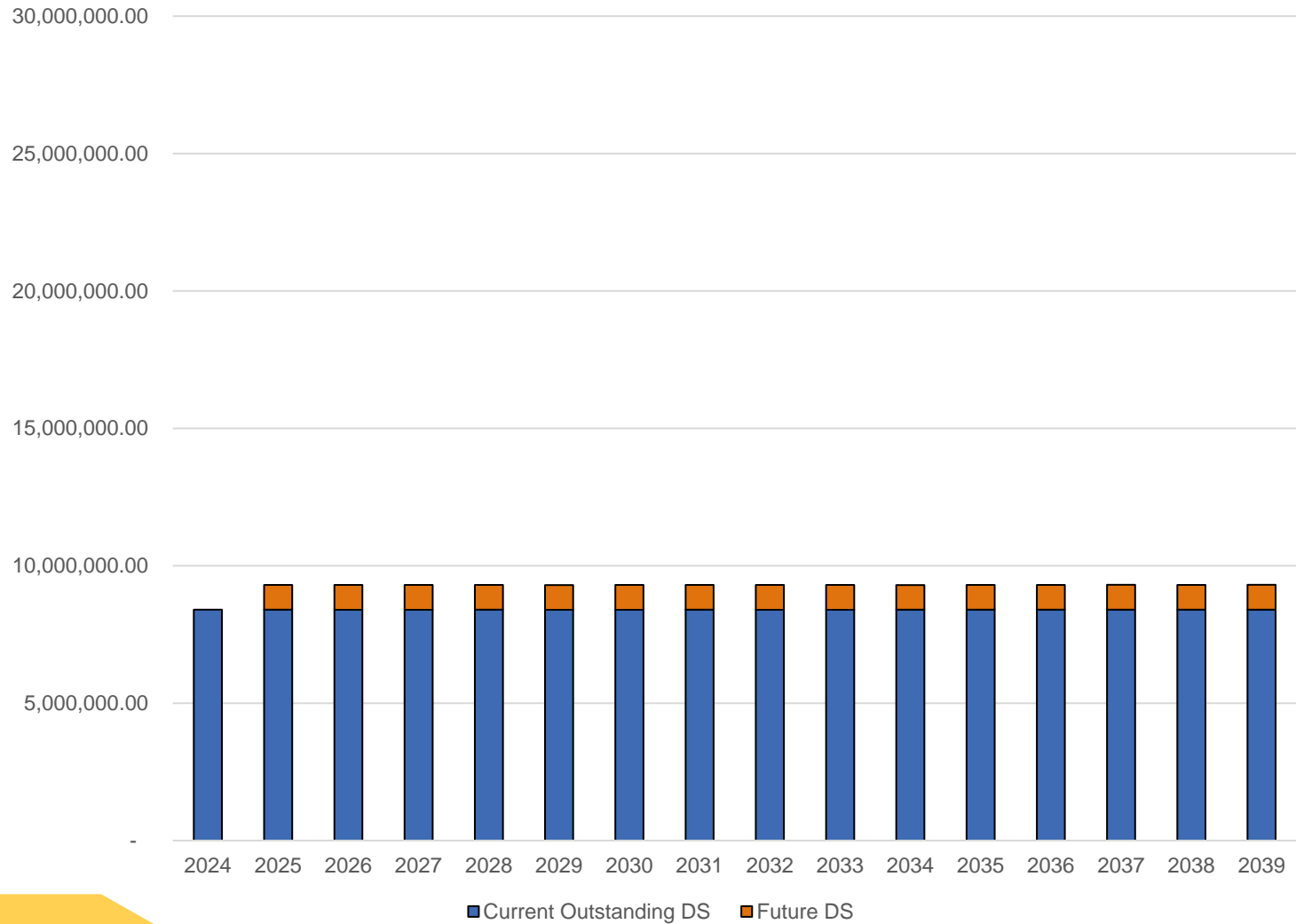
- The County has realized significant sales tax revenue growth (doubled since 2012)



- We will evaluate three scenarios for consideration:
 - \$10 million – structured to match current final maturity of 2039
 - \$65 million – structured to match current final maturity of 2039
 - \$65 million – structured to 30-year debt to better match the life of the asset



Debt Service Breakdown \$10 million



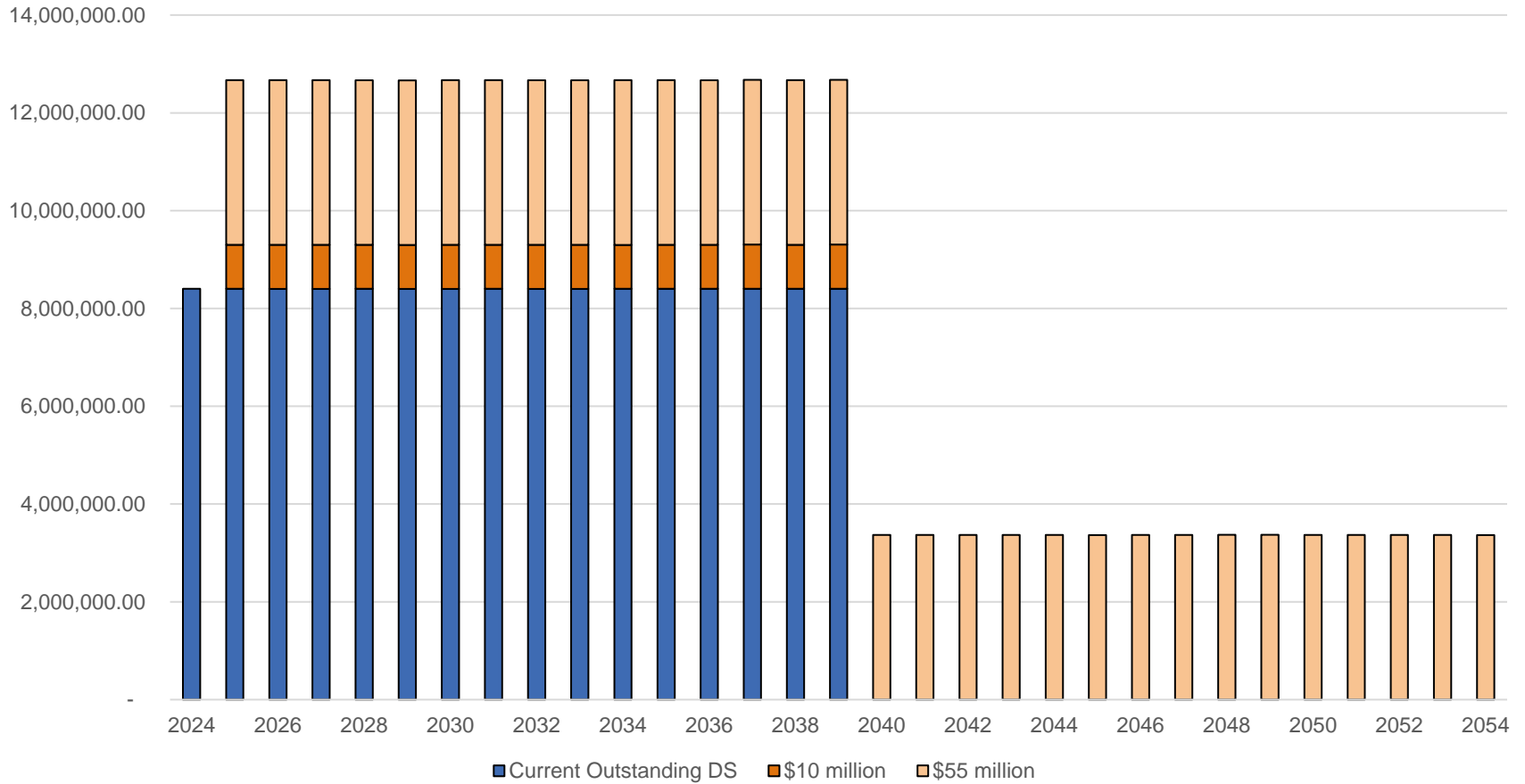


Coverage Ratio \$10 million

Clay County Coverage Ratio					
Year	2022 Sales Tax Revenue	Current Outstanding DS	Future DS	Aggregate DS	Coverage
2024	31,595,033.94	8,403,250.00	-	8,403,250.00	3.8
2025	31,595,033.94	8,402,000.00	899,750.00	9,301,750.00	3.4
2026	31,595,033.94	8,401,000.00	900,750.00	9,301,750.00	3.4
2027	31,595,033.94	8,399,750.00	903,000.00	9,302,750.00	3.4
2028	31,595,033.94	8,402,750.00	899,000.00	9,301,750.00	3.4
2029	31,595,033.94	8,399,250.00	899,000.00	9,298,250.00	3.4
2030	31,595,033.94	8,399,000.00	902,750.00	9,301,750.00	3.4
2031	31,595,033.94	8,401,250.00	900,000.00	9,301,250.00	3.4
2032	31,595,033.94	8,400,250.00	901,000.00	9,301,250.00	3.4
2033	31,595,033.94	8,400,500.00	900,500.00	9,301,000.00	3.4
2034	31,595,033.94	8,401,250.00	898,500.00	9,299,750.00	3.4
2035	31,595,033.94	8,401,750.00	900,000.00	9,301,750.00	3.4
2036	31,595,033.94	8,401,250.00	899,750.00	9,301,000.00	3.4
2037	31,595,033.94	8,404,000.00	902,750.00	9,306,750.00	3.4
2038	31,595,033.94	8,404,000.00	898,750.00	9,302,750.00	3.4
2039	31,595,033.94	8,403,200.00	903,000.00	9,306,200.00	3.4



Debt Service Breakdown \$65 million – 30 years



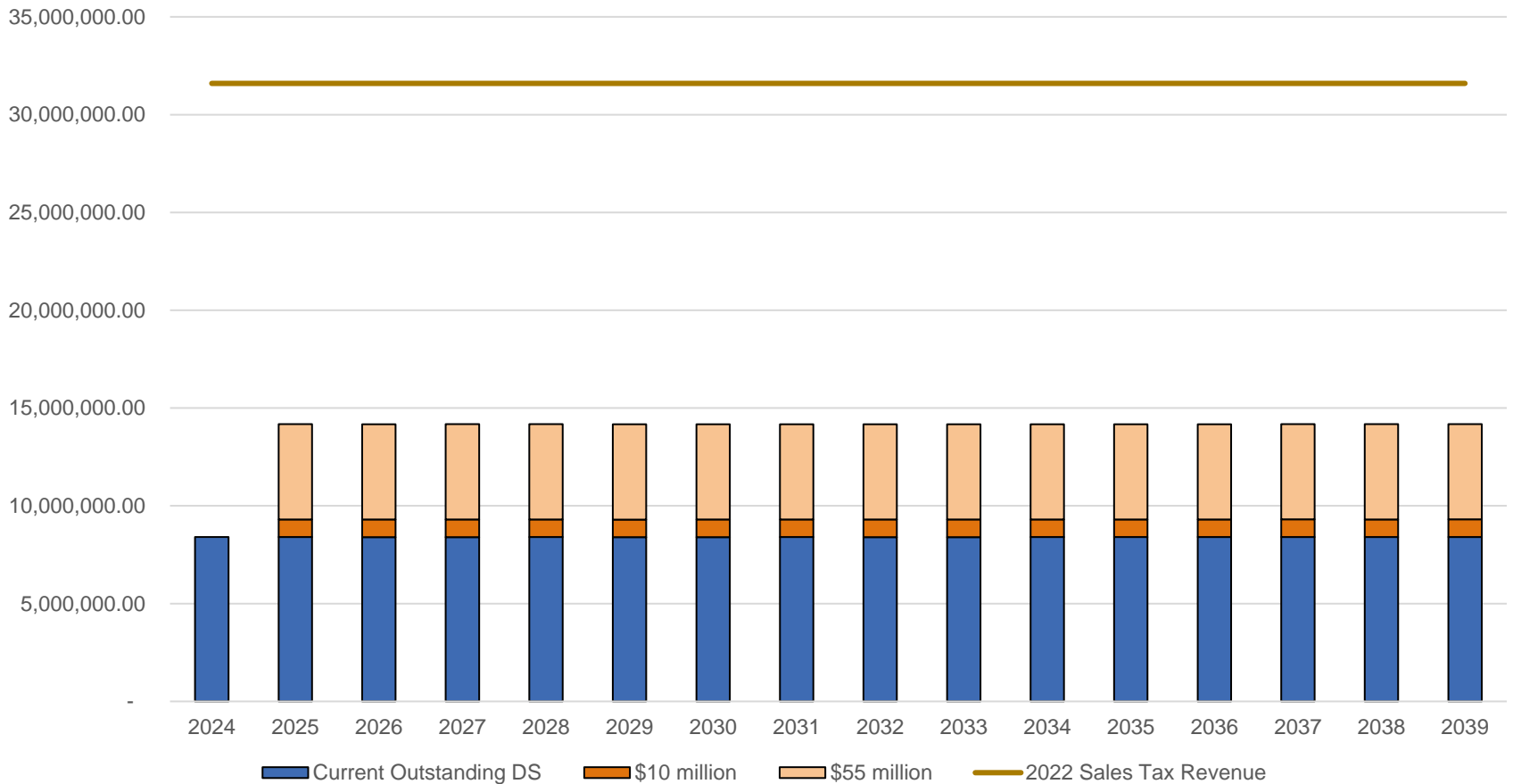


Coverage Ratio \$65 million – 30 years

Clay County Coverage Ratio						
Year	2022 Sales Tax Revenue	Current Outstanding DS	\$10 million	\$55 million	Aggregate DS	Coverage
2024	31,595,033.94	8,403,250.00	-	-	8,403,250.00	3.8
2025	31,595,033.94	8,402,000.00	899,750.00	3,368,500.00	12,670,250.00	2.5
2026	31,595,033.94	8,401,000.00	900,750.00	3,369,500.00	12,671,250.00	2.5
2027	31,595,033.94	8,399,750.00	903,000.00	3,368,500.00	12,671,250.00	2.5
2028	31,595,033.94	8,402,750.00	899,000.00	3,365,500.00	12,667,250.00	2.5
2029	31,595,033.94	8,399,250.00	899,000.00	3,365,500.00	12,663,750.00	2.5
2030	31,595,033.94	8,399,000.00	902,750.00	3,368,250.00	12,670,000.00	2.5
2031	31,595,033.94	8,401,250.00	900,000.00	3,368,500.00	12,669,750.00	2.5
2032	31,595,033.94	8,400,250.00	901,000.00	3,366,250.00	12,667,500.00	2.5
2033	31,595,033.94	8,400,500.00	900,500.00	3,366,500.00	12,667,500.00	2.5
2034	31,595,033.94	8,401,250.00	898,500.00	3,369,000.00	12,668,750.00	2.5
2035	31,595,033.94	8,401,750.00	900,000.00	3,368,500.00	12,670,250.00	2.5
2036	31,595,033.94	8,401,250.00	899,750.00	3,365,000.00	12,666,000.00	2.5
2037	31,595,033.94	8,404,000.00	902,750.00	3,368,500.00	12,675,250.00	2.5
2038	31,595,033.94	8,404,000.00	898,750.00	3,368,500.00	12,671,250.00	2.5
2039	31,595,033.94	8,403,200.00	903,000.00	3,370,000.00	12,676,200.00	2.5
2040	31,595,033.94	-	-	3,367,750.00	3,367,750.00	9.4
2041	31,595,033.94	-	-	3,366,750.00	3,366,750.00	9.4
2042	31,595,033.94	-	-	3,366,750.00	3,366,750.00	9.4
2043	31,595,033.94	-	-	3,367,500.00	3,367,500.00	9.4
2044	31,595,033.94	-	-	3,368,750.00	3,368,750.00	9.4
2045	31,595,033.94	-	-	3,365,250.00	3,365,250.00	9.4
2046	31,595,033.94	-	-	3,367,000.00	3,367,000.00	9.4
2047	31,595,033.94	-	-	3,368,500.00	3,368,500.00	9.4
2048	31,595,033.94	-	-	3,369,500.00	3,369,500.00	9.4
2049	31,595,033.94	-	-	3,369,750.00	3,369,750.00	9.4
2050	31,595,033.94	-	-	3,369,000.00	3,369,000.00	9.4
2051	31,595,033.94	-	-	3,367,000.00	3,367,000.00	9.4
2052	31,595,033.94	-	-	3,368,500.00	3,368,500.00	9.4
2053	31,595,033.94	-	-	3,368,000.00	3,368,000.00	9.4
2054	31,595,033.94	-	-	3,365,250.00	3,365,250.00	9.4



Debt Service Breakdown \$65 million – 15 years





Coverage Ratio \$65 million – 15 years

Clay County Coverage Ratio						
Year	2022 Sales Tax Revenue	Current Outstanding DS	\$10 million	\$55 million	Aggregate DS	Coverage
2024	31,595,033.94	8,403,250.00	-	-	8,403,250.00	3.8
2025	31,595,033.94	8,402,000.00	899,750.00	4,873,000.00	14,174,750.00	2.2
2026	31,595,033.94	8,401,000.00	900,750.00	4,870,750.00	14,172,500.00	2.2
2027	31,595,033.94	8,399,750.00	903,000.00	4,872,750.00	14,175,500.00	2.2
2028	31,595,033.94	8,402,750.00	899,000.00	4,873,500.00	14,175,250.00	2.2
2029	31,595,033.94	8,399,250.00	899,000.00	4,872,750.00	14,171,000.00	2.2
2030	31,595,033.94	8,399,000.00	902,750.00	4,870,250.00	14,172,000.00	2.2
2031	31,595,033.94	8,401,250.00	900,000.00	4,870,750.00	14,172,000.00	2.2
2032	31,595,033.94	8,400,250.00	901,000.00	4,868,750.00	14,170,000.00	2.2
2033	31,595,033.94	8,400,500.00	900,500.00	4,869,000.00	14,170,000.00	2.2
2034	31,595,033.94	8,401,250.00	898,500.00	4,871,000.00	14,170,750.00	2.2
2035	31,595,033.94	8,401,750.00	900,000.00	4,869,250.00	14,171,000.00	2.2
2036	31,595,033.94	8,401,250.00	899,750.00	4,868,500.00	14,169,500.00	2.2
2037	31,595,033.94	8,404,000.00	902,750.00	4,868,250.00	14,175,000.00	2.2
2038	31,595,033.94	8,404,000.00	898,750.00	4,873,000.00	14,175,750.00	2.2
2039	31,595,033.94	8,403,200.00	903,000.00	4,872,000.00	14,178,200.00	2.2



Financing Benefits

- CIP demands have grown, and pay-go is no longer sufficient
- Financing critical long term capital improvements allows the County flexibility to use cash to fund more projects
 - Each \$10 million of pay-go issued as debt allows for \$19 million of projects to move forward
- Current projects
 - Locking current pricing
 - Accelerate projects
 - Reduce additional inflation risk
- Capitalize on generated capacity in sales tax growth
- Estimated all-in true interest cost is approximately 3.25% - 4.00%, depending on term of the loan



Schedule & Timing Considerations

February							March							April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3						1	2		1	2	3	4	5	6
4	5	6	7	8	9	10	3	4	5	6	7	8	9	7	8	9	10	11	12	13
11	12	13	14	15	16	17	10	11	12	13	14	15	16	14	15	16	17	18	19	20
18	19	20	21	22	23	24	17	18	19	20	21	22	23	21	22	23	24	25	26	27
25	26	27	28	29			24	25	26	27	28	29	30	28	29	30				
							31													

May							June						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

- February → BOCC Direction to Proceed
- March → Prepare Documents and Ratings Presentation
- April → Rating(s) Meetings
- May → BOCC Approval & Price transaction
- June → Closing



pfm



Disclosures

ABOUT PFM

PFM is the marketing name for a group of affiliated companies providing a range of services. All services are provided through separate agreements with each company. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation.

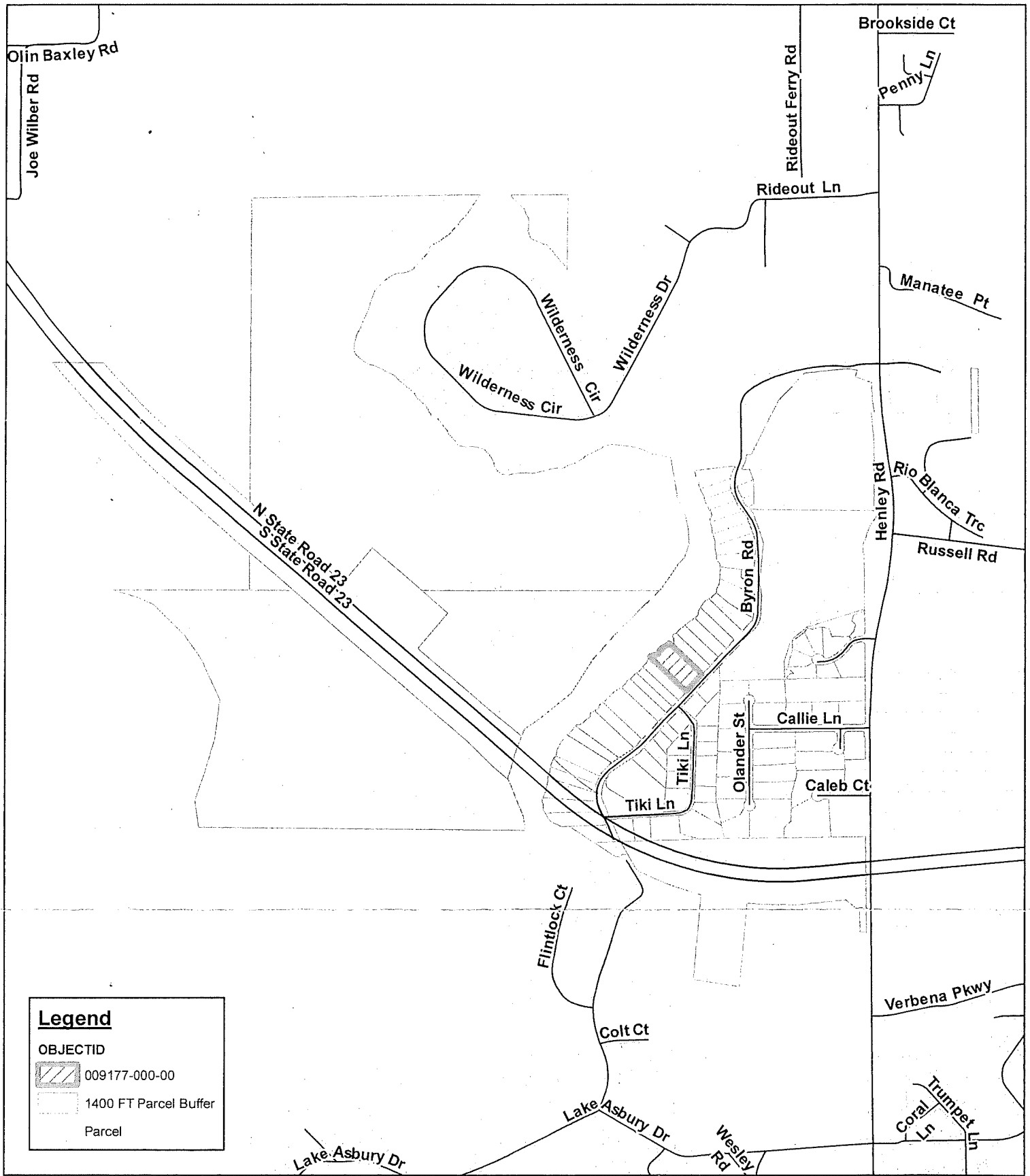
Financial advisory services are provided by PFM Financial Advisors LLC a registered municipal advisor with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) under the Dodd-Frank Act of 2010. Additional applicable regulatory information is available upon request.

For more information regarding PFM's services or entities, please visit www.pfm.com.

Attachment

“C”

Public Hearing Information



Attachment

“D”

COMP-23-0016

ZON-23-0028



BOARD OF COUNTY COMMISSIONERS

COMP 23-0016

ZON 23-0028

Public Hearing

February 27, 2024

APPLICATION INFORMATION

Applicants:

Carol Wilkinson
Connie Denise Livingston
Denise Wilkinson

Request:

Small-scale land use amendment from (AG) Agriculture to (AR) Agricultural/Residential

Zoning map amendment from (AG) Agricultural to (AR) Agricultural/Residential

Planning Dist.
Comm. Dist. 5

Green Cove Springs
Commissioner Burke

PC Hearing

Feb 6, 2024

BACKGROUND

Single parcel 10 acre in size designated AG on FLUM and zoned AG

The parcel was created in 1996 by splitting a 20-acre parcel into two (2) ten (10) acre parcels.

The subject parcel is the resulting southern 10 acres from that split. The northern 10-acre parcel is developed with a single-family residence while the subject parcel is undeveloped.

The parcel is accessed via a recorded easement from C.R. 209S.

The parcel, at 10 acres in size, does not meet the density requirement for the Agriculture future land use and the Agricultural zoning district.

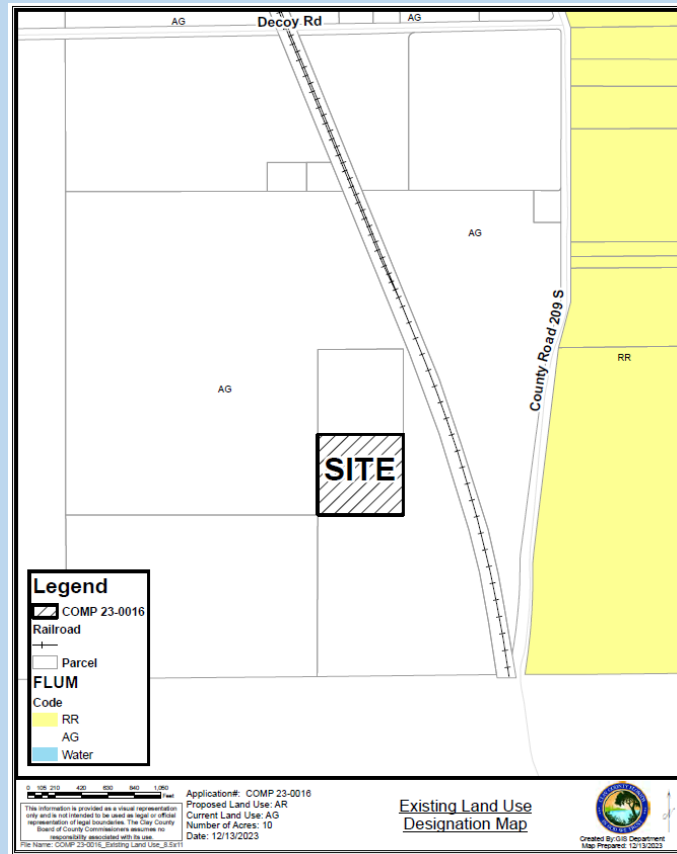
The parcel does not qualify as a Lot of Record as defined in the adopted County Comprehensive Plan.

Therefore, the parcel is unable to obtain a permit for residential development.

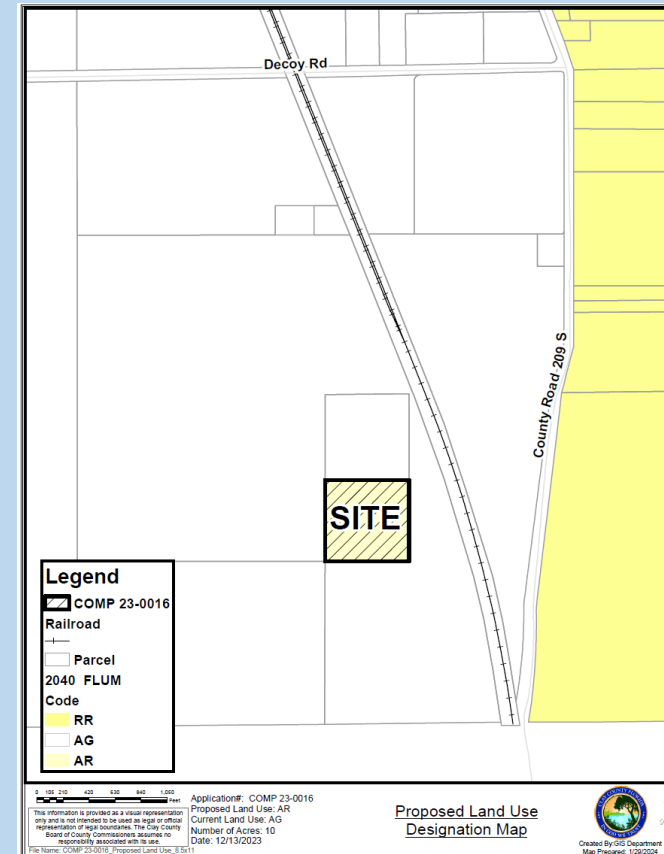
The parcel is surrounded by properties that are zoned Agricultural with Agriculture future land use.

LAND USE

Existing



Proposed

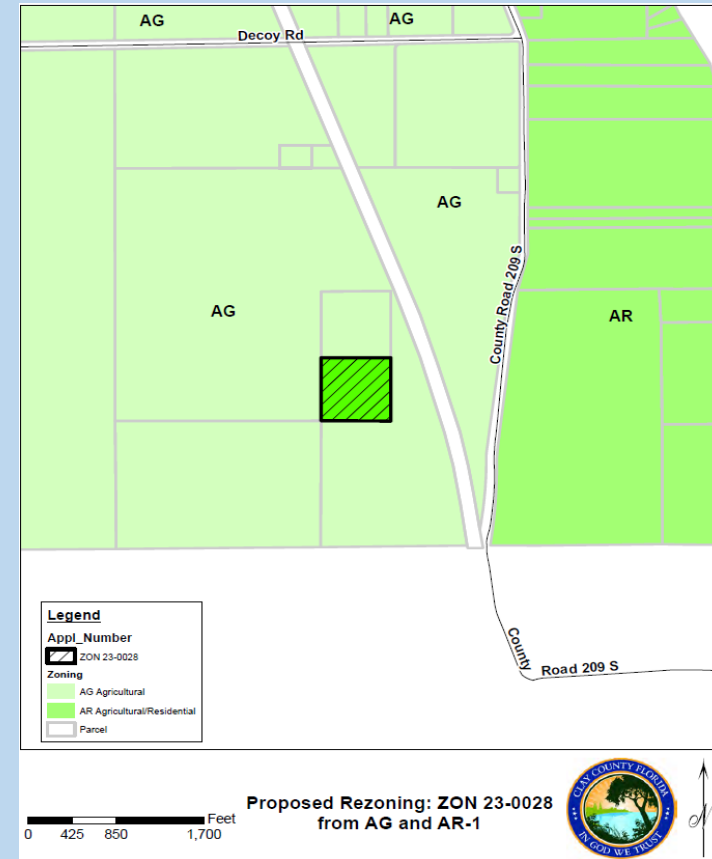


ZONING

Existing



Proposed



Analysis

Primary difference between the existing AG land use and the requested AR land use is the maximum allowable density.

The uses allowed in the requested AR zoning district are similar to the uses permitted in the existing AG zoning district.

Both AG and AR districts allow single-family residential dwelling including mobile homes and both allow for agricultural uses. The AR district only allows for non-commercial keeping and raising of farm animals.

There are two (2) Conditional Uses that are permitted in AR district which are not permitted in AG district; these are Plant Nurseries and Riding Academies.

Otherwise all the allowable Conditional Uses in AR are also permitted in the AG district.

Staff believes the permitted uses allowed in the Agricultural/Residential zoning district are compatible with the permitted uses in the surrounding Agricultural zoning district.

FINDINGS and RECOMMENDATION

The applicant is requesting a change in land use from AG to AR and a change in zoning from AG to AR for 10 acres.

Staff has reviewed the application and determined that the request is compatible with the surrounding area. The requested AR zoning is allowed in the proposed AR future land use designation.

Planning Commission voted 6-0 to recommend approval COMP 23-0016

Planning Commission voted 6-0 to recommend approval of ZON 23-0028

Staff recommend approval of COMP 23-0016 to amend FLUM of 10 acres from AG to AR

Staff recommends approval of ZON 23-0028 to amend zoning map for 10 acres from AG to AR contingent on approval of the companion land use change COMP 23-0016.

QUESTIONS

Attachment
“E”
PCD-23-0016



BOARD OF COUNTY COMMISSIONERS

PCD 23-0016

Public Hearing

February 27, 2024

APPLICATION INFORMATION

Applicants: BFC Property Holdings, Inc.

Agent: Rogers Towers, P.A.

Request: Zoning map amendment of 1.36 acres from PCD (Planned Commercial Development and BA (Neighborhood Business) to (PCD) Planned Commercial Development

Planning Dist. Doctors Lake /Ridgewood

Comm. Dist. 1 Commissioner Cella

PC Hearing February 6, 2024

BACKGROUND

The parcel is located in the southwest quadrant of the intersection of C.R. 220 and Plantation Drive.

Land use Commercial

The subject property is bordered to the south by a parcel with PS-1 zoning and to the west by a parcel zoned BA.

The northern 1 acre of the parcel was rezoned to PCD in 2017 (Ord. 2017-13)

The original PCD permitted uses allowed in the BA zoning district as well as a carwash.

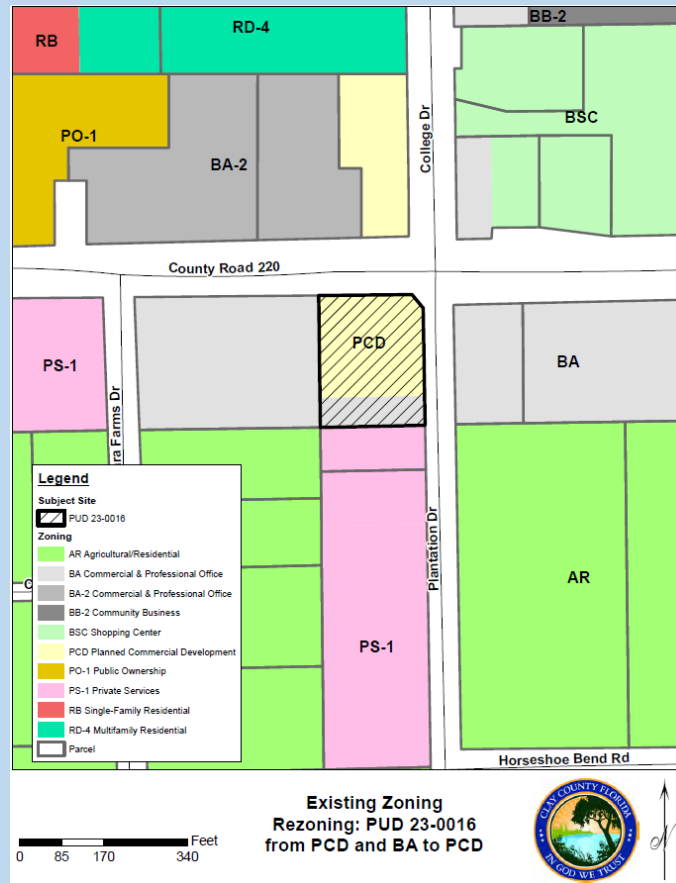
The proposed rezoning will expand the existing PCD boundary to include 0.36(+/-) acres that are presently zoned BA and adopt a new Site Plan.

AERIAL

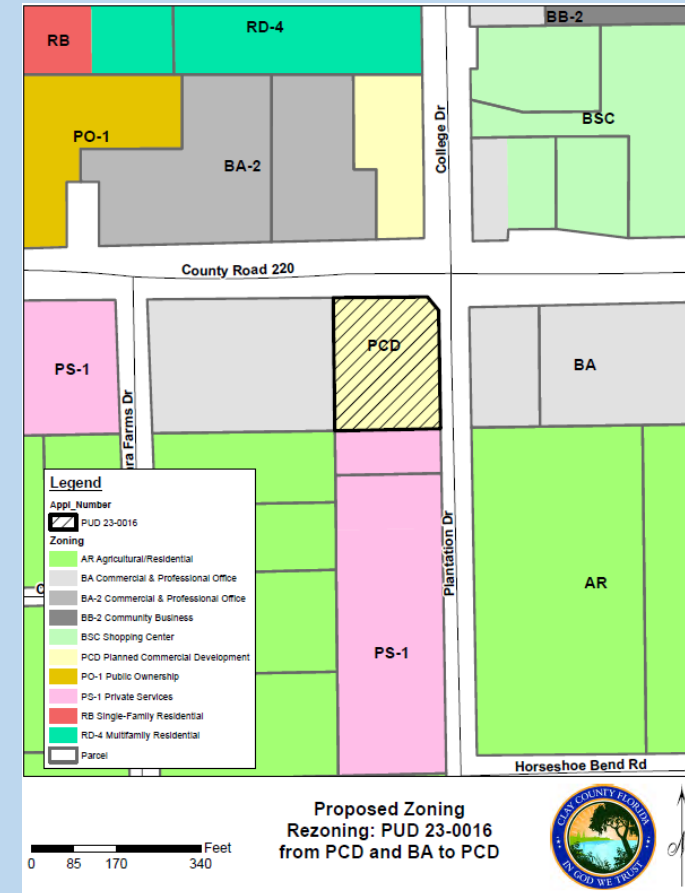


ZONING

Existing



Proposed



PCD Summary

Development is limited to self-serve tunnel car wash and up to nineteen (19) self-serve vacuuming stations, plus one (1) ADA vacuum station.

The vacuum stations will be served by only 2 motorized vacuums according to the Written Statement.

The single building will total approximately 5,200 sf with a maximum height of 35 ft.

Hours of operation will be limited from 8:00 a.m. to 8:00 p.m.

Perimeter Buffers

North: approx. fifteen (15) feet.

South: approx. ten (10) feet.

East: approx. fifteen (15) feet.

West: approx. ten (10) feet.

FINDINGS and RECOMMENDATION

The applicant is requesting a zoning change for 1.36 acres from PCD and BA to PCD

The proposed PCD zoning is consistent with the existing Commercial future land use designation of the parcel.

Staff has reviewed the application and determined that the request is compatible with the surrounding area.

Planning Commission voted to approve the requested rezoning with the following change to the Written Statement:

Permitted Uses:

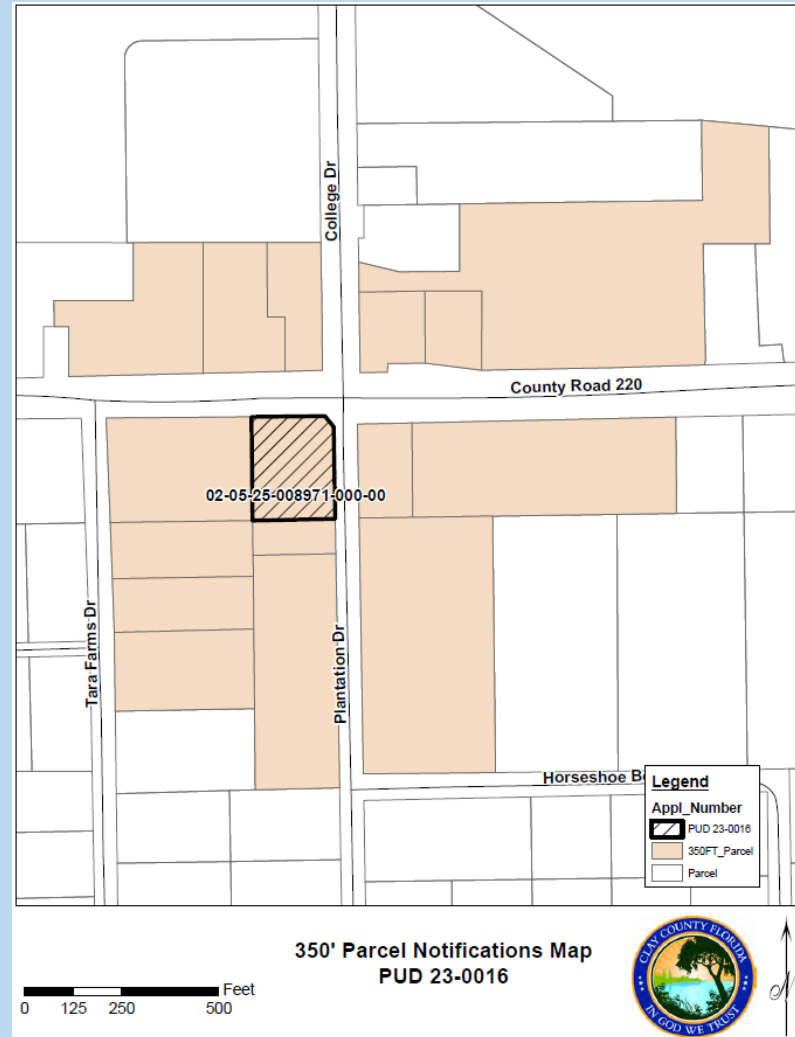
A self-service tunnel car wash with self-service vacuum stations (the "Car Wash"). ~~In addition to the Car Wash, the following uses shall be permitted subject to approval of an updated site plan by the Zoning Chief, as such alternate uses shall be considered minor changes to the final site plan pursuant to Section 3-31(g) of the Clay County Land Development Code (the "Code"): i) Sale of gasoline including car wash, but without garage or repair facilities; ii) retail sales, including general merchandise, fashion, durable goods and personal services, including those permitted in BA, not subject to maximum gross leasable area; and (iv) those uses permitted by right or by conditional use in the BA zoning district.~~

Staff recommends approval of PCD 023-0016 to amend zoning map for 1.36 acres to PCD with the change to the Written Statement voted on by the Planning Commission.

QUESTIONS

[illegible]

350' Notice Area













BCC Meeting Minutes 2.27.2024 BCC#6

Final Audit Report

2024-03-18

Created:	2024-03-15
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfUFoTiA7MPjY4xZYwpYkxw_sTHzryMqD

"BCC Meeting Minutes 2.27.2024 BCC#6" History

-  Document created by Lisa Osha (Lisa.Osha@claycountygov.com)
2024-03-15 - 3:55:20 PM GMT
-  Document emailed to clayesign@claycountygov.com for signature
2024-03-15 - 3:56:22 PM GMT
-  Email viewed by clayesign@claycountygov.com
2024-03-18 - 2:44:25 PM GMT
-  Signer clayesign@claycountygov.com entered name at signing as Jim Renninger
2024-03-18 - 2:44:43 PM GMT
-  Document e-signed by Jim Renninger (claysign@claycountygov.com)
Signature Date: 2024-03-18 - 2:44:45 PM GMT - Time Source: server
-  Document emailed to bccdocs@clayclerk.com for signature
2024-03-18 - 2:44:48 PM GMT
-  Email viewed by bccdocs@clayclerk.com
2024-03-18 - 7:25:02 PM GMT
-  Signer bccdocs@clayclerk.com entered name at signing as Tara S Green
2024-03-18 - 7:25:35 PM GMT
-  Document e-signed by Tara S Green (bccdocs@clayclerk.com)
Signature Date: 2024-03-18 - 7:25:37 PM GMT - Time Source: server
-  Agreement completed.
2024-03-18 - 7:25:37 PM GMT