



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

December 12, 2023
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 Sergeant First Class, US Army, Richard Carey, led the Pledge of Allegiance.

Chairman James Renninger said Sergeant Richard Carey retired in 2006 after serving 24 years in the United States Army. During his service, he was stationed in multiple locations worldwide, including Germany and South Korea. He also participated in three campaigns during the Persian Gulf War - in Iraq - Saudi Arabia, and Kuwait. Sergeant Carey is a decorated veteran with many awards, including three Combat Service Medals and four Meritorious Service Awards. He joined the Armed Forces to gain military experience and pursue his goal of becoming a Florida Highway Patrolman; however, he decided to stay in the Army. Military service taught him many meaningful life skills and, more importantly, that he loved the Army! Looking back on his service - his favorite memories were the opportunities to travel the world and the esprit de corps he felt with his fellow Army members. Currently - Sergeant Carey serves our community as the Veterans Service Officer Manager for the Clay County Veterans Services Office. He has volunteered as Grand Knight for his church parish and has been recognized multiple times for his volunteer work in our community. In his free time, he loves to DJ.

Sergeant Carey thanked the Board for the invitation to lead the Pledge of Allegiance spoke about his passion serving and the Army and now serving the community.

CALL TO ORDER

Chairman James Renninger called the meeting to order at 4:21 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 - Axel (dog) - Jonas (dog) - Mr. Fluff (cat) - Jelly Bean (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.

SPECIAL STAFF RECOGNITION

Mary Glisson Retirement

Staff Recognition can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC%20Agenda/December%2012,%202023), beginning at 8:35 and ending at 14:05. Below is a summary of the discussion.

Chairman James Renninger said we would like to recognize the service of retiring Lead Permit Services Technician - Mary Glisson. Ms. Glisson joined the Clay County team in the Environmental Services Department as an Environmental Convenience Center Operator. She has worked in the Building Department as a Permit Clerk and later as a Permit Services Technician. Ms. Glisson was promoted to Lead Permit Services Technician, a position she held until her retirement. She has several customers who will wait for her to finish with another customer so they can work with her – great customer service! Our Assistant County Manager, Chereese Stewart, and Building Official, Steve Schoeff, are here to help us recognize Ms. Glisson and wish her all the best in her retirement.

Chereese Stewart, Assistant County Manager, recognized Ms. Glisson for her years of service.

Steve Schoeff, Building Official, spoke about Ms. Glisson's years of service and told stories of their days at work.

Ms. Glisson said that she already missed everyone and loved serving the county.

PRESENTATIONS

Recognition of outgoing Chairman

*Recognition of the outgoing Chair can be seen-at-
www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC
Agenda/December 12, 2023, beginning at 4:09 and ending at 8:31. Below is a
summary of the discussion.*

Chairman James Renninger said that serving as Chair is a major commitment for a commissioner, and our District 4 Commissioner Betsy Condon executed this important position exceptionally well. As the BCC Chair, Commissioner Condon championed many causes that are important to her and our community. She has been passionate about bringing the right kind of growth and responsible development to District 4 and all of Clay County. Every decision she made was aimed at ensuring county resources were used wisely, taxpayer dollars were not wasted, and the focus remained on smart infrastructure planning and public safety. Access to reliable, affordable high-speed internet has always been a priority, along with the protection of our natural resources - improving traffic flow - pedestrian safety - drainage - and careful approval of new development, all vital to ensuring Clay County remains the greatest place for us all to live - work - and play for generations to come. Under her leadership, county-wide paving studies and projects county-wide strategic plan Clay County Outdoor Adventure Park College Drive Initiative Gateway to Clay Initiative High Ridge Initiative and two monument signs were all completed/installed. Pedestrian safety improvements continue to be a priority, with more funding allocated to the Northeast Florida Greenway Trail project, and sidewalks will soon be installed near Clay Hill Elementary School. Great strides were made toward economic development, including an award of more than \$3.5M from Governor Ron DeSantis through the Governor's Florida Job Growth Grant Fund for targeted infrastructure improvements to encourage business growth in the county. A grant for \$3M was received in state appropriations for a new in-patient detoxification and recovery center, a resource that is much needed and currently not available in our county. In addition to her duties as Chair, she also served on the Investment Committee - North Florida Transportation Planning Organization - Northeast Florida Regional Council's Executive Committee and Board of Directors - Public Safety Coordinating Council - Small County Coalition - Transportation Disadvantaged Local Coordinating Board and as the Chamber of Commerce Liaison. Thank you so much for your hard work and dedication to our county!

Commissioner Betsy Condon said it was an honor and pleaseure to serve as the Chairman.

Recognition of Dennis Hoban for submitting the winning Clay County photo for the 2023 - 2024 FAC Calendar contest.

Recognition of Dennis Hoban can be seen-at-

www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 14:30 and ending at 17:10. Below is a summary of the discussion.

Chairman James Renninger said we would like to recognize Dennis Hoban for submitting the winning Clay County photo for the 2023 – 2024 Florida Association of Counties Calendar contest. Thanks to Mr. Hoban's beautiful photo submission, Clay County was chosen to be featured in the FAC 2024 Calendar, highlighting the skylines of the Sunshine State and the incredible variety Florida's counties have to offer. His photo of an early morning view of a SpaceX launch over the Saint Johns River was among the 580 submissions from 52 Florida counties, ranging from downtown cityscapes to historical landmarks. It is featured on the December 2024 page of the calendar. Congratulations, and thank you for getting our beautiful county in the calendar.

Present for the recognition:

- Dennis Hoban
- Denise Hoban

Mr. Hoban thanked the Commission and spoke about his inspiration for the photo.

CONSTITUTIONAL OFFICERS

There were no comments by Constitutional Officers.

APPROVAL OF MINUTES

1. Board of County Commissioners Meeting, November 28, 2023.
2. Board of County Commissioners Strategic Plan Workshop Meeting, November 28, 2023.

Vice-Chairman Mike Cella made a motion for approval of the November 28, 2023, BCC Meeting Minutes and the November 28, 2023, BCC Strategic Plan Workshop Meeting Minutes, seconded by Commissioner Betsy Condon, which carried 5-0.

PUBLIC COMMENTS

Public Comment can be seen at www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 21:34 and ending at 31:30. Below is a summary of the discussion.

Chairman James Renninger opened the floor for public comment at 4:24 pm.

Charles Merkley, Director of Municipal Waste for FCC Environmental Services Florida, 6238 Yellowstone Drive, Port Orange, Florida, addressed the Board to make himself available for questions during item 29 on the agenda.

Erik Saks, Executive Director of Operation Lifeline, addressed the Board to inquire about the process for item 44 - Inventory list attached to the agenda as an affordable housing provider and has submitted a letter.

Stacey Reape, 3411 Brown Road, Green Cove Springs, Florida, addressed the Board in opposition to the proposed development on Shedd Road.

Finlee Fore, 3375 Brown Road, Green Cove Springs, Florida, addressed the Board in opposition to the proposed development on Shedd Road.

Katie Marcyes, 1699 Shedd Road, Green Cove Springs, Florida, addressed the Board in opposition to the proposed development on Shedd Road.

Steve Kennedy, Green Cove Springs City Manager, 321 Walnut Street, Green Cove Springs, Florida, addressed the Board to request support and to speak in favor of item 32 regarding pickleball courts.

Hearing no other comments, Chairman James Renninger closed public comment at 4:34 pm.

CONSENT AGENDA

3. 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.

4. Approval of 2024 BCC Meeting Dates

5. CDBG Home Rehabilitation Application (G. Gunn)

6. Approval of receipt of insurance funds for totaled County Rescue Unit (C. Grimm)

7. Advance Payment For the Purchase of Two Rescue Units (C.LeRoy)

Approval of advance payment in the amount of \$651,984.00 for the purchase of two (2) Braun Rescue Units from Ten-8 utilizing Savvik Contract 2023-05 pricing. Pricing includes a pre-payment discount. A performance and payment bond will be required from Ten-8 prior to advance payment.

Funding:

Capital Improvement Plan (CIP) Projects Fund - Non Capital Improvement Element - Equipment - Public Safety - Machinery and Equipment - Capitalized

General Fund - Damages Processing - Machinery and Equipment - Capitalized

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8. Approval of Clay County Public School Concurrency Proportionate Share Mitigation Agreement between The School Board of Clay County, Lori A. Bowden, LJB Land, LLC and Clay County (C. Grimm)
9. Florida Department of Justice, Office of Community Oriented Policing Services FY23 COPS Hiring Program Award Acceptance (D. Garrett)
 - A) Approval to Accept Award No. 15JCOPS-23-GG-04921-UHPX from the Florida Department of Justice, Office of Community Oriented Policing Services FY23 COPS Hiring Program in the amount of \$1,750,000.00, with a match in the amount of \$2,157,820.00, beginning October 1, 2023 through September 30, 2028.
 - B) Authorization for the BCC Chairman to accept the award electronically through the Justice Grants System (JustGrants) including any required declarations and certifications.
 - C) Approval of Budget Resolution

Funding Source:
TBD in 11/28 Budget Amendment
10. Agreement for the Replacement of the Keystone Heights Radio Tower with Motorola Solutions, Inc. (D. Hane/K. Smith)
 - A) Approval of the Agreement for the Replacement of the Keystone Heights Radio Tower (Tower) with Motorola Solutions, Inc. in the amount of \$1,895,000.00 with a completion date of January 31, 2025.
 - B) Approval to Waive the Purchasing Policy related to Competitive Purchasing Requirements.
 - C) Approval of the payment schedule, including advanced payment of the first payment.

Funding Source:
Capital Improvement Plan Projects Fund - Radio Tower Upgrades - Infrastructure
11. Continuing Authorities Program (CAP) with the U.S. Army Corps of Engineers (Jacksonville District) Request Letter for CR-217 Bridge Replacement Project (M. Mosley/T. Nagle)

Authorization to submit a funding request letter to the Continuing Authorities Program for CR-217 Bridge Replacement.

12. Acceptance for Final Plat for Recording - Cross Creek Unit 2E-1 (District 5, Comm. Burke)(R. Smith)

The staff has reviewed and recommends that the Board accept and approve the final plat of Cross Creek Unit 2E-1 for recording.

13. Acceptance for Final Plat for Recording - Bella Lago Phase 1 (District 5, Comm. Burke)(R. Smith)

The staff has reviewed and recommends that the Board accept and approve the final plat of Bella Lago Phase 1 for recording.

14. Acceptance of Deed of Dedication for Right-of-Way from Mattamy Jacksonville LLC for Bella Lago Subdivision (C. Grimm)

15. First Amendment to Agreement No. 2021/2022-198 for Professional Engineering Services for Stormwater Modeling and Vulnerability Assessment with Jones Edmunds & Associates, Inc. (T. Abernathy)
Approval of the First Amendment to Agreement No. 2021/2022-198 for Professional Engineering Services for Stormwater Modeling and Vulnerability Assessment with Jones Edmunds & Associates, Inc., in the amount not to exceed \$300,000.00 adding a task related to the Clay County Stormwater Masterplan to provide a Septic-To-Sewer Services Feasibility Study.

Funding Source:

American Rescue Plan Fund – All Grants Org – Professional Services

16. Budget Resolution to Establish FY23-24 EMS Matching Grant (M. Mosley)

Approval of Budget Resolution to establish budget in the total amount of \$86,244 from the Florida Department of Health, Division of Emergency Preparedness and Community Support. This grant includes a County match of \$21,561, which was approved in the FY23/24 Final Budget.

Funding Sources: General and Fire Control MSTU Funds / State Grants-Public Safety (Revenue)

17. Request to use alternative procedure to notice public hearings for the consideration of potential purchase and sale agreements for the purchase of real property in connection with a Public Safety project. (C. Risinger)

18. Ninth Amendment to Agreement No. 2019/2020-196 with WGI, Inc. for Owner's Representative Services for the Bonded Transportation Program (E. Dendor)
Approval of the Ninth Amendment to Agreement No. 2019/2020-196 for Owner's Representative Services for the Bonded Transportation Program with WGI, Inc. adding additional subcontractor under the agreement and adjusting the Cost Reimbursement Services rates based on the annual percentage change in the Consumer Price Index.
Funding Source:
2020 Bond Construction Fund - Sandridge-Henley-CR209 - Infrastructure
Project 4 CEI Services
19. Approval of Revised Mobility Fee Mitigation Agreement between Clay County and IKO South Inc. (C. Stewart/C. Grimm)
20. Approval of Development Agreement between Clay County and IKO South Inc. for Economic Development and Tangible Personal Property Capital Investment Financial Incentive Grants for IKO South's Roofing Materials Manufacturing Plant (C. Stewart/C. Grimm)
21. Approval of Memorandum of Agreement between Clay County and The Florida National Guard Counterdrug Program regarding usage of Clay County Gun Range (C. Grimm)
22. Nomination Criteria for Veteran & Volunteer of the Year (G.Gunn)
23. Second Supplemental Agreement with Florida Department of Transportation (FDOT) regarding the construction of a sidewalk on CR 218 from Clay Hill Elementary to Taylor Road (M. Mosley/R. Smith)
Approval of the Second Supplemental Agreement with Florida Department of Transportation (FDOT) regarding the construction of a sidewalk on CR 218 from Clay Hill Elementary to Taylor Road extending the expiration date of the Local Agency Program Agreement until December 31, 2024.
Funding Source:
CIP - All Grants Organization - Project-Sidewalk CR218 Clay Hill Elem to Taylor Rd

Consent Agenda can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC%20Agenda/December%2012,%202023), beginning at 31:33 and ending at 44:52. Below is a summary of the discussion and vote.

Chairman James Renninger mentioned some significant items that are on the Consent Agenda.

- Two Ambulances - \$600,000.00
- CCSO Grant for 14 new officers
- Radio tower - \$1.9M
- Grant for Bridge on Highway 217

Courtney Grimm, County Attorney, brought attention to several items on the Consent Agenda and provided information on each:

- Item 13 - Backup documentation has blanks where OR Book and Page will be inserted because they are waiting for approval of item 14 for the dedication of ROW, which will be included; also, utility easements will be granted at closing. When item 13 is approved, those numbers will be inserted before it is recorded.
- Item 15 - Questions wanting clarity of the scope - A slight revision made to the document for the scope (document attached to the agenda). The fifth bullet point has been updated to read - Perform water quality sampling and analysis of specific waterbodies as directed by the County to support source identification related to OSTDS.
- Items 19 and 20 - Pulled to be considered separately from the Consent because there is a staff version of the agreement; however, the other party requested revisions.

Chairman James Renninger requested that item 22 be pulled.

Commissioner Betsy Condon requested that item 5 be pulled

Commissioner Betsy Condon made a motion for approval of the Consent Agenda except items 5, 19, 20, and 22, seconded by Commissioner Alexandra Compere, which carried 5-0.

Commissioner Betsy Condon provided details for her concerns with item 5 - CDBG Home Rehabilitation application.

- Name of the Application
- Scoring Matrix

Following the discussion, the Board agreed to have staff work to revise item 5 - CDBG Home Rehabilitation Application and bring it back to the Board in January.

Chairman James Renninger noted the request for revisions for items 19 and 20.

County Attorney Grimm clarified the revisions request on items 19 and 20: agreements for the county to enter into with IKO South, Inc.

Following the clarification and discussions regarding the revisions and the agreement, Commissioner Kristen Burke made a motion to approve the staff's recommendation and not accept the revisions for items 19 and 20, seconded by Commissioner Betsy Condon. Comments were made regarding the cap requested, the agreement, and

liability. The motion carried 5-0

DISCUSSION/UPDATES

24. Progress Report on the Bonded Transportation Program (E. Dendor)

Progress Report for the BTP can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 55:55 and ending at 1:00:14. Below is a summary of the discussion.

Ed Dendor, Program Administrator of the Bonded Transportation Program, addressed the Board to give a brief overview of the progress report attached to the agenda for the BTP on the following projects:

- **Project #1 – CR 218 from Cosmos Ave to Pine Tree Lane:** The construction documents were finalized. These documents were used to issue a Request for Bid. The intent is to select a contractor to begin construction the first quarter of 2024. The Army Corps of Engineers Permit Modification #1 was received on November 21, 2023.
- **CMAR Group #2 Projects - #2, #5 and #6A:** Overall the design and bi-monthly status meetings continue. Appraisals and offers continue for ponds sites and ROW acquisitions. Some ROW acquisitions are moving into Eminent Domain proceedings.
 - **Project #2 (CR209):** Final signed and sealed plans were received and stamped Released for Construction. The Phase 2 construction contract is in the process of being executed. To begin construction a multi-part Notice to Proceed will be developed and issued. Gopher tortoise relocation efforts are underway.
 - **Project #5 (CR220):** Final signed and sealed plans are pending. Superior Construction provided a GMP and was found to not conform with the budget constraints. ROW acquisitions continue along with utility coordination efforts. Permit modification for pond location is under review by the agency.
 - **Project #6A (CR315):** The team expects 90% plans at the end of December, and we are continuing with ROW acquisition. Wetland mitigation is nearing completion.
- **CMAR Group #1 Projects - #3 and #4:** The team held bi-monthly status meetings.
 - **Project #3 (CR209 AKA Russell Rd):** Bids were received from the County's in-house drain line contractors for the operational/safety improvements for CR209, from just north of Oak Stream Road to just south of Watkins Road, referred to as section #3A. The low bid was submitted by Kirby Development and a subsequent award for construction was made to the contractor. A preconstruction kick-off meeting was held, and the contractor has started their premobilization activities. At the November 28th Budget Workshop, the County's team presented Kiewit's GMP for the #3B section which connects to the east-end of project #4 and runs through the roundabout to CR 209B. The offer was within the owner's estimate but is over the project budget. In the subsequent Board meeting on the same day

the Board gave direction for OMB to adjust various CIP line items and bring those adjustments back to the December 12, 2023, Board meeting for approval and directed the team to bring back Kiewit's #3B offer in an agreement for award. The team continues working with multiple property owners to obtain the necessary right-of-way for the roadway realignment and pond sites.

- **Project #4 (CR739B AKA Sandridge Road):** Kiewit Construction continues construction activities east along Sandridge Road with a majority of the stormwater drainpipe, structures, pond site and road construction on the northside of Sandridge.
- **Project #6B (AKA Cathedral Oak Parkway (COP & CR216), FKA the First Coast Connector):** The County's Team and Superior Construction Company Southeast, LLC (SCC) and their designer RS&H continued to hold bi-monthly status meetings. Tree clearing is essentially complete throughout the entire corridor. Grubbing, cut and fill operations continues throughout the roadway corridor from SR23 at the far west-end of this project to CR 315 at the far east end. Pile driving operations continued at the bridge. The team continues to meet with the utility providers to incorporate the utilities into the plans.

25. Challenger Center Development Municipal Service Taxing Unit (C. Grimm/H. Wanamaker)

*Challenger Center Development can be seen-at-
www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC
Agenda/December 12, 2023, beginning at 4:28:17 and ending at 4:57:03. Below is a
summary of the discussion.*

Howard Wanamaker, County Manager, addressed the Board to provide details and information regarding the Challenger Center Development MSTU and introduced Frank Miller to give a more detailed overview of the request.

Frank Miller, Attorney, 1 Independent Drive, Jacksonville, Florida, addressed the Board to give a detailed explanation regarding the Challenger Center Development Municipal MSTU request.

There were questions, discussions, and comments regarding significant developments that would generate revenue, job growth grants, roadway completion, requirement for jobs, funding, lack of trust, projects that create employment, surrounding property, actions by the Board and BFC Partners, use of property, how to move forward, clarification of the amendment, and jobs generated now, the need for more jobs and the cost of bonding and revenue, and the process.

Courtney Grimm, County Attorney, suggested contacting bond counsel regarding the proper procedure to move forward.

Following the discussion, there was a consensus to table the item and ask staff and legal counsel to review the request further.

26. Modification of current recycling program. (C. Latham)

Recycling Program discussion can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 4:57:08 and ending at 5:08:43. Below is a summary of the discussion.

Charlie Latham, Assistant County Manager, addressed the Board to provide an overview regarding modifying the current recycling program. See Attachment K.

Laura Christmas, Communications Director, addressed the Board to provide details regarding the recycling communication plan. In the backup, a communication plan outline was provided.

There were questions and discussions regarding a recycling initiative in Jacksonville, tagging recycling bins, educating the community, economic program, timeline, and schedule.

Following all discussions, the Board reached a consensus to move forward with the program.

OLD BUSINESS

27. Adoption of the Strategic Plan (G.Gunn)

Strategic Plan can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 5:08:49 and ending at 5:15:18. Below is a summary of the discussion and vote.

Gabrielle Gunn, Director of Community and Social Services, addressed the Board to discuss adopting the Clay County Strategic Plan 2024-2028. See Attachment L.

Commissioner Alexandra Compere left the meeting at 9:12 pm and returned at 9:15 pm.

Elizabeth Payne, CEO of Northeast Regional Council, addressed the Board in favor of the strategic plan.

There were questions and discussions regarding the timeline for changes for quotes by the commissioner, if necessary, and the production of the books.

Chairman James Renninger complimented everyone for their hard work.

Commissioner Betsy Condon made a motion for approval, seconded by Commissioner

Kristen Burke, which carried 5-0.

Vice-Chairman Mike Cella expressed his appreciation to Ms. Gunn and Ms. Beattie.

NEW BUSINESS

28. FY23 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program (M. Mosley/G. Gunn)

FY23 CAPER discussion can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December 12, 2023, beginning at 5:15:20 and ending at 5:17:18. Below is a summary of the discussion and vote.

Gabrielle Gunn, Director of Community and Social Services, addressed the Board to provide information and request approval to submit the Fiscal Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER) to Housing and Urban Development.

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

29. RFP No. 22/23-075, Residential Curbside Collection of Solid Waste, Recyclable Materials, and Yard Waste (K. Smith/M. Towns)

Review and approval of Staff's ranking and selection of the top ranked Contractor for RFP No. 22/23-075, Residential Curbside Collection of Solid Waste, Recyclable Materials, and Yard Waste within Clay County. Approval will be effective after the 72 hour protest period has expired.

1. FCC Environmental Services Florida, LLC - 175.6
2. Waste Management Inc. of Florida - 156.5
3. Waste Pro - 145.8

A committee consisting of Deputy Director of Engineering, Public Safety Deputy Chief of Administration, Environmental Services Director, Environmental Services Operations Manager, and County Extension Director performed the evaluation and ranking of the responses received. The Contractors were evaluated and ranked based on two (2) Evaluation Committee meetings that totaled a maximum of 200 points. The first involved the Written Proposal for a maximum of 120 points and the second involved Presentations to the Evaluation Committee for a maximum of 80 points. The agreement will be negotiated and brought back to the Board for approval. If desired, the Board may request presentations from the Contractors at the January 9, 2024 Board

meeting.

Funding Source: Universal Collection Fund - Universal Collection - Temporary Labor-Billing, Collection, and Management

RFP-22/23-75 discussion can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC%20Agenda/December%2012,%202023), beginning at 5:17:26 and ending at 5:35:40. Below is a summary of the discussion and vote.

Karen Smith, Director of Administrative and Contractual Service, provided details and information for review and request approval of staff's ranking and selection of the top-ranked Contractor, FCC Environmental Services Florida, LLC., for RFP Number 22/23-075, Residential Curbside Collection of Solid Waste, Recyclable Materials, and Yard Waste within Clay County.

There were questions and discussions regarding fines and liquidated damages, bids submitted, contracts, and performance by the contractor.

Charles Merkley, Director of Municipal Waste for FCC Environmental Services Florida, addressed the Board to provide details and information about FCC, an overview of their performance, and other areas served.

There were questions and discussions regarding fines, complaints, clarification of the "third eye," and the camera system.

Greg Huntington, Waste Management Public Sector Representative, addressed the Board, thanked the Board for the partnership for the last 16 years, and spoke about liquidated damages and services provided by WM.

Commissioner Betsy Condon made a motion for approval of staff ranking, seconded by Commissioner Kristen Burke. More comments were made regarding the difference in bids and the evaluation performed. Chairman Renninger complimented the staff for the work done during evaluations. The motion carried 5-0.

30. Selection of Canvassing Board Members (C. Grimm)

Selection of Canvassing Board can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 5:35:49 and ending at 5:39:07. Below is a summary of the discussion and the vote.

Chairman James Renninger said that the State statute requires that the Chairman is the primary board member of the canvassing board, but we need two alternates. There are complicated factors that eliminate two of the board members. He suggested that he would be the primary and Commissioner Betsy Condon and Commissioner Alexandra Compere would be the alternates.

Courtney Grimm, County Attorney, clarified for the commissioners that if Chairman Renninger should end up with opposition, then one of them would no longer be the alternate. Also, there is a training on January 19, 2024, at the Supervisor of Elections Office from 1:00 pm to 3:00 pm and a workshop that needs to be attended before March.

There were questions and discussions regarding the training, time, and the vote.

Vice-Chairman Mike Cella made a motion for approval for the canvassing board members as discussed, seconded by Commissioner Alexandra Compere, which carried 5-0.

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

31. 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.
 - D) Approval of amendment to provide budget for pickleball courts.

Various Funding Sources

Public Hearing on CIP and budget adjustments can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December 12, 2023), beginning at 1:00:16 and ending at 1:18:34. Below is a summary of the discussion and vote.

Reginald Kantor, Budget Manager, addressed the Board to provide details regarding the public hearing for 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.
- 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
- D. Approval of the Amendment to provide budget for pickleball courts

Chairman James Renninger opened the floor for the public hearing at 5:03 pm.

Carol Newburn, 563 Nassau Court, Fleming Island, Florida, addressed the Board to express her concerns regarding the spending of the county budget.

Hearing no other comments, Chairman James Renninger closed the public hearing at 5:06 pm.

Commissioner Betsy Condon made a motion for approval of A, B, and C and responded to the concerns mentioned in the public hearing regarding the budget, seconded by Vice-Chairman Mike Cella, who also responded to the concerns raised during the public hearing. Chairman Renninger also commented on the concerns. The motion carried 5-0.

Mr. Kantor provided information and details regarding part D - that applies to a separate amendment that has been prepared for the pickleball courts in the amount of \$464,830.31.

Commissioner Betsy Condon made a motion for item D as written; there were questions and discussions regarding the amount in the budget. Commissioner Kristen Burke seconded the motion. Comments were made regarding approving the budget for pickleball courts, the increase in cost, the involvement by the City of Green Cove Springs, and the moving forward in the budget. The motion carried 5-0.

32. Bid No. 23/24-018, Green Cove Springs Augusta Savage Arts & Community Center Pickleball Courts Project - RE-BID (K. Smith)

Approval to Post Notice of Intent to award Bid No. 23/24-018, Green Cove Springs Augusta Savage Pickleball Courts Project (Re-Bid) to Brogdon Builders, LLC. in the amount of \$464,830.31. Approval will be effective after the 72-hour protest period has expired. Final Completion must be accomplished 120 days from the Notice to Proceed.

Funding Source:

Capital Improvement Plan (CIP) Project Fund - Non-Capital Improvement Element - Infrastructure - Pickleball Courts

Bid Number 23/24-018 can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC%20Agenda/December%2012,%202023), beginning at 1:18:40 and ending at 1:54:38. Below is a summary of the discussion and vote.

Karen Smith, Director of Administrative and Contractual Services, addressed the Board to provide details and information regarding Bid Number 23/24-018, request for approval to post notice of intent to award the Green Cove Springs Augusta Savage Pickleball Courts Project to Brogdon Builders, LLC.

The item is not a public hearing; however, several people requested to speak, and Chairman James Renninger allowed a public hearing.

Chairman James Renninger opened the floor for a public hearing at 5:23 pm.

Bill Blair, 2576 Countryside Drive, Fleming Island, addressed the Board to speak in favor of and support pickleball courts.

Eric Stephens, Green Cove Springs resident, and Coach, addressed the Board to speak on behalf of the Green Cove Springs Baseball/Softball Association to request not to move pickleball to Carl Pugh Park.

Glee Glisson, 1087 Spring Street, Green Cove Springs, addressed the Board to speak in favor of and support pickleball courts.

Hearing no other comments, Chairman James Renninger closed the public hearing at 5:31 pm.

There were questions and discussions regarding funding provided by the City of Green Cove Springs and interlocal agreement, county and city responsibility, maintenance, public use, not-to-exceed clause, stipulations for the agreement, lights for other pickleball courts, county assets, items to be completed, other project contributed to by the county, first come first serve vs. permits for pickleball play, notice for events, hosting tournaments, other facilities with pickleball, increase costs, change orders, language and modification for the contract, use of the courts, restrictions, and City of Green Cove Springs commitment to contributing funds.

Commissioner Kristen Burke thanked the community for their input, spoke about the impact of having pickleball courts available, and asked Mr. Smith to speak about the positive experiences.

Richard Smith, Director of Engineering, addressed the Board to provide details regarding the positive impact of previously designed pickleball courts in Georgia and funding for the courts.

More comments and discussions were had regarding the positive impact of pickleball in the county.

Commissioner Kristen Burke made a motion for approval to accept the Bid with the modifications as discussed, seconded by Commissioner Betsy Condon. Commissioner Mike Cella thanked Steve Kennedy and spoke about funding. The motion carried 4-1, with Commissioner Alexandra Compere in opposition.

33. Phase 2 Construction Agreement for the Bonded Transportation Program CMAR Group #1, Project 3B with Kiewit Infrastructure South Co. (E. Dendor)

Approval of the Phase 2 Construction Agreement for the Bonded

Transportation Program CMAR Group #1, Project 3B with Kiewit Infrastructure South Co., with the guaranteed maximum price (GMP) of \$17,732,307.13. The anticipated final completion date is May 15, 2025.

Funding Sources:

Capital Improvement Plan Fund-PRJ100199-Infrastructure

2020 Bond Construction Fund-PRJ100199-Infrastructure

Mobility-Lake Asbury-Green Cove Springs Fund-PRJ100199-Infrastructure

Phase 2 Construction Agreement can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 1:54:42 and ending at 1:56:53. Below is a summary of the discussion and vote.

Ed Dendor, Bonded Transportation Program Manager, addressed the Board to provide details and information for the request of approval of the Phase 2 Construction Agreement for the Bonded Transportation Program CMAR Group #1, Project 3B with Kiewit Infrastructure South Company with the guaranteed maximum price (GMP) of \$17,732,307.13.

There were questions and discussions regarding the completion date.

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

34. Final Public Hearing to consider adoption of COMP-0723-00008 and PUD-0723-00009. (District 4, Comm. Condon) (B. Carson)

These items were continued from the November 28, 2023 meeting.

A. COMP0723-00008

This application is a FLUM Amendment to change 7.54 acres from Rural Residential (RR) to Commercial (COM).

B. PUD-0723-00009

This application is a Rezoning to change from Intermediate Business (BB), Neighborhood Business (BA), Private Services (PS-2) and Agricultural/ Residential (AR) to Planned Commercial Development (PCD).

Final Public Hearing to consider COMP-0723-00008 and PUD-0723-00009 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 1:58:16 and ending at 2:40:55. Below is a summary of the discussion and vote.

All those who wished to speak during the Public Hearings were sworn in.

Beth Carson, Deputy Director of Planning, presented a PowerPoint presentation regarding the public hearing to consider COMP-0723-00008 and PUD-0723-00009. See Attachment B.

- **COMP-0723-00008:** FLUM amendment to change 7.54 acres from Rural Residential (RR) to Commercial (COM.)
- **PUD-0723-00009:** Rezoning to change from Intermediate Business (BB), Neighborhood Business BA), Private Services (PS-2), and Agricultural/Residential (AR) to Planned Commercial Development (PCD)

There were questions and discussions regarding the height of the structure.

Janis Fleet, Agent, 11557 Hidden Harbor Way, Jacksonville, Florida, addressed the Board to provide an overview and details regarding the requested changes. See Attachment C.

There were questions and discussions regarding including the residential in the PCD, acreage required for the PCD, the unified plan, the amendment to the requested plan, type of storage in the residential on-site, how the plan is written, CAC recommendation, and storage uses for tractor trailers, resident vs storage.

Chairman James Renninger opened the floor for the public hearing at 6:21 pm.

Mike Leno, 2590 Primrose Avenue, Middleburg, Florida, addressed the Board in opposition to the requested change.

Hearing no other comments, Chairman James Renninger closed the public hearing at 6:26 pm.

Commissioner Betsy Condon made a motion for approval with the condition to remove the ability to use the residential as storage, seconded by Commissioner Kristen Burke.

More questions and discussions were had regarding changes in the future, ensuring the residential is not used for storage and clarification of motions.

Commissioner Betsy Condon made a motion for approval of A - change 7.54 acres from Rural Residential (RR) to Commercial (COM), seconded by Commissioner Kristen Burke, which carried 4-1 with Vice-Chairman Mike Cella in opposition.

Commissioner Betsy Condon made a motion for approval of B – with the condition of removing the statement in the PUD that the two AR properties on the back part of the property can be used for storage; they have to be used for residential, seconded by Commissioner Kristen Burke.

There was continued discussion and questions regarding clarification of storage uses on the property, designation for tractor trailers, expansion of the office area, purpose of containers on site, buffer required, and recommendation to have the owner present.

Following all the discussion, Commissioner Betsy Condon made a motion to continue

the rezoning change to the January 9, 2024, BCC meeting, seconded by Commissioner Alexandra Compere, which carried 5-0.

35. Final Public Hearing to Consider COMP0923-00012, Transmittal of Proposed Amendment to FLUM Changing 3145 Acres from AG, RR, IND, CO, and COMM to PC and to Amend Urban Service Area to Include the 3145 Acres (District 5, Comm. Burke)(E. Lehman and D. Selig)(Continued from last month)

The request is to consider transmittal of a proposed amendment to FLUM changing 3145 acres from AG, RR, IND, CO, and COMM to PC and to amend Urban Service Area to Include the 3145 acres. This item is continued from last month.

Final Public Hearing to consider COMP-0923-00012 can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 2:41:01 and ending at 3:48:33. Below is a summary of the discussion and vote.

Dodie Selig, Chief Planner, presented a PowerPoint presentation regarding the public hearing to consider COMP-0923-00012, which is a request to transmit a proposed amendment to the Future Land Use Map (FLUM) that would change 3,145 acres from Agricultural (AG), Rural Residential (RR), Industrial (IND), Conservation Overlay (CO), and Commercial (COM) to Planned Community (PC) and to Amend Urban Service Area to include the 3,145 Acres. See Attachment D.

The Agricola Property Team - Christophe Agricola, Landowner - Brian Wright, Planner - Team Leader, Claire Morris, Project Manager - Jon Stover, Commercial Market Analysis presented a PowerPoint presentation to the Commission to provide details and information regarding the requested change. See Attachment E.

Vice-Chairman Mike Cella left the meeting at 6:50 and returned at 6:53 pm.

Chairman James Renninger opened the floor for the public hearing at 7:14 pm.

Monica Ross, 1002 Leno Road, Green Cove Springs, Florida addressed the Board to express concerns with the requested change.

Karen Coon, 1006 Leno Road, Green Cove Springs, Florida, addressed the Board with concerns with the requested change.

Jodi Weber, 1945 Eaton Road, Green Cove Springs, Florida, addressed the Board in opposition of the requested change.

Hearing no other comments, Chairman James Renninger closed the public hearing at 7:24 pm.

There were questions and discussions regarding the CCUA commitment, commercial

space, start date, schools, fire station, and land; the Board expressed some concerns and spoke about challenges with the requested changes.

Vice-Chairman Mike Cella made a motion for approval of the transmittal of item 35, seconded by Commissioner Betsy Condon. There were more comments and discussions regarding the commitment from the applicant. The motion carried 4-1, with Commissioner Kristen Burke in opposition.

36. Final Public Hearing to consider ZON-0923-00023 (District 4, Comm. Condon) (L. Hanson)

This application is a Rezoning of a single parcel of land from BA-1 (Light Neighborhood Business District) to BB-3 (Specialty Business District).

Final Public Hearing to consider ZON-0923-00023 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 3:48:35 and ending at 3:55:27. Below is a summary of the discussion and vote.

Laura Hanson, Zoning Tech, presented a PowerPoint presentation regarding the public hearing to consider ZON-0923-00023, a rezoning of a single parcel of land from Light Neighborhood Business District (BA-1) to Specialty Business District (BB-3.) See Attachment F.

Vice-Chairman Mike Cella complimented Ms. Hanson on her presentation and suggested having all presentations show the public notification and signage information.

Anthony Celletti, (Applicant) 17970 91st Place, Loxahatchee, Florida, addressed the Board to answer any questions the Board may have.

There were questions and discussions regarding the type of business on the property and the size and material for the proposed building.

Commissioner Betsy Condon thanked the applicant for his service and for the desire to locate your business in Clay County, where there are other commercial uses.

Chairman James Renninger opened the floor for the public hearing at 7:57 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 7:57 pm.

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

37. Final Public Hearing to consider PUD-1023-00014. (District 1, Comm. Cella) (S. Olsen)

This application is a Rezoning of a single parcel of land from Agricultural

Residential (AR) and Single-Family Residential (RE) to PUD (Planned Unit Development).

Final Public Hearing to consider PUD-1023-00014 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 3:55:31 and ending at 4:08:08. Below is a summary of the discussion and vote.

Samantha Olsen, Planner 1, presented a PowerPoint presentation regarding the public hearing to consider PUD-1023-00014, a rezoning of a single parcel of land from Agricultural Residential (AR) and Single-Family Residential (RE) to PUD (Planned Unit Development). See Attachment G.

Blair Knighting, 12740 Gran Bay Parkway, Jacksonville, Florida, Planner with Kimley-Horn, presented a PowerPoint presentation to the Board to provide more details and information for the requested change. See Attachment H.

There were questions and discussions regarding the average price and size of the homes and road width within the development.

Chairman James Renninger opened the floor for the public hearing at 8:07 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:07 pm.

There were comments regarding questions raised during the Planning Commission meeting, other developments proposed in the area, septic to sewer, lot size, and design of the homes.

Vice-Chairman Mike Cella made a motion for approval, seconded by Commissioner Alexandra Compere. More comments were made regarding lot size and placement of homes, as well as the sidewalk to the school. The motion carried 5-0.

38. Final Public Hearing to consider COMP0923-00013. (District 4, Comm. Condon) (E. Lehman)

The proposed small scale amendment to the Comprehensive Plan is to change 1.07 acres from Rural Residential (RR) to Branam Field Community Center (BF CC).

Final Public Hearing to consider COMP-0923-00013 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 4:08:11 and ending at 4:16:05. Below is a summary of the discussion and vote.

Beth Carson, Deputy Director of Planning, presented a PowerPoint presentation

regarding the public hearing to consider COMP-0923-00013, a proposed small-scale amendment to the Comprehensive Plan to change 1.07 acres from Rural Residential (RR) to Branan Field Community Center (BF CC). See Attachment I.

Questions, discussions, and comments were made regarding allowable uses in BF CC, relationship to another property owner, and previously filed application in 2002.

Jackie Carter, (Applicant) 6082 CR218, Jacksonville, Florida, was available to answer questions.

More questions and discussions were had regarding intent for the property, fees, and surrounding property.

Chairman James Renninger opened the floor for the public hearing at 8:18 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:18 pm.

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

39. Final Public Hearing to consider ZON-1023-00025. (District 5, Comm. Burke) (B. Carson)

This is an administrative rezoning to change 2.95 acres from Heavy Industrial (IB) to Agricultural Residential (AR).

Final Public Hearing to consider ZON-01023-00025 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 4:16:07 and ending at 4:20:10. Below is a summary of the discussion.

Beth Carson, Deputy Director of Planning, presented a PowerPoint presentation regarding the public hearing to consider ZON-1023-00025, an administrative rezoning to change 2.95 acres from Heavy Industrial (IB) to Agricultural Residential (AR). See Attachment J.

Chairman James Renninger opened the floor for the public hearing at 8:22 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:22 pm.

There is no action required by the Board.

40. Final Public Hearing to consider ZON-0923-00022. (District 1, Comm. Cella) (M. Brown)

This application is a rezoning to change 1.44 acres from Commercial and Professional Office (BA-2) to Specialty Business (BB-3).

Chairman James Renninger stated that item 40 had been withdrawn and would not be heard tonight.

41. Final Public Hearing to consider ZON-1023-00024 (District 5, Comm. Burke) (M. Brown)

The Planning Commission voted 6-0 to continue this item to their January 2, 2024 meeting.

This application is a rezoning of 2.45 acres from Neighborhood Business (BA) to Commercial Recreation (BB-5)

Final Public Hearing to consider ZON-1023-00024 can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 6:25 and ending at 12:35. Below is a summary of the discussion and vote.

Mike Brown, Zoning Chief, addressed the Board to state this item has been continued by the Planning Commission until their January 2, 2024, meeting; however, there would need to be a public hearing due to advertisement.

Chairman James Renninger opened the floor for the public hearing at 8:23 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:23 pm.

Commissioner Betsy Condon made a motion for approval of a continuance to the January 23, 2024, BCC meeting, seconded by Vice-Chairman Mike Cella, which carried 5-0.

42. Final Public Hearing to consider adoption of COMP1023-00015 and PUD-1023-00015. (District 5, Comm. Burke) (D. Selig)

The Planning Commission voted 7-0 to continue this item to their January 2, 2024 meeting.

A. This application is a Small-Scale Comprehensive Plan Amendment that would change a single parcel of land from Rural Residential (RR) to Rural Fringe (RF).

B. This application is a Rezoning of a single parcel of land from Agricultural (AG) and Agricultural Residential (AR) to Planned Unit Development (PUD).

Final Public Hearing to consider COMP-1023-00015 and PUD1023-00015 can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 4:21:46 and ending at 4:22:50. Below is a

summary of the discussion and vote.

Dodie Selig, Chief Planner, addressed the Board to state this item has been continued by the Planning Commission until their January 2, 2024, meeting; however, there would need to be a public hearing due to the advertisement.

Chairman James Renninger opened the floor for the public hearing at 8:24 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:24 pm.

Commissioner Alexandra Compere made a motion for approval of a continuance to the January 23, 2024, BCC meeting, seconded by Commissioner Kristen Burke, which carried 5-0.

43. 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 the Bonded Transportation Program, more particularly described as a portion of Tax Parcel No. 28-05-26-014366-000-00 and authorization for County Manager to execute all documents necessary to close the acquisition (C. Grimm/E. Dendor)

Final Public Hearing for Purchase and Sale Agreement can be seen-at-[www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-Agenda/December%2012,%202023), beginning at 4:22:51 and ending at 4:24:16. Below is a summary of the discussion and vote.

Courtney Grimm, County Attorney, addressed the Board to provide details and information for the public hearing to consider entering into a Purchase and Sale Agreement for the purchase by the County of real property necessary for the Bonded Transportation Program for a portion of real property in connection with Project number 2 along CR209, more particularly described as a portion of Tax Parcel Number 28-05-26-014366-000-00 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 8:26 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:26 pm.

Commissioner Kristen Burke made a motion for approval, seconded by Commissioner Alexandra Compere, which carried 5-0.

44. Approval of Amendment to Resolution #22/23-84 to update the Inventory List attached as Exhibit A (C. Grimm)

Resolution 22/23-84 can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC Agenda/December 12, 2023, beginning at 4:24:20 and ending at 4:28:02. Below is a summary of the discussion and vote.

Courtney Grimm, County Attorney, addressed the Board to provide details and information regarding the request for approval of the amendment to Resolution 22/23-84 to update the Inventory List, removing four parcels, attached to the agenda under item 44 as Exhibit A. County Attorney Grimm mentioned that during public comment there was an interested party for tow of the parcels, staff will bring that back to the Board in January to decide how to move forward under the live local act as far as making them available.

There were questions and discussions regarding the process and other options.

Chairman James Renninger opened the floor for the public hearing at 8:29 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 8:29 pm.

Commissioner Betsy Condon made a motion for approval and commented she would like the Board to consider how to get the properties into the hands of Operation Lifeline. Chairman James Renninger clarified what Operation Lifeline was and what they did. The motion was seconded by Commissioner Kristen Burke, which carried 5-0.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor had no comments.

COUNTY ATTORNEY

Courtney Grimm, County Attorney, had no comments.

COUNTY MANAGER

Howard Wanamaker, County Manager, thanked the Board and all staff for all their hard work throughout the year and wished everyone a Merry Christmas and a Happy New Year.

COMMISSIONERS' COMMENTS

45. Committee Selections - 2023/2024

Commissioner Comments and Committee Selections can be seen-at-www.claycountygov.com/Government/clay-county-tv-and-video-archive/BCC-

Agenda/ December 12, 2023, beginning at 5:39:46 and ending at 5:47:06. Below is a summary of the discussion.

Commissioner Betsy Condon commented about voting for yourself, echoed the county manager's sentiment, and hoped everyone had a very Merry Christmas and a safe and happy New Year. She also added that we are on the fourth day of Hanukkah and said Happy Hanukkah to our Jewish friends. For not all those of the Jewish Faith, it is not really a happy time. Hate has no place in Clay County or our world. We will not tolerate antisemitism.

Commissioner Alexandra Compere expressed her gratitude to the staff; it has been a phenomenal first year on the Board. Merry-Merry Christmas, Happy New Year, and Happy Hanukkah.

Commissioner Kristen Burke expressed her appreciation to the Board, staff and the community for their support. Merry Christmas, Happy New Year and Happy Hanukkah. Enjoy the time with your family!

Vice-Chairman Mike Cella echoed the Happy Holidays, Merry Christmas, and Happy Hanukkah and thanked staff and everyone who stood through tonight's meeting. Vice-Chairman Cella thanked CCFR for doing the Santa Parade again, Gordon Chevrolet for providing a truck, and the City of Green Cove Springs for their antique truck. Chris Rodatz is a gentleman who has served this Commission well as the President of the Bike, Blueways, and Trails Committee and thanked him for his service. He suggested that the Board could recognize him and have him do a presentation.

There was discussion regarding the mistake to add a final public comment period to the agenda.

Chairman James Renninger opened the floor for the public comment at 9:47 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 9:47 pm.

Chairman James Renninger opened the floor to acknowledge the Committee Selections/Assignments that each commissioner should have received. Chairman Renninger emphasized that he would like to hear a report sometime during the year on what is happening in each entity. Chairman Renninger spoke about Wreaths Across America and locations where the event would occur. He asked that everyone be safe during the Holidays when celebrating. Traffic will be the worst it has ever been. Plan accordingly, and everyone enjoy their holiday season. We will see you all on January 9, 2024.

Hearing no further business, Chairman James Renninger adjourned the meeting at 9:49 pm.

Attest:

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

Chairman or Vice-Chairman

Attachment
“A”
Pet Adoptions



Axel

ANIMAL ID: A0053897044

SEX: Neutered Male

BREED: Mix Breed, 1 Year Old, 59lbs

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Axel is a sweet boy that loves giving hugs, he is relatively calm and well mannered but also has a playful side. Axel has lived with dogs and children, but needs a home without cats or livestock. Axel is up to date on his vaccines, microchipped and heartworm negative.



claycountygov.com/adopt



Jonas

ANIMAL ID: A0054887144

SEX: Neutered Male

BREED: Mix Breed 6 Months Old, 45 lbs

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Jonas came to us as a stray and what we know about him for sure is that he is super sweet and shy when he first meets you. He has opened up to the staff and has proven to be a gentle soul that we have all come to love. Come meet Jonas, you will not be disappointed. He is up to date on his vaccines, microchipped and heartworm negative.



claycountygov.com/adopt

Mr. Fluff

ANIMAL ID: A0054854476

SEX: Neutered Male

BREED: Domestic Medium Hair, 2 Years Old

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Mr. Fluff wins over everyone's heart with his sweet disposition and his constant purring. He likes his warm, soft blankets, treats and lots of affection from his human. He is up to date on his vaccines and microchipped.



claycountygov.com/adopt



Jelly Bean

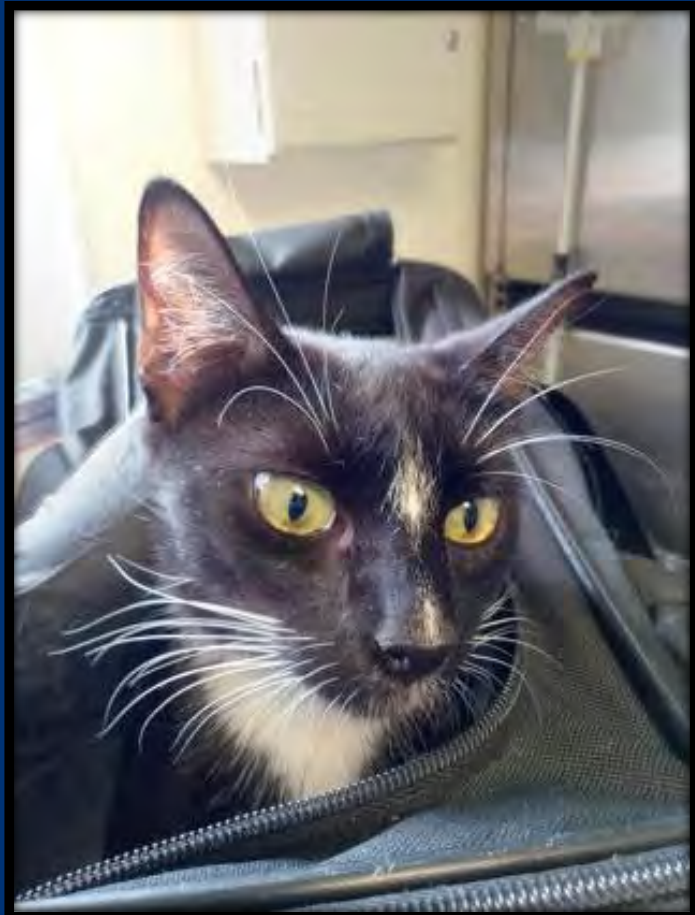
ANIMAL ID: A0054549740

SEX: Spayed Female

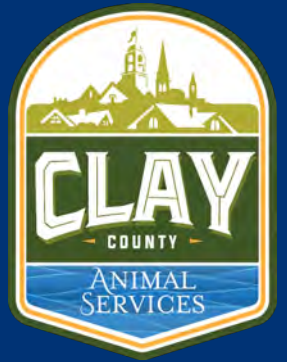
BREED: Domestic Short Hair, 3 Years Old

LOCATION: CCACC Main Shelter in Green Cove Springs

ABOUT: Jelly Bean came in with her kittens and now that they have all been adopted, she is ready for her forever home. Jelly Bean is very sweet, does not mind other cats and she is very curious about her surroundings. She is up to date on her vaccines and microchipped.



claycountygov.com/adopt



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

Join our “Kitten Crew”

We need fosters, if interested please contact
clayfosters@claycountygov.com

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”

COMP-0723-0008

PUD-0723-0009



Board of County Commissioners

COMP 0723-00008

PUD 0723-00009

Public Hearing

Continued from November 28, 2023

APPLICATION INFORMATION

Applicant: R & R Real Estate Holdings LLC

Agent: Janis Fleet, Fleet & Associates Architects/Planners Inc.

Requests: Small-scale land use amendment of 7.54 acres from (RR) Rural Residential to (COM) Commercial
Zoning map amendment of 10.92 acres from Neighborhood Business (BA), Intermediate Business (BB), Private Services (PS-2) and Agricultural/Residential (AR) to Planned Commercial Development (PCD)

Planning Dist. Middleburg/Clay Hill
Comm. Dist. 4 Commissioner Condon

PC Hearing December 5th

BACKGROUND

Located on the west side of Blanding, north of the intersection of Blanding and CR 215. The subject parcels comprise most of the block bounded by Rosemary Street, Primrose and Alligator Boulevard.

IMC Construction Group has occupied since its establishment in 1992.

The stated purpose of the requested land use change and rezoning is to allow for business expansion and to provide buffers to the surrounding residential property.

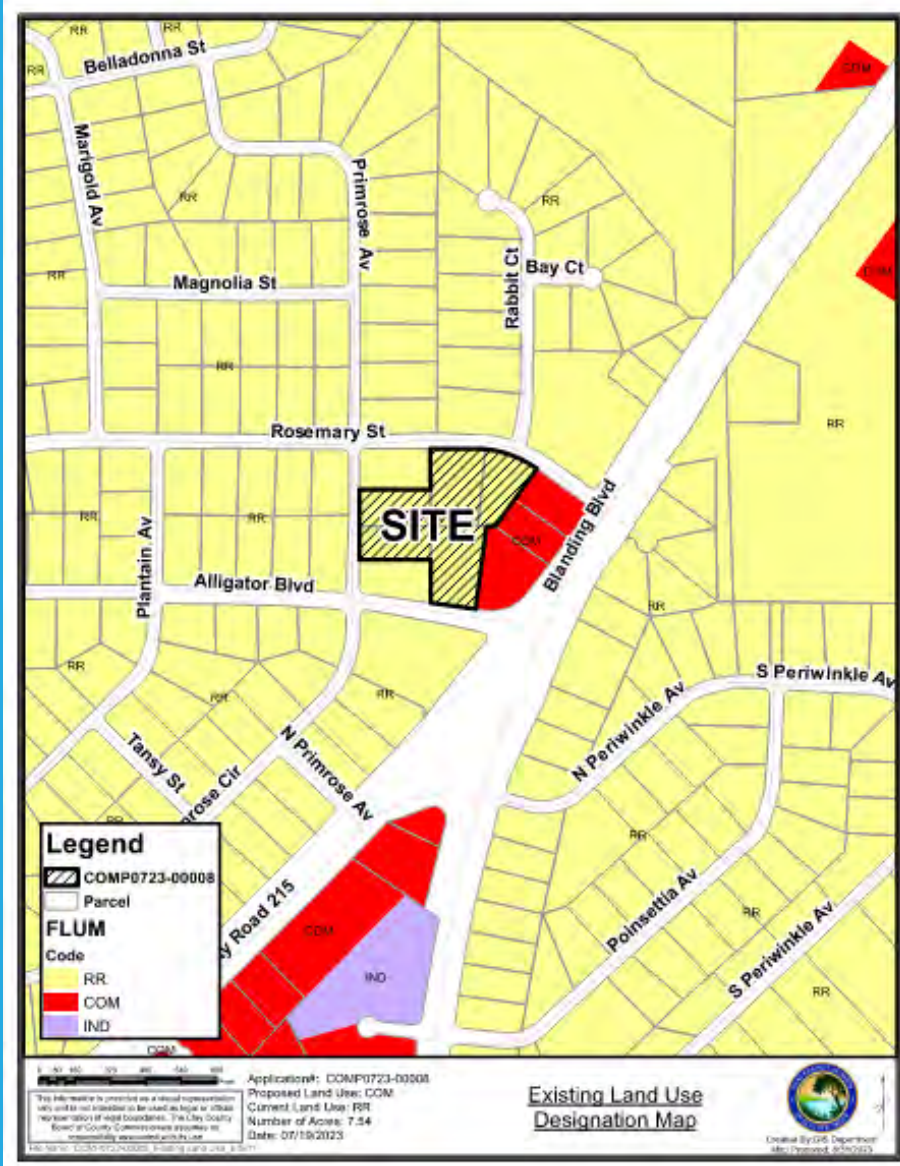


Land Use Parcels

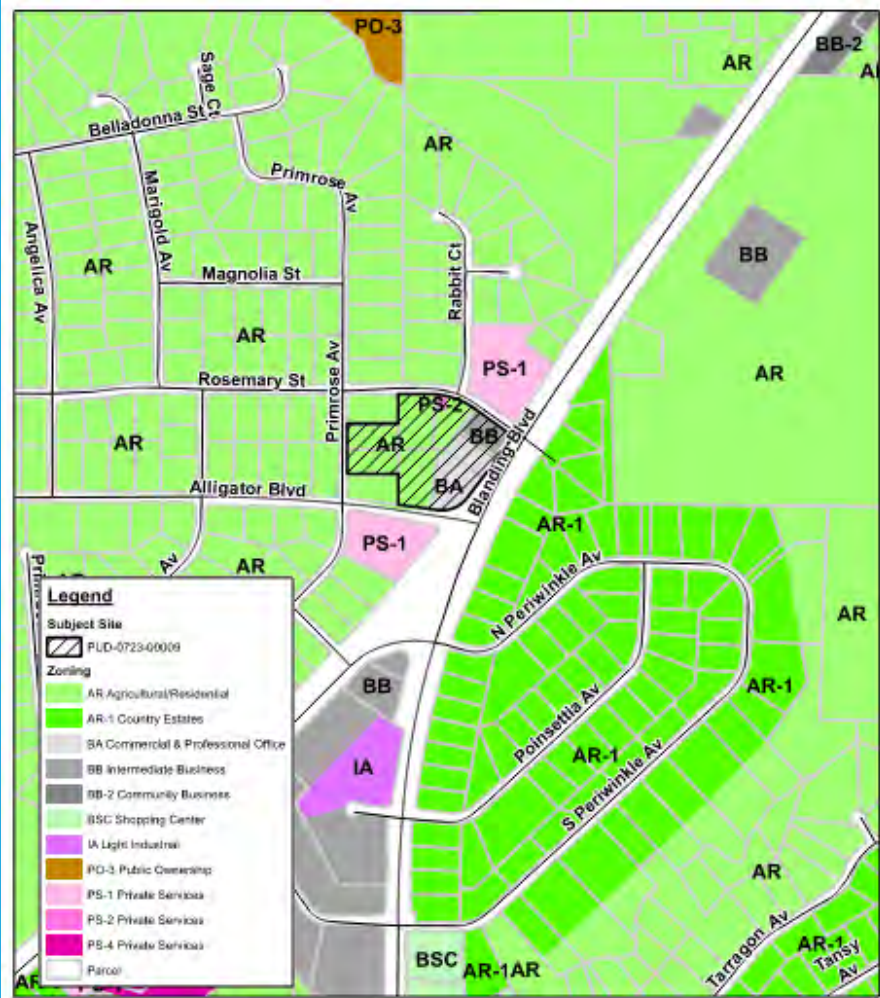


Rezoning Parcels

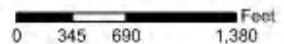
LAND USE



ZONING



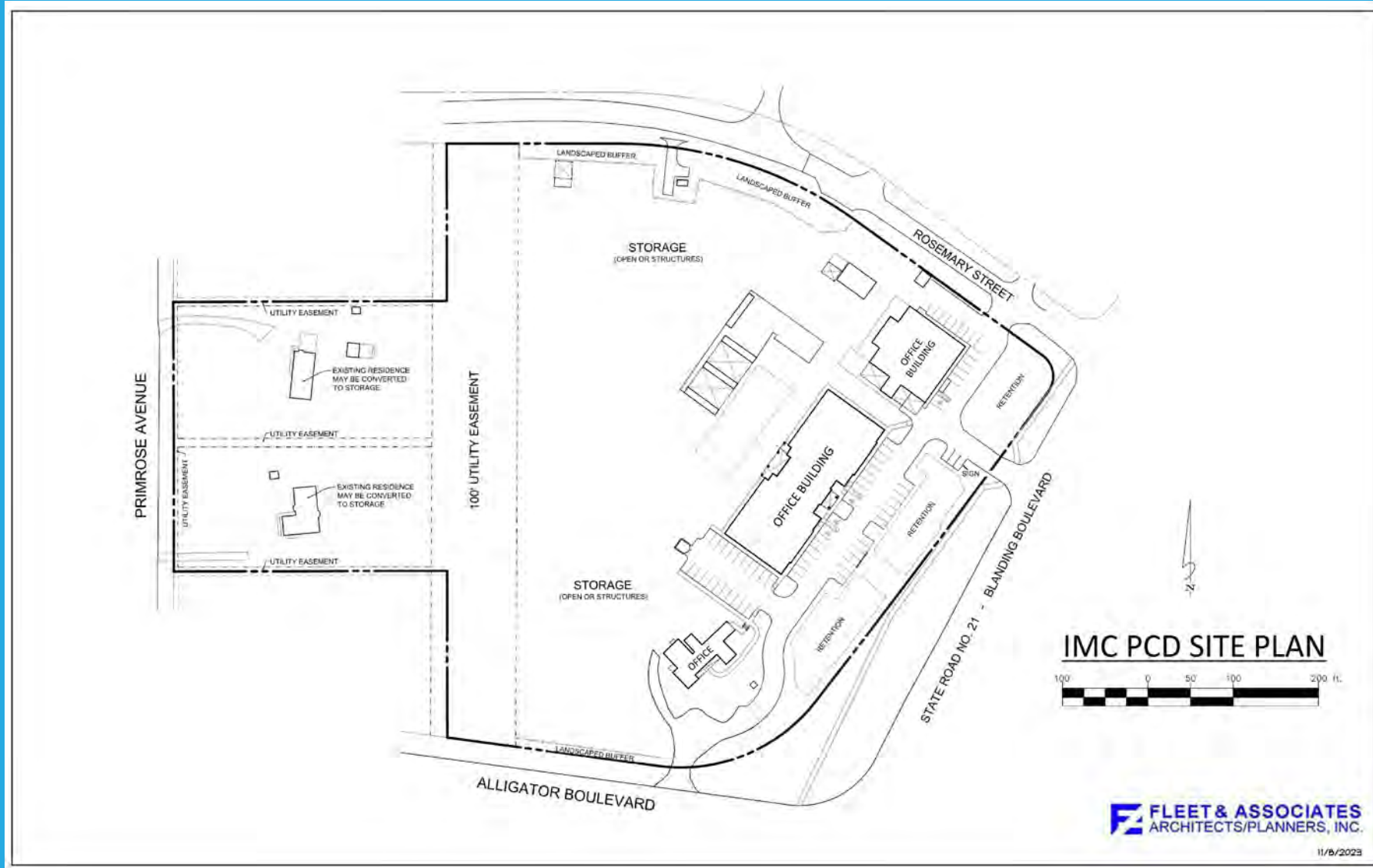
Rezoning: PUD-0723-00009
 from BA, BB, PS-2, AR to PCD
 Existing Zoning Map



Rezoning: PUD-0723-00009
 from BA, BB, PS-2, AR to PCD
 Proposed New Zoning Map



SITE PLAN



PCD REQUIREMENTS

Originally Proposed PCD Permitted Uses:

Uses includes most permitted BB uses with addition of commercial, business and professional offices, warehousing and fabrication, storage of tractor trailers and large equipment, dwelling unit for security guards or caretakers and communication towers.

BB Uses not listed as permitted:

Night clubs, bars, taverns, service stations and sale of gasoline, flea markets, adult entertainment establishments and restaurants.

No conditional uses permitted.

Revised Proposed PCD Permitted Uses:

- (1) Repair garages; commercial heating and air conditioning; plumbing and electrical shops; building supply materials; truck, trailer rental, sales and service; wholesale sales rooms and storage rooms.
- (2) Plumbing, electrical and mechanical fabricators;
- (3) Commercial, business, and professional offices,
- (4) Warehousing and fabrication; welding shops; sheet metal works;
- (5) Storage of tractor trailers and large equipment
- (6) Dwelling unit for occupancy by security guards or caretakers
- (7) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.

PCD REQUIREMENTS

Originally Proposed Height:

60' height limitation

Revised Proposed Height:

35' height limitation

Perimeter Buffers:

10' landscaped buffer from any residential property

Perimeter Buffers:

20' "B" type landscaped buffer from any residential property

Analysis

Analysis, provided in the staff report, indicates there are no negative impacts to services from the proposed amendment.

FLU Policy 1.4.8, limits small scale FLUM amendments to commercial to either infill projects between commercial, institutional and/or industrial or projects that exhibit a unified plan of development. The subject property is bordered by churches (institutional) and is proposing a unified plan of development through a PCD that has been revised to limit the uses to those of the IMC facility.

FINDINGS and RECOMMENDATION

The applicant is requesting a change in land use from RR to COM for 7.54 acres and a change in zoning from BA, BB, PS-2 and AR to PCD for 10.92 acres.

The proposed development would be considered both infill (between institutional uses) and as providing a unified plan of development.

The Middleburg/Clay Hill Citizen's Advisory Committee voted 7-0 to recommend approval of this land use/rezoning change at their August 21, 2023 meeting. Revised plans were sent for information purposes – no additional comments were provided.

Staff has determined that the request is compatible with the surrounding uses.

Staff recommends approval of COMP 0723-00008 to amend FLUM from AR to COM.

Staff recommends approval of PUD-0723-00009 to amend zoning map for 10.92 acres from BA, BB, PS-2 and AR to PCD.

Planning Commission voted 4-2 to recommend approval of COMP 0723-00008 and PUD-0723-00009.

Attachment

“C”

COMP-0723-0008

PUD-0723-0009

(Applicant)

COMP 0723-00008 PUD 0723-00009 EXISTING CONDITIONS



COMP 0723-00008

PUD 0723-00009

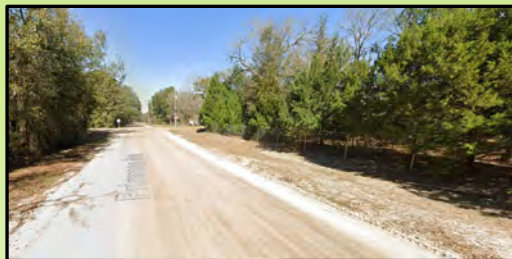
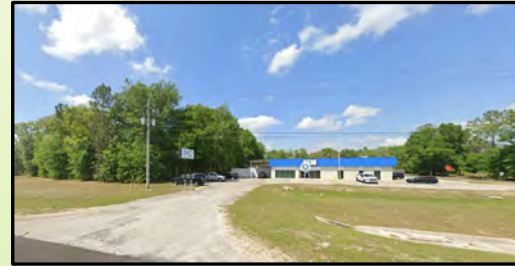
EXISTING CONDITIONS



COMP 0723-00008

PUD 0723-00009

EXISTING CONDITIONS



Attachment
“D”
COMP-0923-00012
(Staff)

Planning & Zoning

Agricola

Transmittal of Proposed FLUM Amendment
Changing 3145 Acres to Planned Community

Board of County Commissioners
December 12, 2023



Public Hearing to Consider COMP 0923-00012

Applicant is proposing to amend the Future Land Use Map (FLUM) to change 3145 acres from Agriculture (Ag), Rural Residential (RR), Conservation (CO), and Commercial (COMM) to Planned Community (PC) and to extend the boundaries of the Urban Service Area to include this project.

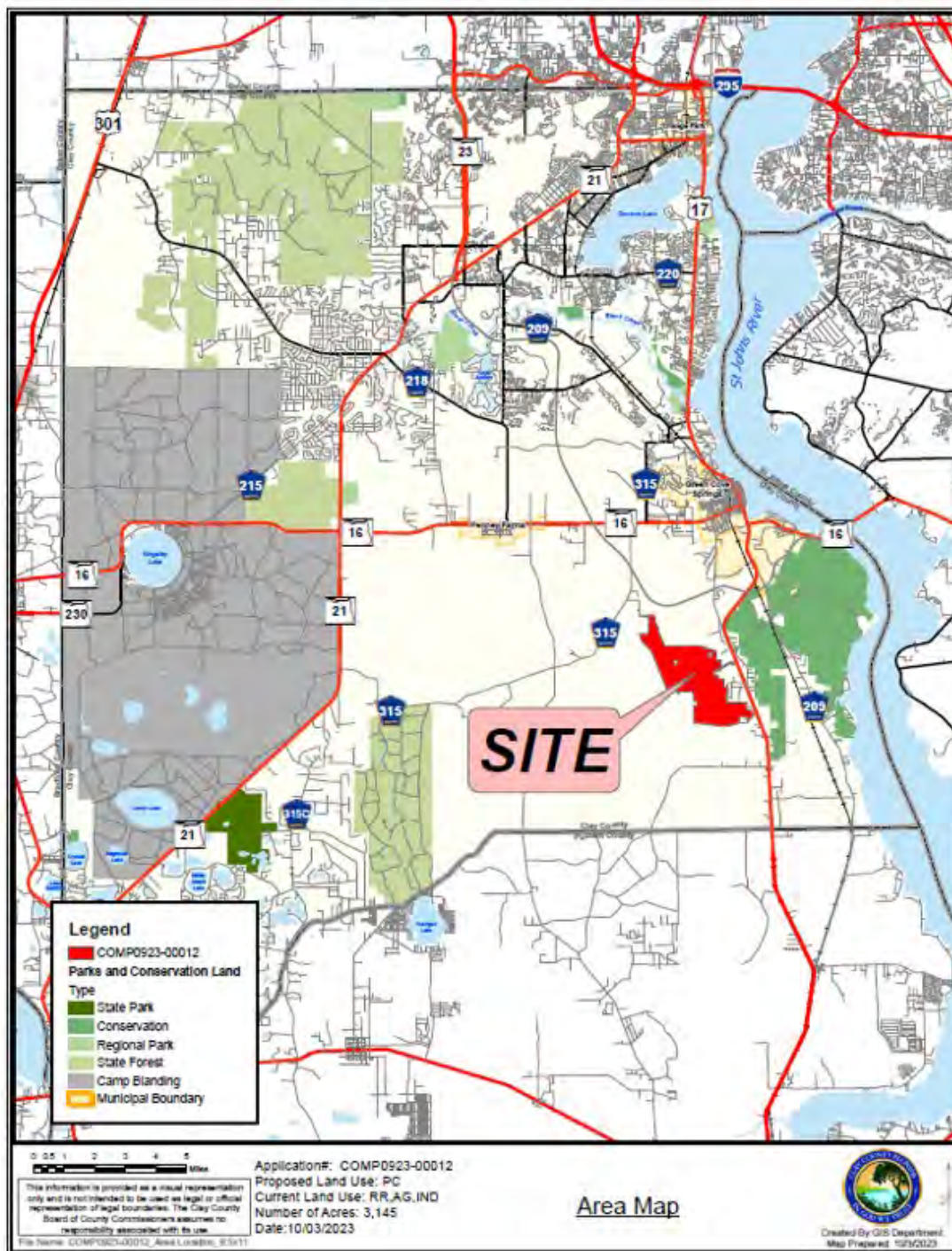
Green Cove Springs Planning District

Commission District 5, Commissioner Burke

Applicant: Sandricourt Farms, L.L.C.

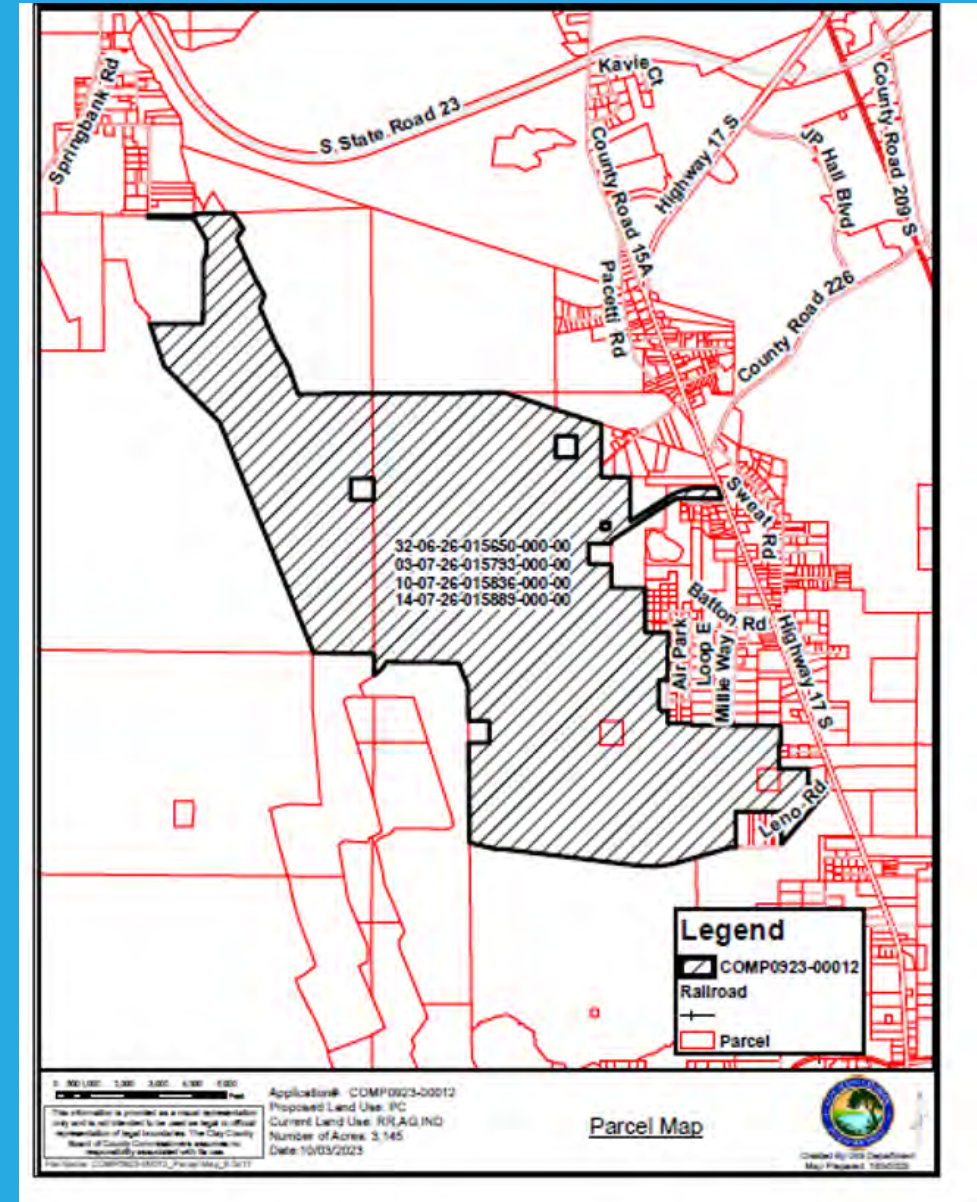
Agent: Claire Morris, Town Planning & Urban Design Collaborative

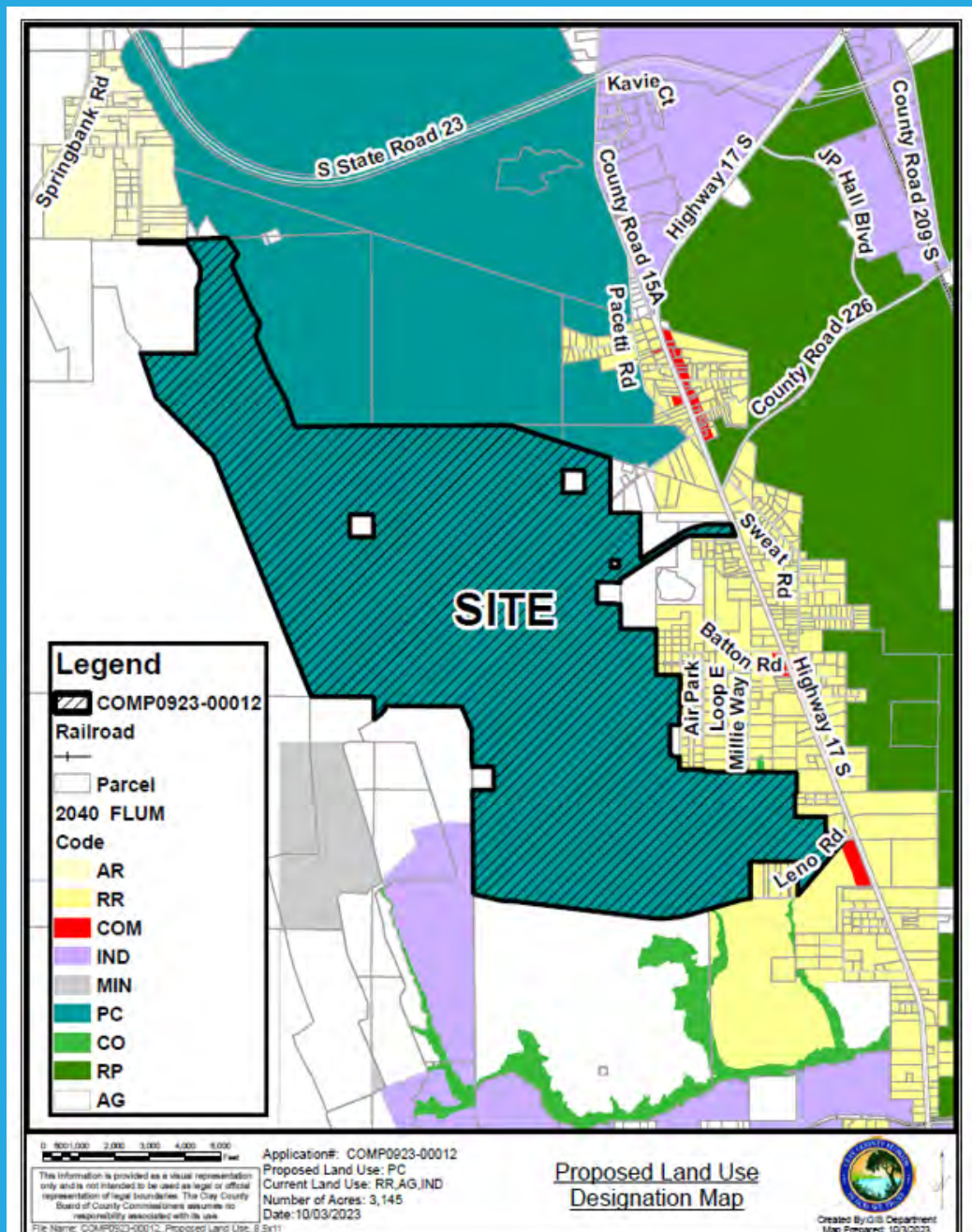
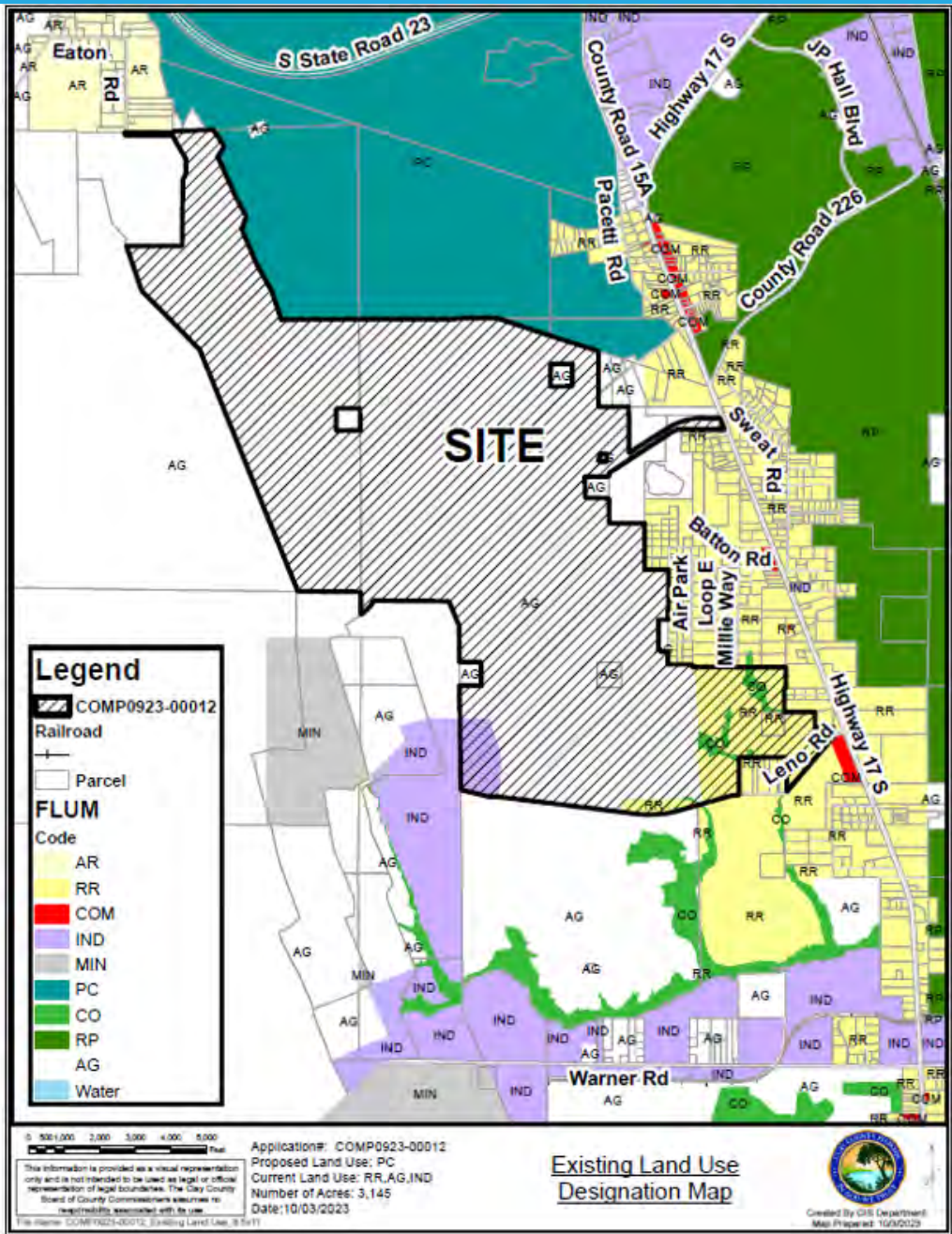




Parcel Map

- Area: 3,145 acres
- Existing Land Use: Agriculture, Rural Residential, Conservation, Commercial
- Proposed Land Use: Planned Community





Effect on Level of Service

- Not located within the Urban Service Area; map will need to be amended to include subject property.
- Solid Waste: Capacity is available
- Traffic: Staff recommends that roadway network through Governors Park to interchange with First Coast Expressway is necessary to address potential impacts to US 17. Developer agrees to pay GCS area mobility fee for any development approved prior to update and may use some credits in place of mobility fees pursuant to State law.
- Potable water and wastewater. Staff is concerned with the timing of provision and the lack of commitment by CCUA to serve the entire project. Must be addressed in Developer Agreement.
- Schools – Dedicating 30 acres for elementary school site for credit against proportionate share. Will pay remainder of proportionate share to mitigate school impacts.
- Recreation: If transmitted staff will work with applicant to clarify in Development Agreement and PUD those commitments to ensure on project exceeds County LOS standards for active and passive recreation.
- Public Safety. Applicant has committed to contribute four acres for fire station for credit against fees.

Proposed Development Agreement

- Acts as Development Order for the project. Concerns should be addressed by applicant in the Development Agreement or staff will not recommend approval of adoption.
- Planned Community land use requires PUD. If approved for transmittal, PUD zoning can only be approved if Board adopts land use change. Scheduled for adoption in February or March, 2024.

Recommendations

- This is transmittal stage and does not obligate the County to adopt.
- Staff recommends approval of the transmittal of the proposed FLUM and the proposal to extend the Urban Service Area to include the boundaries of the Agricola property.
- Staff also recommends that this proposed change, if approved for transmittal by the BCC, come back to Planning Commission for recommendation on adoption. (Amendments approved for transmittal do not typically come back to Planning Commission for recommendation on adoption).
- Planning Commission voted 6-1 in favor of staff recommendation.

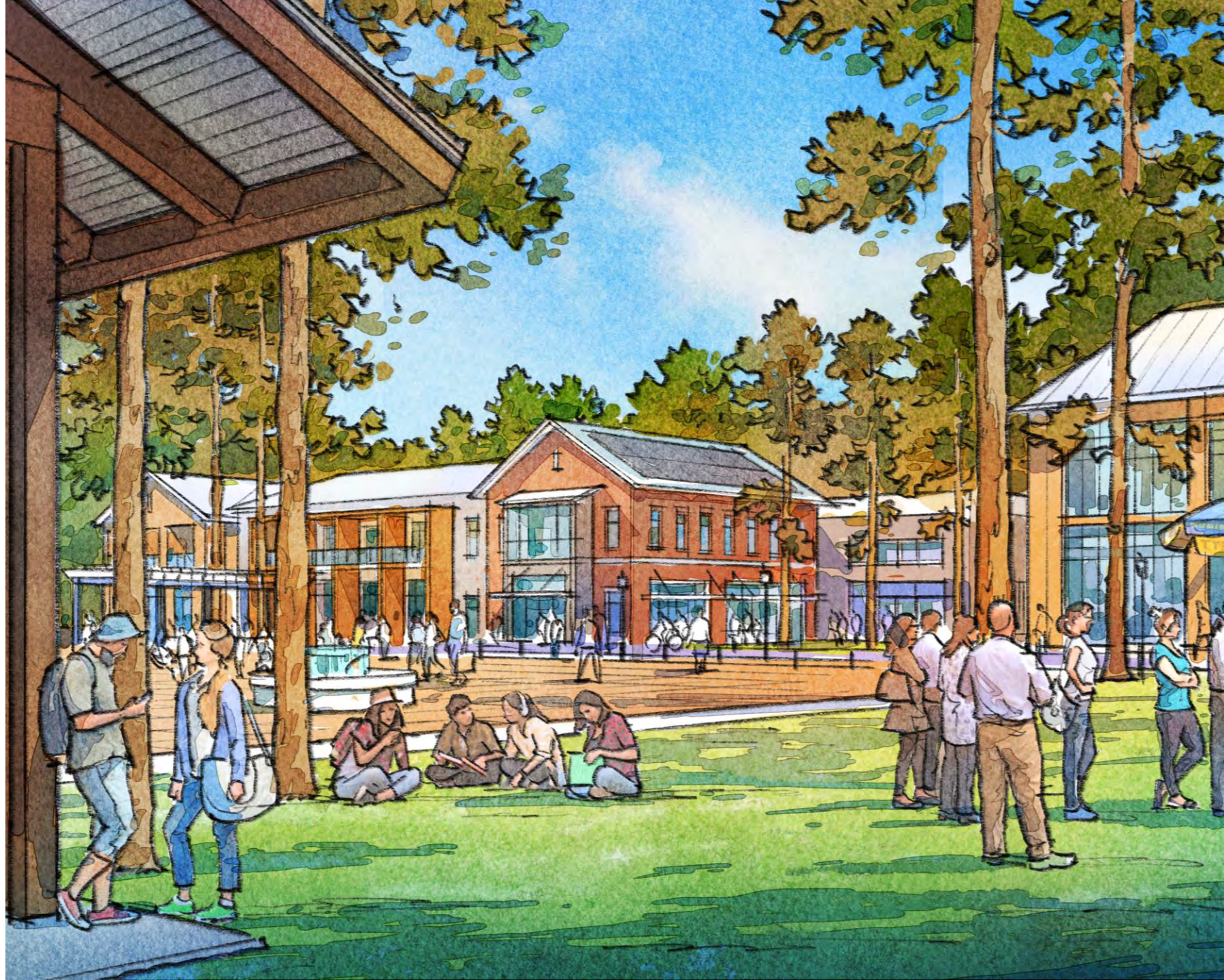
Attachment
“E”
COMP-0923-00012
(Applicant)

THE
AGRICOLA
PROPERTY

December 12, 2023

**BOARD OF COUNTY
COMMISSIONERS
MEETING**

**Comprehensive Plan
Amendment &
PUD Overview &
Commitments**



DEVELOPMENT



**BILL AGRICOLA:
LANDOWNER**



**CHRISTOPHE AGRICOLA:
LANDOWNER**

SUSTAINABILITY & ENGINEERING



**RAY SPOFFORD:
ENGINEERING**



**JON FORD:
SUSTAINABLE
STORMWATER
ENGINEER**



**RICK HALL:
MULTIMODAL
TRANSPORTATION
ENGINEER**



**BILL SCHILLING:
TRANSPORTATION
ENGINEER**

PLANNING, DESIGN, & ENTITLEMENT



**BRIAN WRIGHT:
TEAM LEADER**



**CLAIRE MORRIS:
PROJECT
MANAGER**



**ERICA GUERTIN:
ASSISTANT
PROJECT
MANAGER**



**GORICA ZIVAK:
GRAPHIC
DESIGNER**

MARKET ANALYSIS & LEGAL



**T.R. HAINLINE:
LEGAL
CONSULTANT**

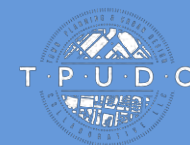


**TODD ZIMMERMAN:
RESIDENTIAL
MARKET ANALYST**



**JON STOVER:
COMMERCIAL
MARKET ANALYST**

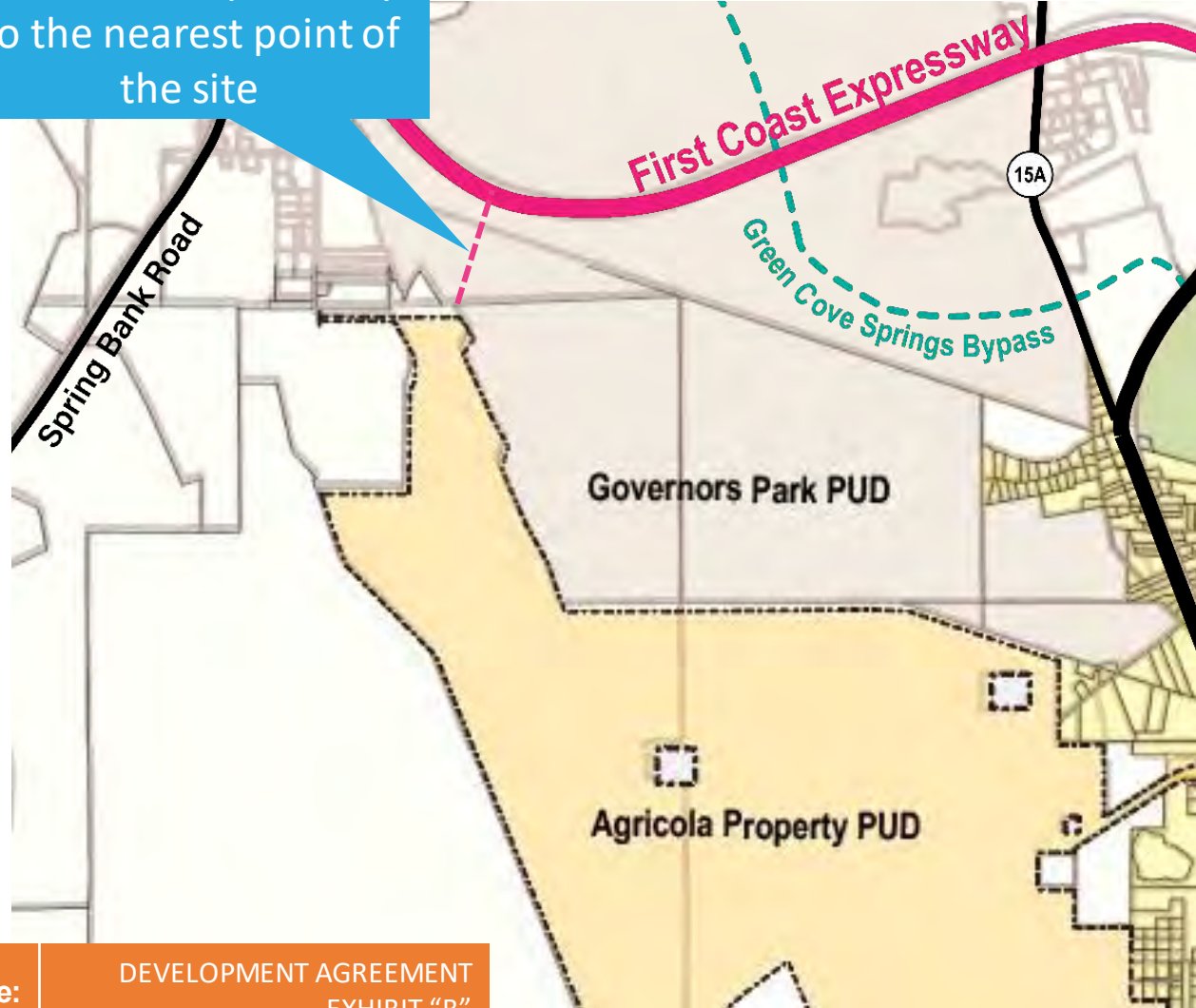
DEVELOPMENT TEAM





01 | PROJECT INTRODUCTION

0.45 Miles from the First Coast Expressway to the nearest point of the site



Reference:

DEVELOPMENT AGREEMENT
EXHIBIT "B"

CONCENTRATING GROWTH ON INVESTMENT

- Within a mile of infrastructure investments:
 - First Coast Expressway
 - Green Cove Springs Bypass
 - US 17 arterial (one of only five arterials in Clay County)
 - US 17 multi-use trail

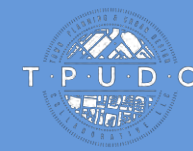
CONCENTRATING GROWTH NEAR DOWNTOWN CORE

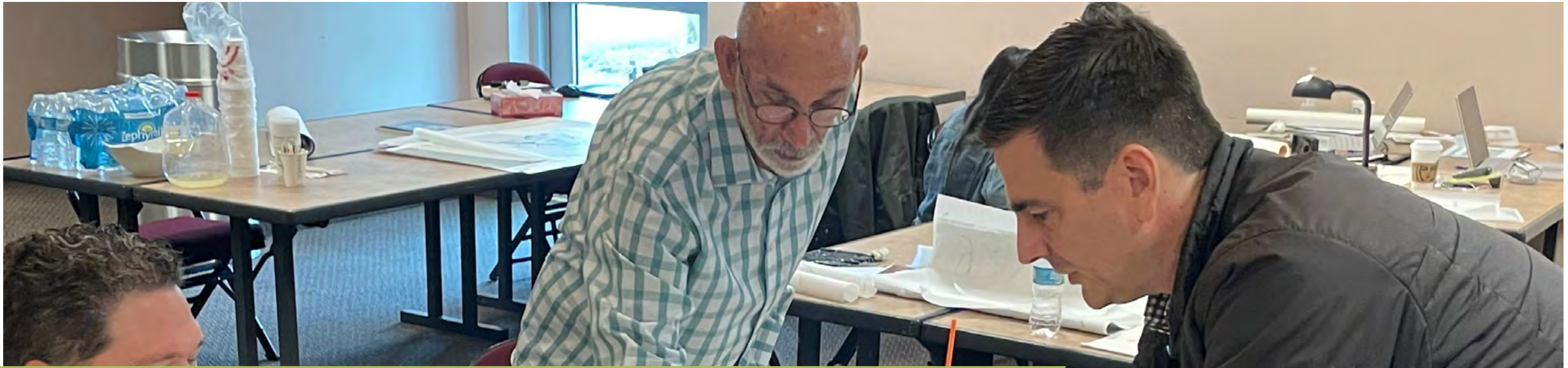
- Within a 10-minute drive to downtown Green Cove Springs

CONCENTRATING GROWTH ON PARKS & NATURAL ASSETS

- Within a 5-minute drive to Bayard Conservation Area & St. Johns River

SITE CONTEXT





02 | PUBLIC OUTREACH



COMMUNITY & COUNTY INPUT

2021

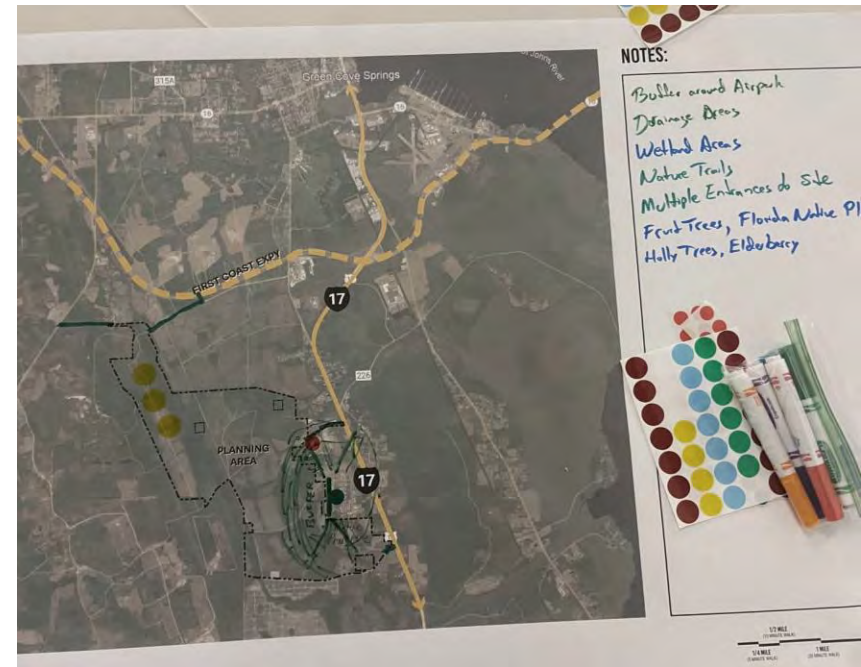
- Oct 19: Initial Meeting with County Staff

2022

- March 20: Community Kick-Off & Hands-on Citizen Workshop
- April 2-6: 5-Day Public Design Workshop (Charrette)
- June 1: Post-Workshop Meeting with County Staff
- Sept 19: Meeting with CCUA
- Dec 5: Pre-Application Meeting w/ County Staff
- Dec 12: Meeting Clay County Schools

2023

- Jan 4: Meeting w/ FDOT & CCUA
- Jan 10: Meeting w/ Fire Dept
- March 3: Pre-App Submittal
- April 6: Staff Comments Received
- May 18: Meet with Haller Airpark Board of Directors
- June 27: Meeting w/ Staff to Review Comments
- July 11: Meeting w/ Potential Commercial Users
- Sept 8: Official Submittal
- Oct 18: Review Staff Report w/ County
- Oct 19: DRC Review
- Dec 5: Planning Commission Hearing



PUBLIC OUTREACH



COUNTY WIDE GOALS

- Support Clay County economic and tourism goals
- Concentrate growth along First Coast Expressway
- Create a viable, high-quality mixed-use environment
- Attract employers to Clay County
- Cluster development & preserve open space
- Align with the neighboring communities





1. CREATE A COMPLETE COMMUNITY

- Provide schools, parks, healthcare, workplaces, retail, agriculture, and restaurants onsite
- Incorporate a wide variety of housing types for all ages and incomes
- Strive for self-sufficient, cohesive, welcoming

2. PROMOTE STEWARDSHIP OF ENVIRONMENT

- Feature & enhance the property's natural assets
- Create interconnected network of green spaces, parks and trails for recreation and wildlife habitat

FORMATION OF GUIDING PRINCIPALS





3. PROVIDE OPPORTUNITIES FOR HEALTHY LIVING

- Connections to nature & recreation
- Pedestrian & bike friendly neighborhoods
- Access to fresh, healthy food through community agriculture

4. FOSTER ECONOMIC GROWTH

- Attract innovative businesses at multiple scales
- Attract and retain workforce



FORMATION OF GUIDING PRINCIPLES



LOW IMPACT DEVELOPMENT



- Prioritization of wetlands and natural drainage patterns
- Extensive wetland buffers and preservation of contiguous natural resources
- Compact upland development
- Naturally filter, absorb and slow stormwater through bio-retention systems, bioswales, permeable pavement
- Florida native landscaping
- Reforestation to create a better habitat than the current timbering use

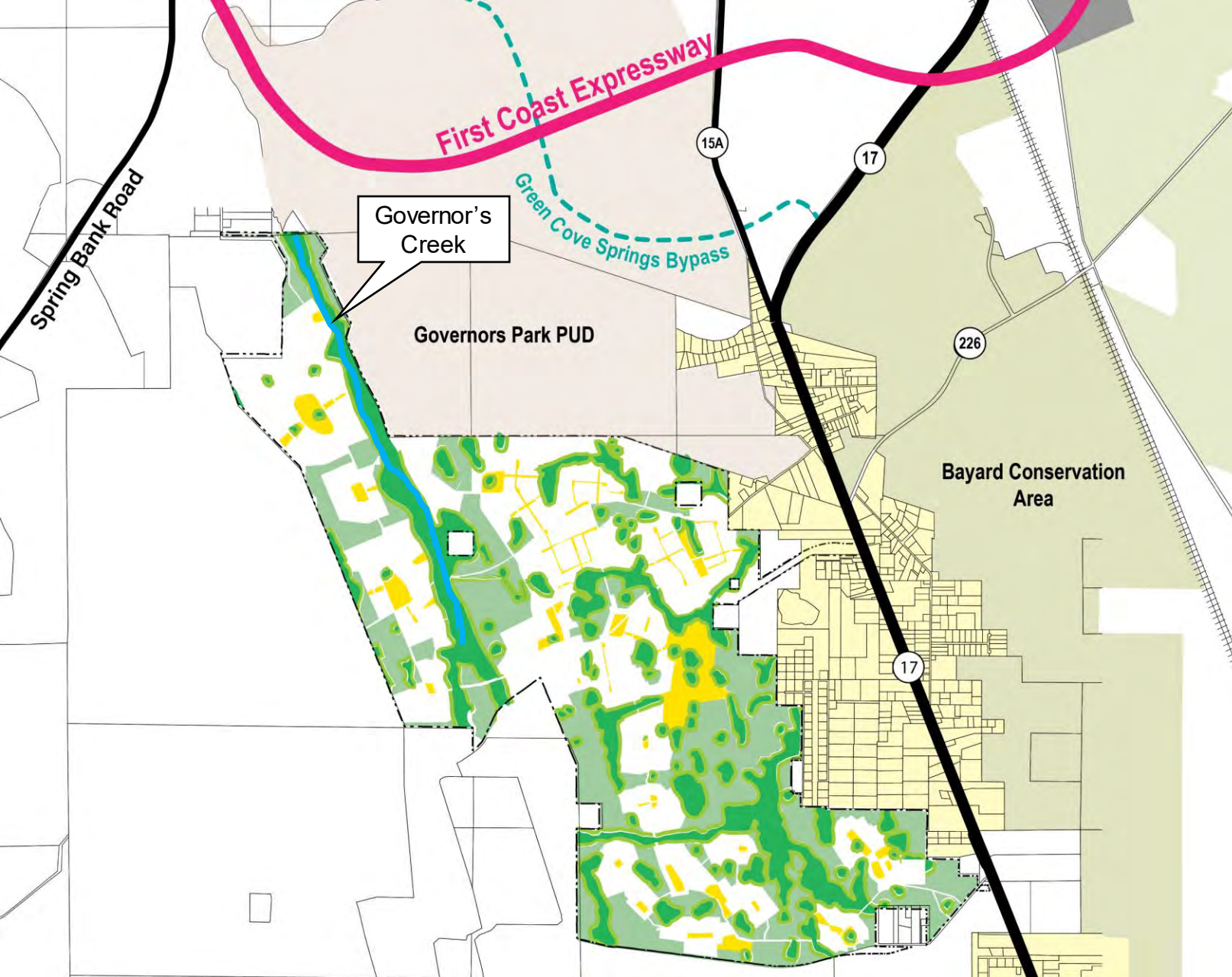
AGRICULTURE AT ALL SCALES



- Self-sufficiency/closed loop system
- Community supported agriculture
- Individual large-medium scale agriculture plots for sale/lease
- Community gardens & greenhouse
- Community pasture land
- Hen & eggs co-op

SUSTAINABILITY GOALS





EXISTING WETLANDS

522
Acres **17%**
of site

PROPOSED WETLAND BUFFER

472
Acres **15%**
of site

NATURAL GREEN SPACE

500-760
Acres **16-24%**
of site

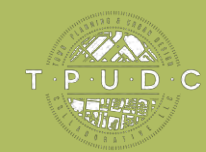
FORMAL GREEN SPACE

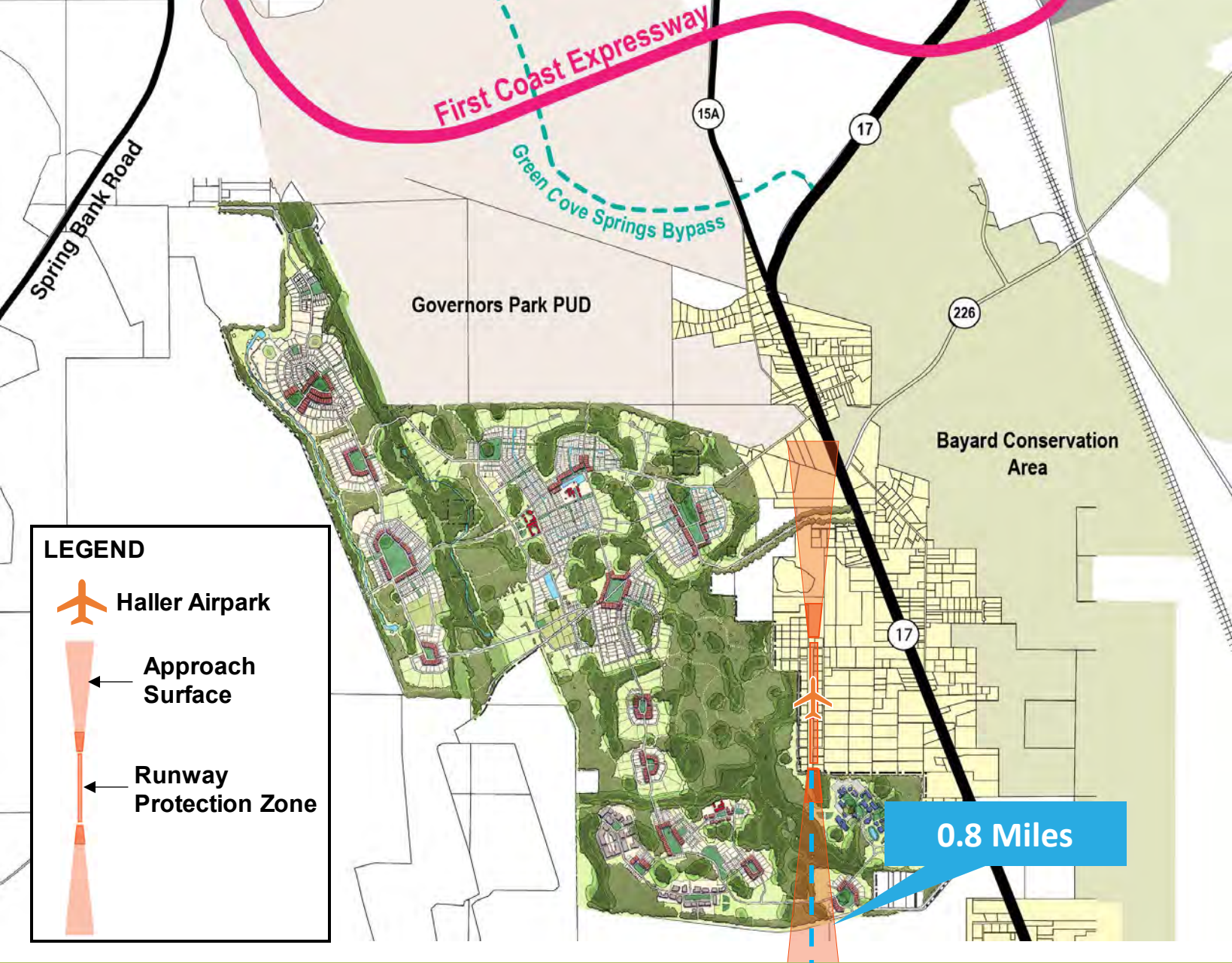
60-140
Acres **2-4%**
of site

TOTAL OPEN SPACE

1,573-1,889
Acres **50-60%**
of site

OPEN SPACE NETWORK





HALLER AIRPARK COORDINATION

- Special attention has been given to Haller’s flight path and approach zones when planning development on-site
- A significant buffer has been provided along the property’s eastern boundary line



03

COMPREHENSIVE PLAN AMENDMENT



TABLE OF CONTENTS

ELEMENT 01	Statement of Purpose
ELEMENT 02	Scope
ELEMENT 03	Justification
ELEMENT 04	Project Description
ELEMENT 05	Proposed Density/Intensity of Use
ELEMENT 06	Recreation Impacts and Improvements
ELEMENT 07	Traffic Impacts and Improvements
ELEMENT 08	Stormwater/Drainage Impacts and Improvements
ELEMENT 09	Solid Waste Impacts and Improvements
ELEMENT 10	Water and Wastewater Impacts and Improvements
ELEMENT 11	Description of Improvements Necessary to Accommodate
ELEMENT 12	Appendix

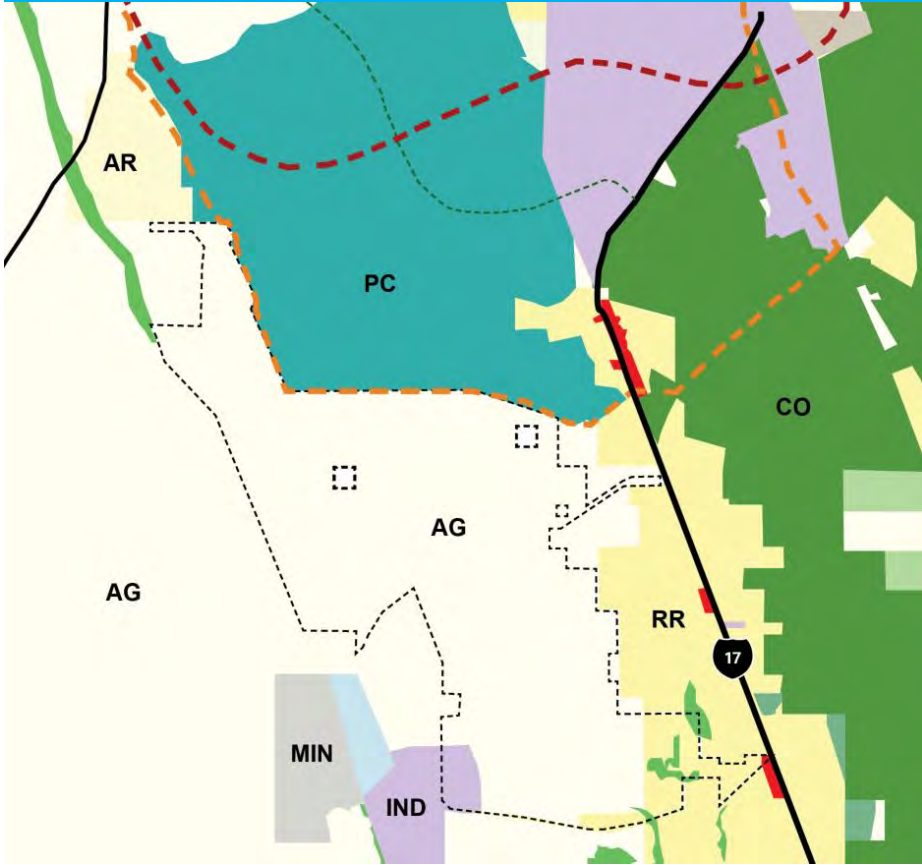
AGRICOLA PROPERTY SUBMITTAL REQUEST

1. To amend the adopted 2040 FLUM by changing the designation of the Agricola Property to Planned Community (PC)
2. Modify the Urban Service Area boundary, to contain Site within the Urban Service Area boundary

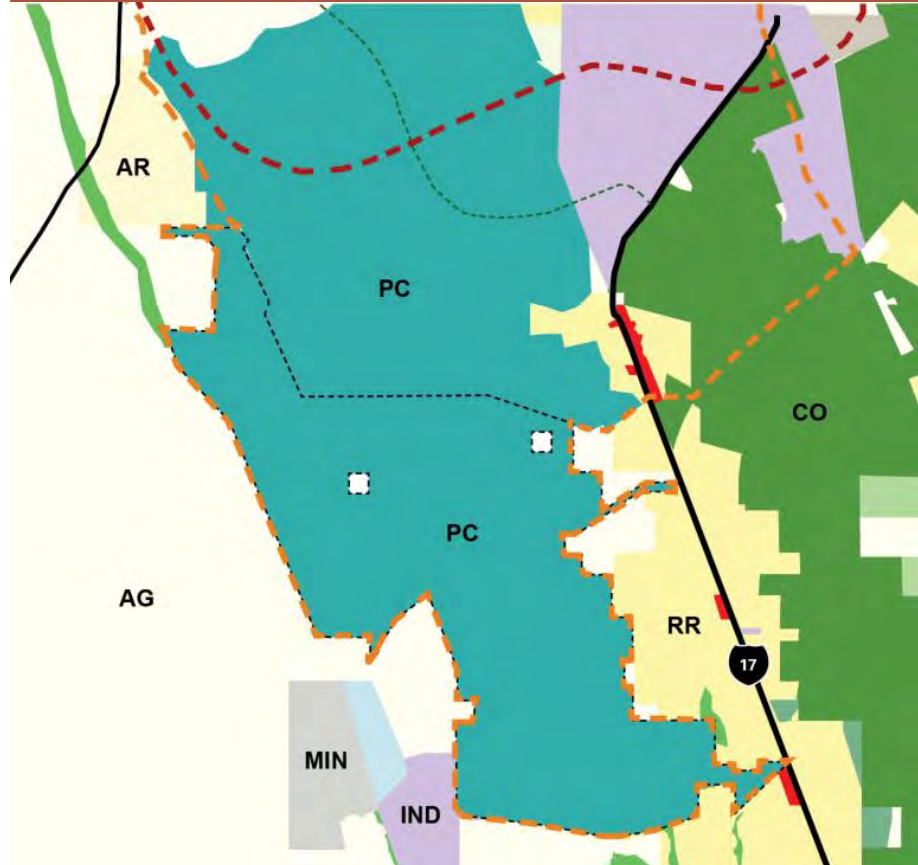
SUBMITTAL REQUEST



EXISTING FLUM AGRICULTURAL



PROPOSED FLUM PLANNED COMMUNITY



PLANNED COMMUNITY (PC) LAND USE CATEGORY

- Unlike standard land use categories, the PC category **EXPRESSLY REQUIRES** and is tied to a Development Agreement with binding conditions and a **PUD Zoning** that guide the character and quality of the development

(PC) encourages a mix of uses including retail and employment centers, a variety of housing types, and context-based design standards more in keeping with surrounding land uses

SUBMITTAL REQUEST



2022 Florida State Statute Policy 163.3177, 9B URBAN SPRAWL CRITERIA

1. Locates economic growth and development that does not adversely impact natural resources.
2. Promotes walkable, connected , compact development and a mix of uses at densities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle,
3. Preserves agricultural areas and activities, including silviculture
4. Preserves open space and natural lands and provides for public open space and recreation needs
5. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
6. Provides uses and densities that promote an innovative development pattern such as new towns
7. Promotes conservation of water and energy
8. Promotes the efficient and cost-effective provision or extension of public infrastructure and services

Sandricourt Project Retail Market Analysis and Development Recommendations



WTL⁺a

Sandricourt Farms
Clay County, FL

Response to 2017 Evaluation & Appraisal Report: Residential Needs Analysis



Prepared for:
Jon Stover & Associates
Washington, DC

RESIDENTIAL – PROPOSED MAXIMUM DENSITY & INTENSITY OF USE			
	Units	% of Units	Unit/ Gross Developed AC
Single-Family Residential - Detached	2,170	54.3	3.1
Single-Family Residential - DU/TH	370	9.3	
Multi-Family Residential	1,460	36.4	
Total	4,000	100	

NON-RESIDENTIAL – PROPOSED MAXIMUM DENSITY & INTENSITY OF USE	
	Keys
Hotel	100
	GSF
Education	640,000
Commercial	340,000
Office/Light Industrial/ Flex	1,000,000

DEVELOPMENT OVERVIEW

- Four separate market studies have assessed development feasibility on the Agricola Property in Clay County.
- The market analyses help inform the proposed site plan, development program, and on-site phasing for the Property over the next 30 years.



There is a clear need for more housing and there is pent-up demand for the type of housing the Agricola property will provide.



Commercial demand in Clay County is limited and most spec office, industrial, and flex product is currently infeasible.



Onsite placemaking, quality design, value creation, and outdoor recreation amenities from early residential investment will help create commercial demand and attract onsite visitors and employers.



The economic development implications of the Agricola proposal are massive.



MARKET ANALYSIS SUMMARY



PROPOSED PHASING

		Residential	Hotel	Office/L-I/Flex	Education	Commercial
Timing		Units	Keys	GSF		
Phase 1	Year 1 – 5	450		30,000		22,500
Phase 2	Year 6 – 10	800		50,000		22,500
Phase 3	Year 11 – 15	770	100	70,000	160,000	22,500
Phase 4	Year 16 – 20	700		250,000	160,000	22,500
Phase 5	Year 21 – 25	640		270,000	160,000	125,000
Phase 6	Year 26 – 30	640		330,000	160,000	125,000
Build Out	Year 30	4,000	100	1,000,000	640,000	340,000

PROPOSED LAND USE

	% of total site			Acres
Developed Land	40%	-	50%	1,257-1,573
Open Space	50%	-	60%	1,573-1,899
Total	100%			3,145

- Market studies inform what types of land uses are likely to be viable on-site and quantify an achievable amount of absorption pace
- Purposeful slow development strategy
Retail/mixed use developed in the first phase
 - Successful component of new urbanism

PROPOSED DEVELOPMENT



Sandricourt Farms

Clay County, FL

Response to 2017 Evaluation & Appraisal Report: Residential Needs Analysis



Prepared for:
Jon Stover & Associates
Washington, DC

	2040 Forecast Scenario				
	2017 EAR	2017 EAR PPT	OEDR	2045	2050
Population Forecast (2040-2050)	(1) 294,100	(2) 304,669	(3) 316,900	335,300	352,500
Population Estimate (2021)	221,440	221,440	221,440	221,440	221,440
New Population:	72,660	83,229	95,460	113,860	131,060
Average Household Size	2.69	2.69	2.69	2.69	2.69
New Households (Units):	27,011	30,940	35,487	42,327	48,721
Annual	1,422	1,628	1,868	1,764	1,680
Approved Entitlements (Units)	36,500	36,500	36,500	36,500	36,500
(Over-)/Under-Supply of Units:	(9,489)	(5,560)	(1,013)	5,827	12,221
Annual				243	421
				Under-supply = Market Opportunity	
Required Market Capture-Sandricourt Farms (Proposed 4,000 Units):				69%	33%

(1) The 2040 population forecast obtained from page 2 of the Clay County Evaluation & Appraisal Report-Draft Policy Recommendations, July 11, 2017.
 (2) The 2040 population forecast obtained from page 4 of the "2040 Building Our Future" PowerPoint presentation summarizing the 2017 Evaluation & Appraisal Report (date unknown).
 (3) Population forecasts for 2040-2050 obtained from the State of Florida Official County Population Forecasts, April 1, 2021.

Source: U.S. Census; U.S. Department of Housing & Urban Development; University of Florida Office of Economic & Demographic Research (formerly BEBR); WTL+a, May 2023.

ASSESSMENT OF ENTITLEMENTS & 30 YEAR PLANNING HORIZON

- Population projections utilized in the **2017 EAR** are out of date and **under-estimate future growth**
- Current population 2040 forecasts prepared by the State of Florida suggest that demand for new housing could exceed both existing/approved residential entitlements (36,500 units) as well as the proposed 4,000 units at Agricola Property.
- Build-out of the proposed 4,000 units over 30 years would necessitate a capture of 33% of demand for future units by 2050

6. Data is available to support the need for additional land within the Urban Service Area to provide for the projected population or economic development needs within the Planning horizon of the Comprehensive Plan. The data methodology utilized shall be consistent with that uses as the bases for the Comprehensive Plan.

**Urban Service Area Expansion Criteria –
Policy 1.5.3**

**POLICY 1.5.3 OF FUTURE LAND USE
ELEMENT**

5. Expansion of the Urban Service Area would include full cost recovery to the County for the services needed by the new development

The proposed development is anticipated to generate approximately the following revenues for Clay County:

\$95.5 Million in Fees and Permits During Construction

Including facility impact fees, building permits, mobility fees, and school impact fees

\$7.4 Million Annually in County Operating Fund Revenue

Annual ad valorem revenue to the Clay County Operating Fund at stabilization

\$20.5 Million Annually in Total Ad Valorem Tax Revenue

Annual ad valorem revenue to the Clay County Operating Fund, Fire Control, Law Enforcement, Unincorporated Services, and School District at stabilization

\$1.6 Million Annually in Retail Sales Tax Revenue

Annual retail sales tax and tourism development tax revenue at stabilization

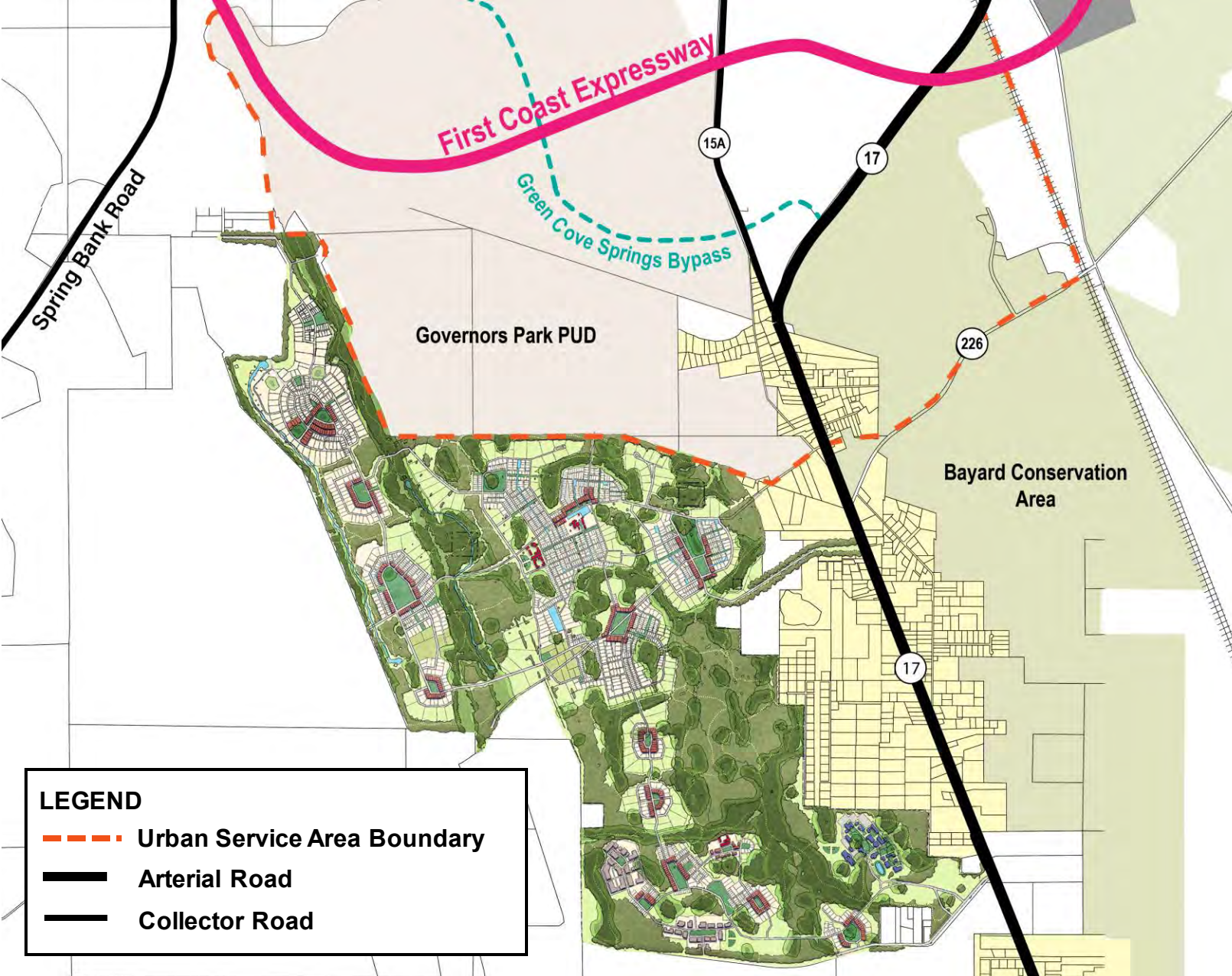
**Upon the first year of stabilized operations at full build out*

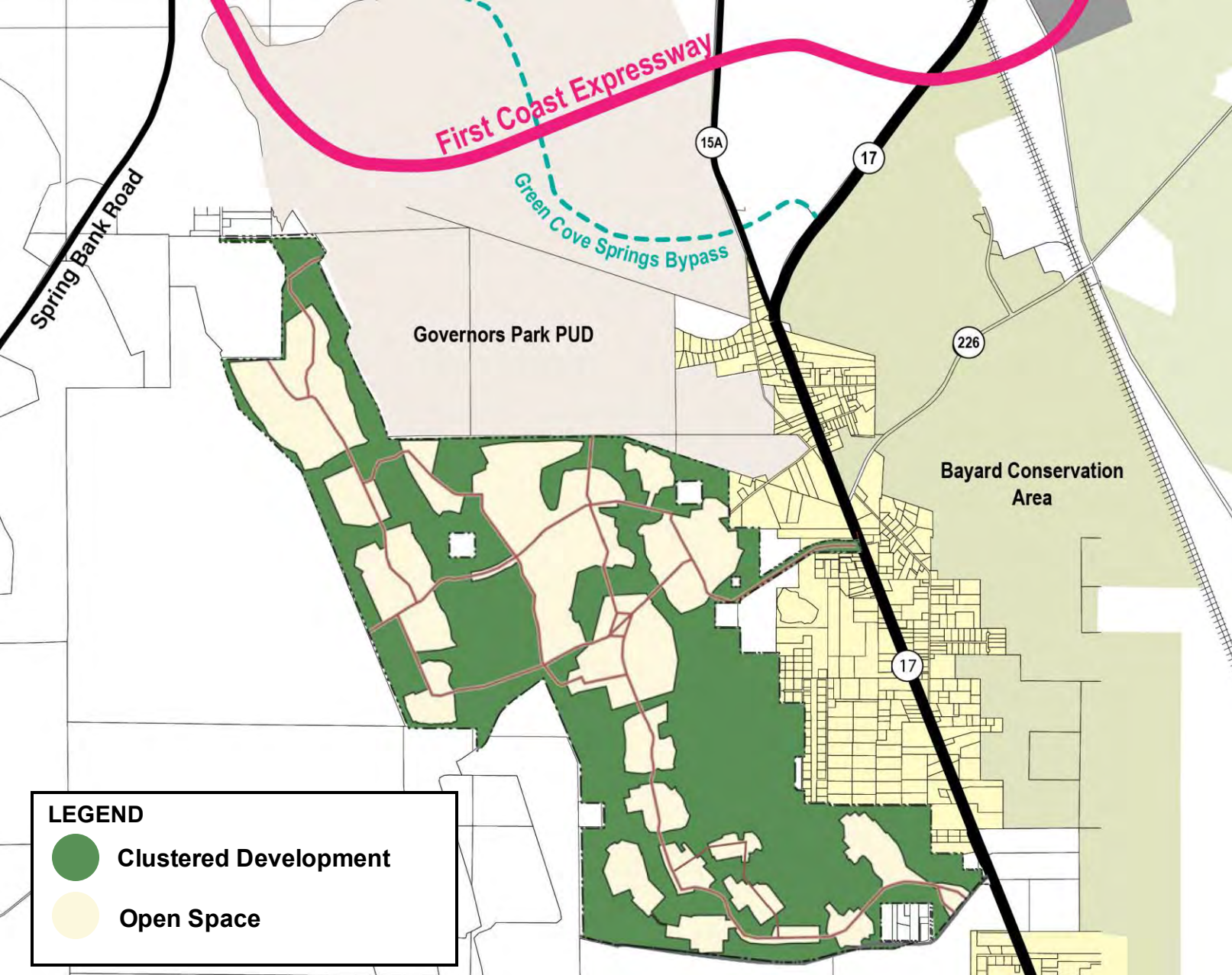
Urban Service Area Expansion Criteria - Policy 1.5.3

POLICY 1.5.3 OF FUTURE LAND USE ELEMENT

4. Public Water and sewer exist within ¼ mile of the site.

- The entire site is within CCUA service area.
- Governors Park is immediately adjacent to the Agricola Property and will be serviced with water and sewer.
- The project's first two phases are included within Clay County's existing consumptive use permit.
- Future phases are detailed in CCUA LOA.





ENVIRONMENTALLY RESPONSIBLE

- One of the more suitable sites in the County due to its **high acreage of contiguous uplands**
- Agricola Property's proposal includes **strict low-impact development standards** that exceed the County's standards such as generous buffers between protected wetlands and progressive stormwater management

POLICY 1.5.3 OF FUTURE LAND USE ELEMENT

The expansion would not adversely impact environmental, natural, historical or archeological resources, features of systems to a degree that is inconsistent with the Plan.

A watercolor illustration of a suburban street scene. In the foreground, a paved road with a white curb runs from the bottom left towards the center. A white car is parked on the right side of the road. To the right of the road, a woman in a red tank top and grey pants stands with a young boy in a blue shirt and a white dog. A man in a brown shirt is walking on the sidewalk. In the background, there are several houses with porches, large green trees, and a blue sky. A semi-transparent dark green banner is overlaid across the middle of the image, containing the text '04 PUD OVERVIEW & COMMITMENTS' in white.

04 PUD OVERVIEW & COMMITMENTS

HOW ARE WE DIFFERENT?

- First form-based code in the County
- Regulations that are character-based, also called “form-based” for an intended high-quality development pattern
- Enforceable architectural standards, thoroughfare types, civic space types and lot requirements
- Variety of housing types
- Detailed diagrams and graphics to apply standards
- Prevents urban sprawl and requires connected, walkable settlements
- A PUD amendment voted on by the Commission is the only way to change standards.

STREET (RD-60-36)

STREET

TABLE 13.B THOROUGHFARE TYPES
SPECIFIC STANDARDS

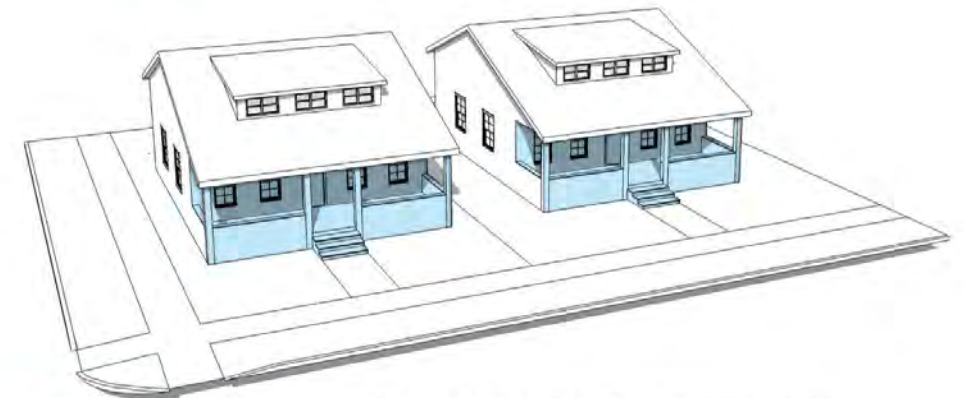


Permitted Districts

CD-3L | CD-3 | CD-4 | CD-IH | CD-EH | CD-CV

PORCH

TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS

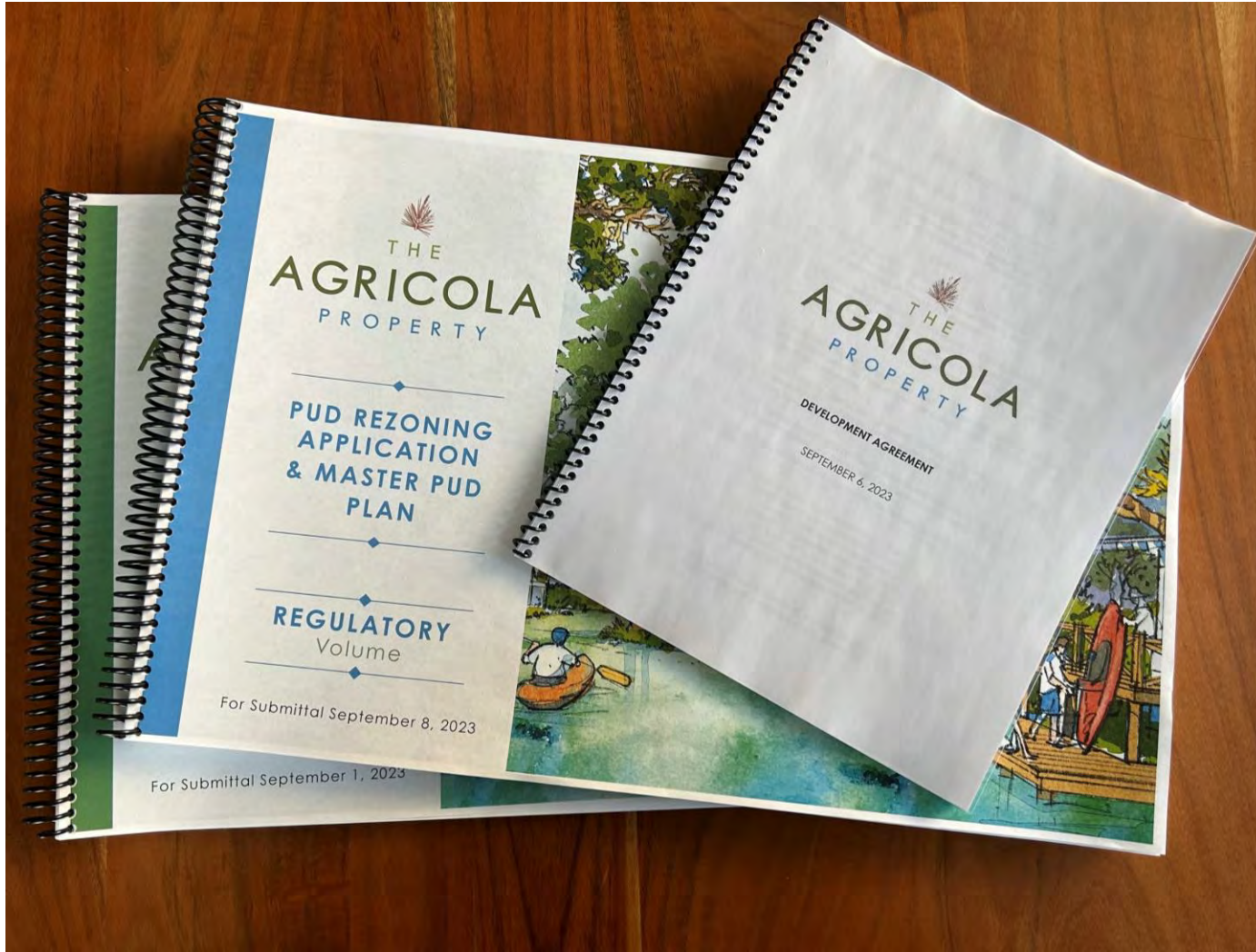


Permitted Districts

CD-2 | CD-3L | CD-3 | CD-4

FORM-BASED CODE





CPA, PUD STANDARDS, & DEVELOPMENT AGREEMENT





Conceptual illustration of Character District CD-3 Neighborhood.

General Description

The CD-3 Neighborhood Character District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type. It has medium-to-deep front Setbacks and medium-to-wide side Setbacks. Its Thoroughfares have Curbs and may include Sidewalks and/or Street trees, and form medium-to-large Blocks.

LEGEND	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
The following notations are utilized in this table.					

Block Size

Block Perimeter

NR for Blocks that include a Farm Compound or Retreat;
Otherwise, 3000 ft. max

Private Frontage Types

Common Yard	P	Stoop*	NP
Porch	P	Shopfront*	NP
Fence	P	Commercial Porch*	NP
Terrace/Lightwell	NP	Gallery	NP
Forecourt	NP	Arcade	NP
Courtyard	P		

See Table 9.H (Private Frontage Types)

*Shopfront and Commercial Porch are not permitted for Buildings within a Farm Compound. Stoops are permitted for Buildings within a Farm Compound or Retreat. All other Private Frontage Types permitted in CD-3 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Civic Space Types

Natural Area	P	Playground	P
Green	P	Sport Field, Court, or Course	P
Square*	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 15 (Civic Space Types)

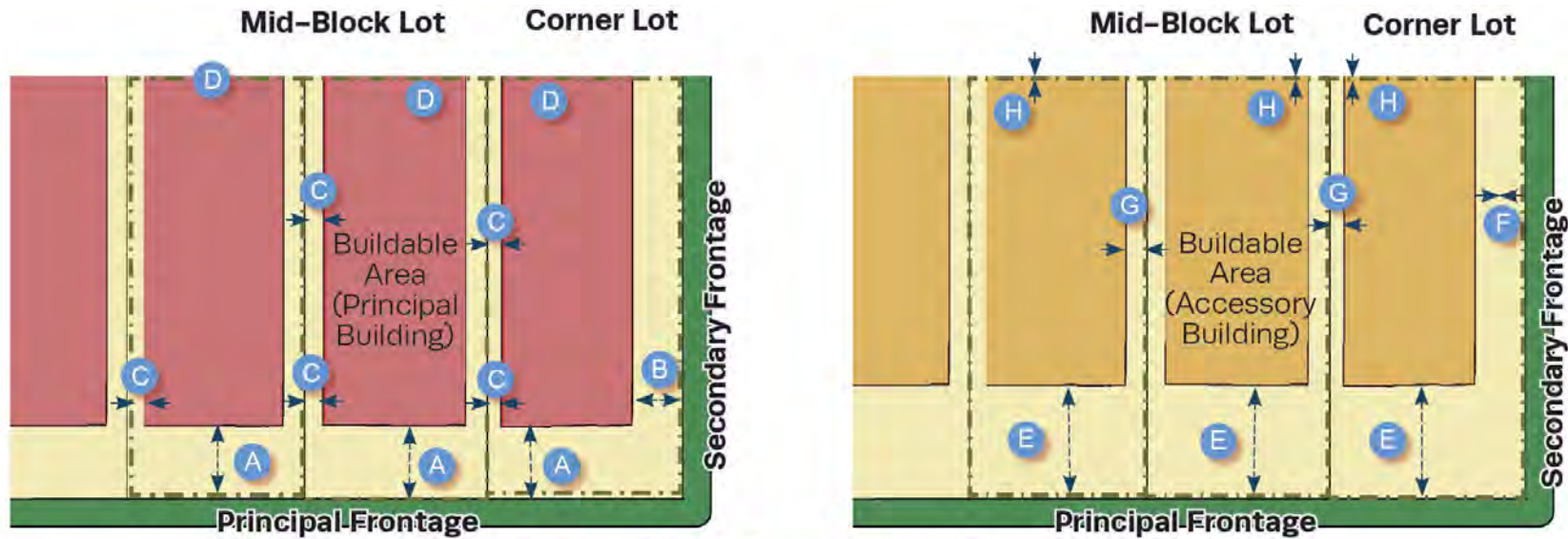
*A Square is permitted within a Farm Compound or Retreat. All other Civic Space Types permitted in CD-3 are allowed in Farm Compounds and Retreats if approved by the Community Design Review Committee.

Permitted Uses

See Table 9.L.1 (Permitted Principal Uses), Table 9.L.2 (Permitted Accessory Uses), and Table 9.L.3 (Permitted Temporary Uses).

Number of Buildings Per Lot

Principal Building	1 max., except NR for Farm Compounds and Retreats.
Accessory Buildings	1 max.



Illustrations of Lot & Setback concepts

Lot Occupation

Lot Width	Farm Compound or Retreat: NR ; Otherwise: 50 ft. min., 100 ft. max.
Frontage Buildout	Farm Compound or Retreat: NR ; Otherwise: 40% min.
Lot Coverage	60% max
Lot Enfrontment	Farm Compound or Retreat: NR 80% of Lots within the Character District of a Final Development Plan must Enfront a vehicular Thoroughfare; ≤ 20% of the Lots may Enfront a Pedestrian Path, Passage, Civic Space, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway, Easement, and/or Alley.

PORCH

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Porch Private Frontage.

Permitted Districts

- CD-2
- CD-3L
- CD-3
- CD-4

General Description

A planted Frontage wherein the Facade is set back from the Frontage line with an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback. This may be used with or without a fence to maintain Thoroughfare spatial definition.

SHOPFRONT

**TABLE 9.H PRIVATE FRONTAGE TYPES
SPECIFIC STANDARDS**



Conceptual illustration of Shopfront Private Frontage.

Permitted Districts

- CD-2*
- CD-4
- CD-EH
- CD-IH

General Description

A Frontage conventional for Retail / Service / Artisan Use, wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk.

*Permitted for Buildings in Retreat only.

EMERGENCY LANE (EL-20-14)

EMERGENCY LANE

TABLE 13.B THOROUGHFARE TYPES
SPECIFIC STANDARDS



Permitted Districts

Illustration is provided for illustrative purposes only.

- CD-2
- CD-3L
- CD-3
- CD-4
- CD-IH
- CD-EH
- CD-CV

Thoroughfare Type	
Thoroughfare Type	Emergency Lane
Right-of-Way Width	20 feet* A
Vehicular Pavement Width	14 feet B
Movement	
Movement	Slow / Yield
Design Speed	20 MPH
Assemblies	
Traffic Lanes	1 Lane
Traffic Lane Width	14 feet
Parking Lanes	None
Parking Lane Width	NA
Curb Radius	5-10 feet C

Right-of-Way	
Walkway Type	NA
Planter Type	None
Planter Width	NA
Curb Type	None
Landscape Type	NA
Transportation Provision	None
Vehicular Pavement Material	Asphalt, Concrete, Pavers

STREET (RD-60-36)

STREET

TABLE 13.B THOROUGHFARE TYPES
SPECIFIC STANDARDS



Permitted Districts

Illustration is provided for illustrative purposes only.

- CD-3L
- CD-3
- CD-4
- CD-IH
- CD-EH
- CD-CV

Thoroughfare Type	
Thoroughfare Type	Street
Right-of-Way Width	60 feet A
Vehicular Pavement Width	36 feet B
Movement	
Movement	Slow
Design Speed	25 MPH
Assemblies	
Traffic Lanes	2 Lanes C
Traffic Lane Width	10 feet
Parking Lanes	Both sides D
Parking Lane Width	8 feet marked
Curb Radius	10 - 15 feet E

Right-of-Way	
Walkway Type	6 ft. Sidewalk, F
Bikeway Type	Shared Use Lane or None
Planter Type	Continuous Planter or Swale G
Planter Width	6 ft.
Curb Type	Raised Curb or Open Swale
Landscape Type	Trees at 30 ft. o.c. Avg.
Vehicular Pavement Material	Asphalt

OPEN SPACE DEDICATION

Minimum 50% of the site dedicated to Public Open Space

- 320 acres min. of public recreation land
- 22 acres min. of active recreation
- 160 acres min. of civic areas (parks, natural areas, plazas, squares, greens, community gardens, etc.)
- 160 acres min. additional public recreation land



DEVELOPMENT AGREEMENT COMMITMENTS



SERVICES & LAND DEDICATIONS

- Elementary School Site Donation (30 ac)*
- Fire & Rescue Facility Site Donation (4 ac)
- Utilities Facility Site Donation (100 ac)
- Water/Wastewater Service Availability Letter from CCUA

**Development subject to school concurrency and, if required, prop share payments addressing impacts and levels of service*



COMMITMENTS

- 24,500 sf of commercial required for each phase 1-4, prior to building residential units in the succeeding phase
- 100-foot wetland buffer
- Not to develop an excess of 2,148 residential units and associated commercial, office, light industrial, and flex space until a northerly access point is secured
- Historical and Cultural Resources Study for each phase



For more information visit:
agricolaproperty.com



THANK YOU



Cove Springs Bypass

Governors Park PUD

- LEGEND**
- Stewardship & Recreation
 - Agriculture
 - Country Living
 - Corner
 - Hamlet
 - Village
 - Innovation Hub
 - Education Hub



Country Living

ILLUSTRATIVE PLAN



THE AGRICOLA PROPERTY

Cove Springs Bypass

Governors Park PUD

- LEGEND**
- Stewardship & Recreation
 - Agriculture
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 - Hamlet
 - Village
 - Innovation Hub
 - Education Hub



Hamlet Aerial

ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

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 - Education Hub



Walkable Neighborhood Street

ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

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Integrated Agriculture

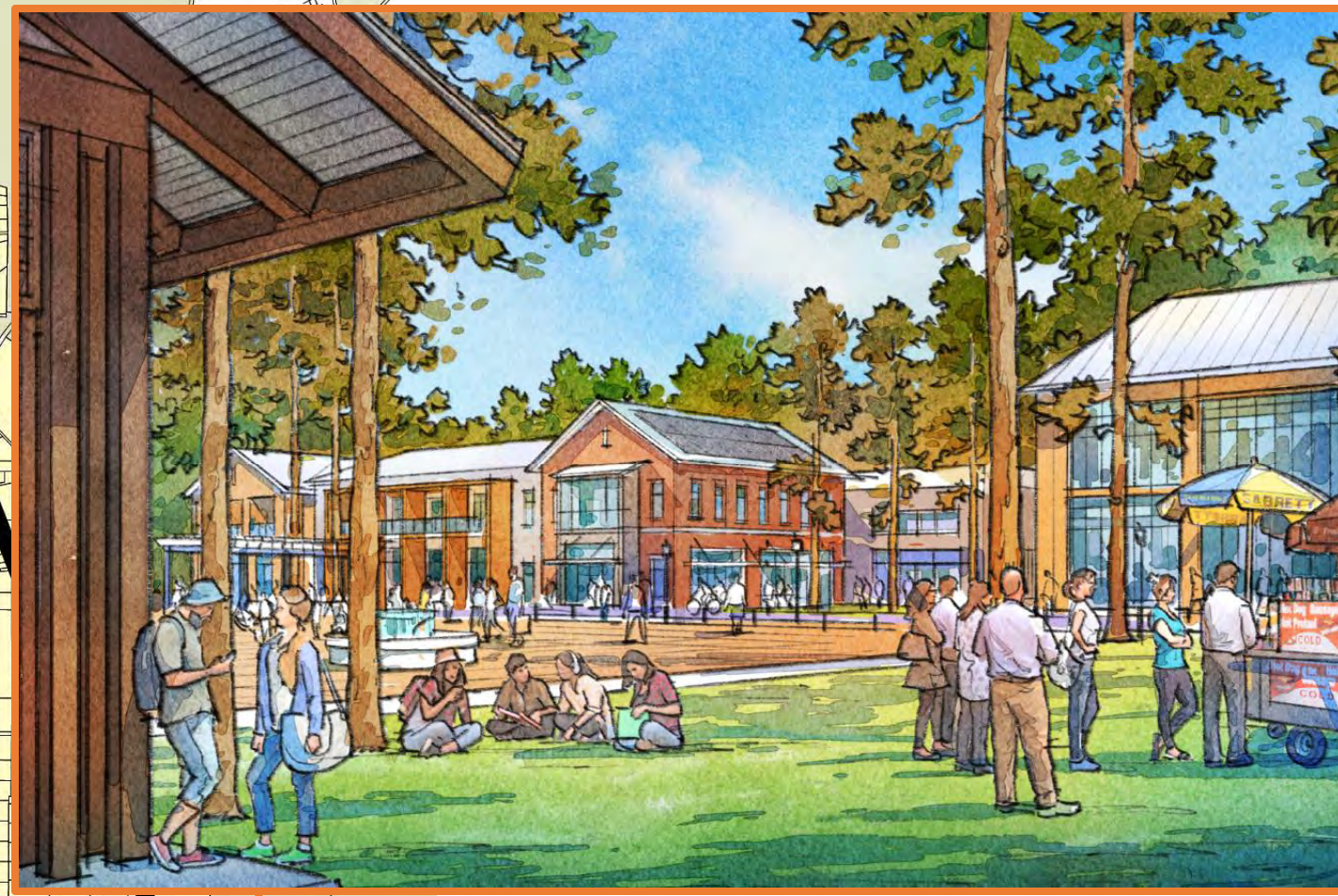
ILLUSTRATIVE PLAN



Cove Springs Bypass

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Education Hub

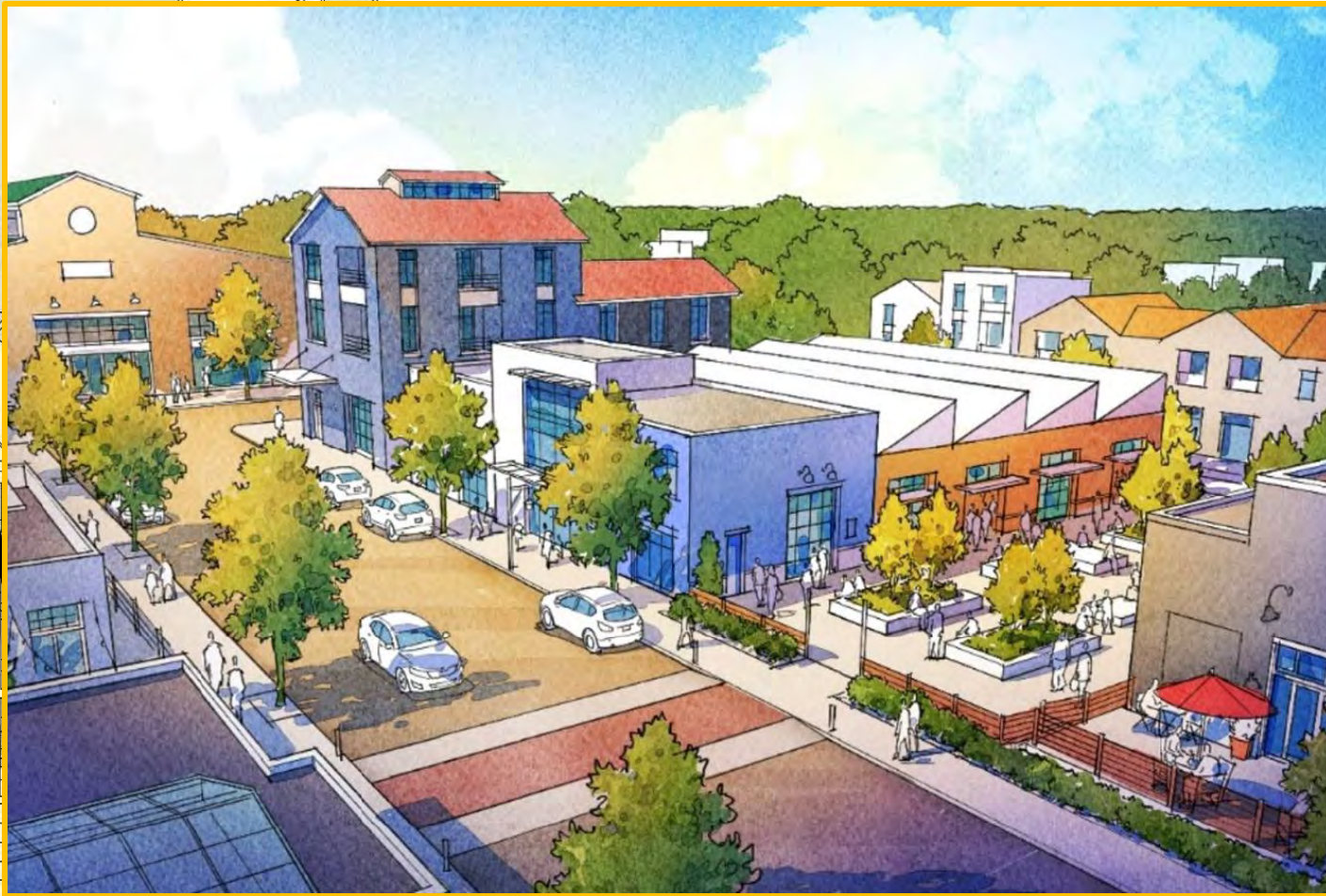
ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

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 - Education Hub



Innovation Hub

ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

- LEGEND**
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 - Village
 - Innovation Hub
 - Education Hub



Neighborhood Center

ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

- LEGEND**
- Stewardship & Recreation
 - Agriculture
 - Country Living
 - Corner
 - Hamlet
 - Village
 - Innovation Hub
 - Education Hub



Mixed-Use Village Center

ILLUSTRATIVE PLAN



Cove Springs Bypass

Governors Park PUD

- LEGEND**
- Stewardship & Recreation
 - Agriculture
 - Country Living
 - Corner
 - Hamlet
 - Village
 - Innovation Hub
 - Education Hub



Spring Run

ILLUSTRATIVE PLAN





DESIGN FRAMEWORK

Site analysis: context, environmental constraints, local and regional planning, market studies

1. A **green space network** was formed to preserve and protect natural assets on site, such as Governors and Peters Creeks and the Historic Bellamy Road
2. A **transportation network** was laid out, building off of existing logging roads and access points to minimize impact on existing systems
3. Based on the natural constraints and context, it was agreed that the **clustered development pattern** was best

DESIGN PROCESS



CONSISTENCY ANALYSIS WITH URBAN SERVICE AREA OBJECTIVES & POLICIES FLU OBJ 1.5

FLU Policy 1.5

The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available ***or are anticipated to be available within the horizon of this Plan.***

Response: The land within the Centralized Water and Sewer Service Area Map is served or is planned to be served with adequate water and sewer services, which are guaranteed through development agreements by the CCUA based on the County's adopted level-of-service standards.

FLU Policy 1.5.4

Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the Urban Service Area...

Response: The Agricola Property is located near areas where public facilities and services are available or anticipated to be available. The Agricola Property has a gross density of developed land higher than 3 units per acre.

The proposed development is anticipated to generate approximately the following economic impacts upon stabilized operations:

\$3.03 Billion in Local Revenue During Construction

Including direct, indirect, and induced impacts over the development period

4,752 Jobs On-site

Representing a diverse range of industries, salaries, and sets

4,736 Additional Jobs Supported Off-site

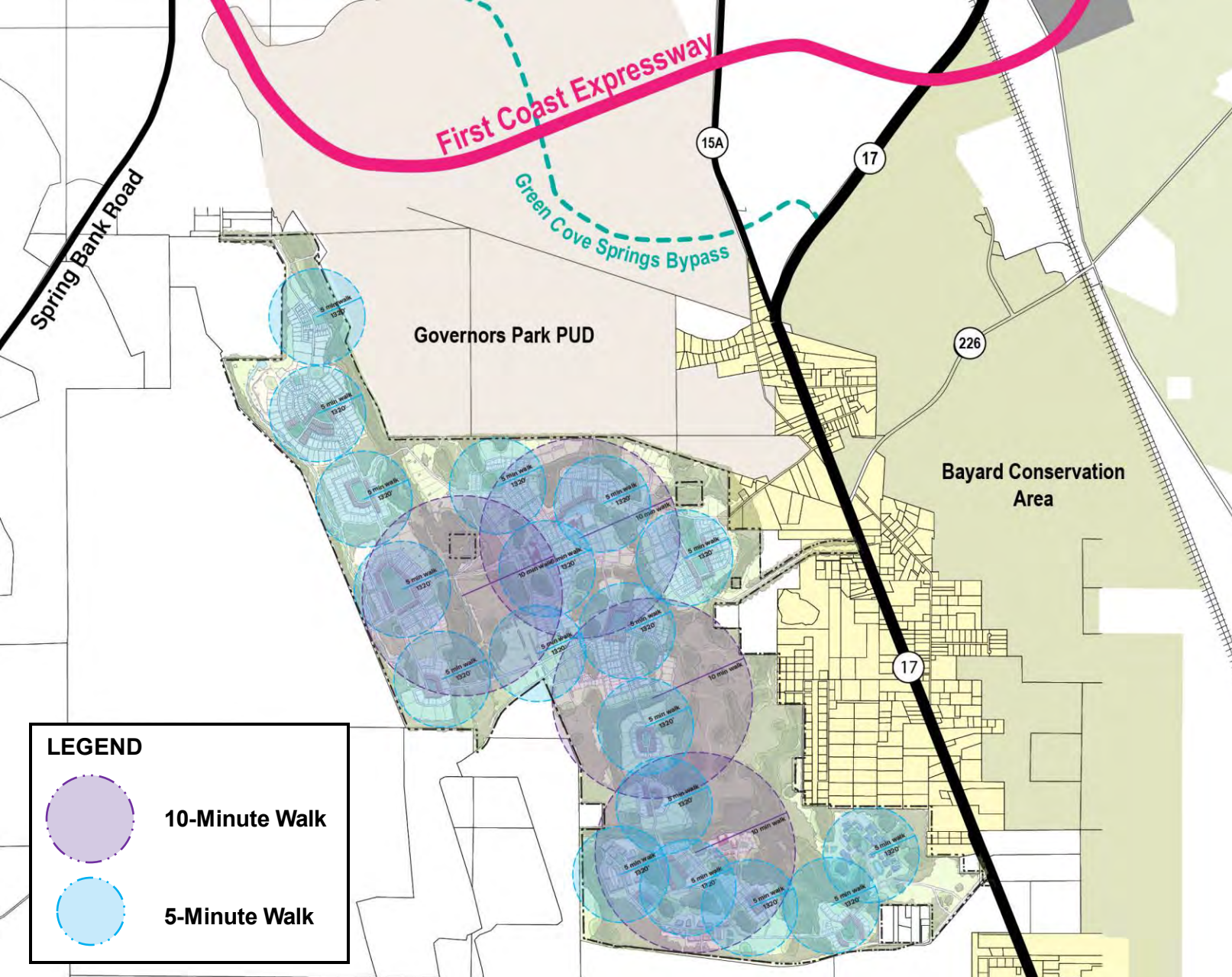
Due to indirect and induced impacts of on-site economic activity

\$1.49 Billion in Local Spending Each Year

Including direct, indirect, and induced impacts of on-site economic activity

SUPPORTS CLAY COUNTY ECONOMIC AND TOURISM GOALS

- Achieve and maintain a diversified and growing economy by providing a business climate that assures **maximum employment opportunities** while maintaining quality of life and environment
- Attract, develop and retain a 21st-century workforce to **support targeted/ key industries** and entrepreneurship



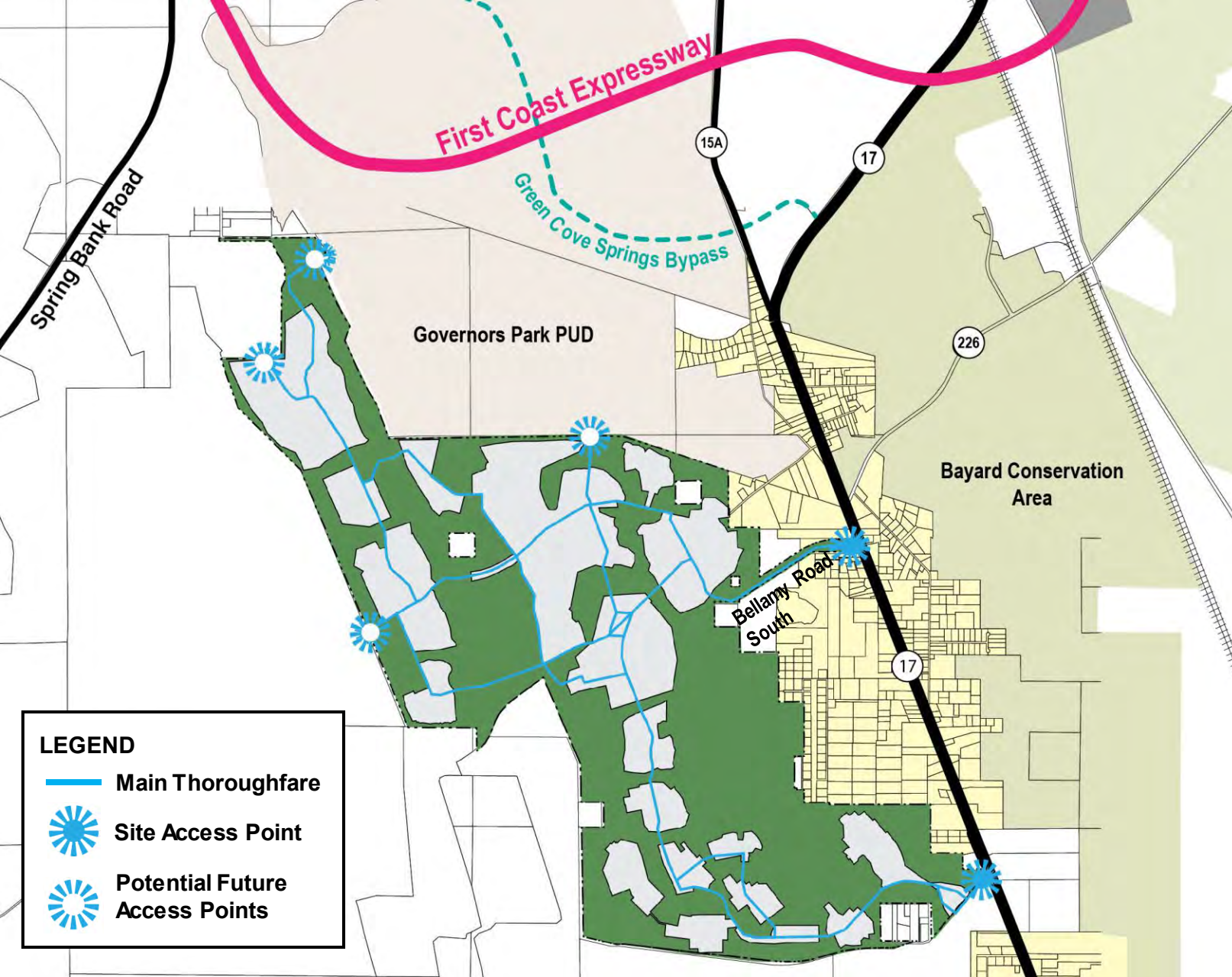
WALKABLE & CONNECTED BY DESIGN

A series of settlements oriented around the 5 and 10-minute pedestrian sheds

Reference: PUD EXPLANATORY DOCUMENT E-29

PEDESTRIAN SHED








WALKABLE & CONNECTED BY DESIGN

Primary thoroughfares to carry the majority of automobile and commuter bicycle traffic

LEGEND

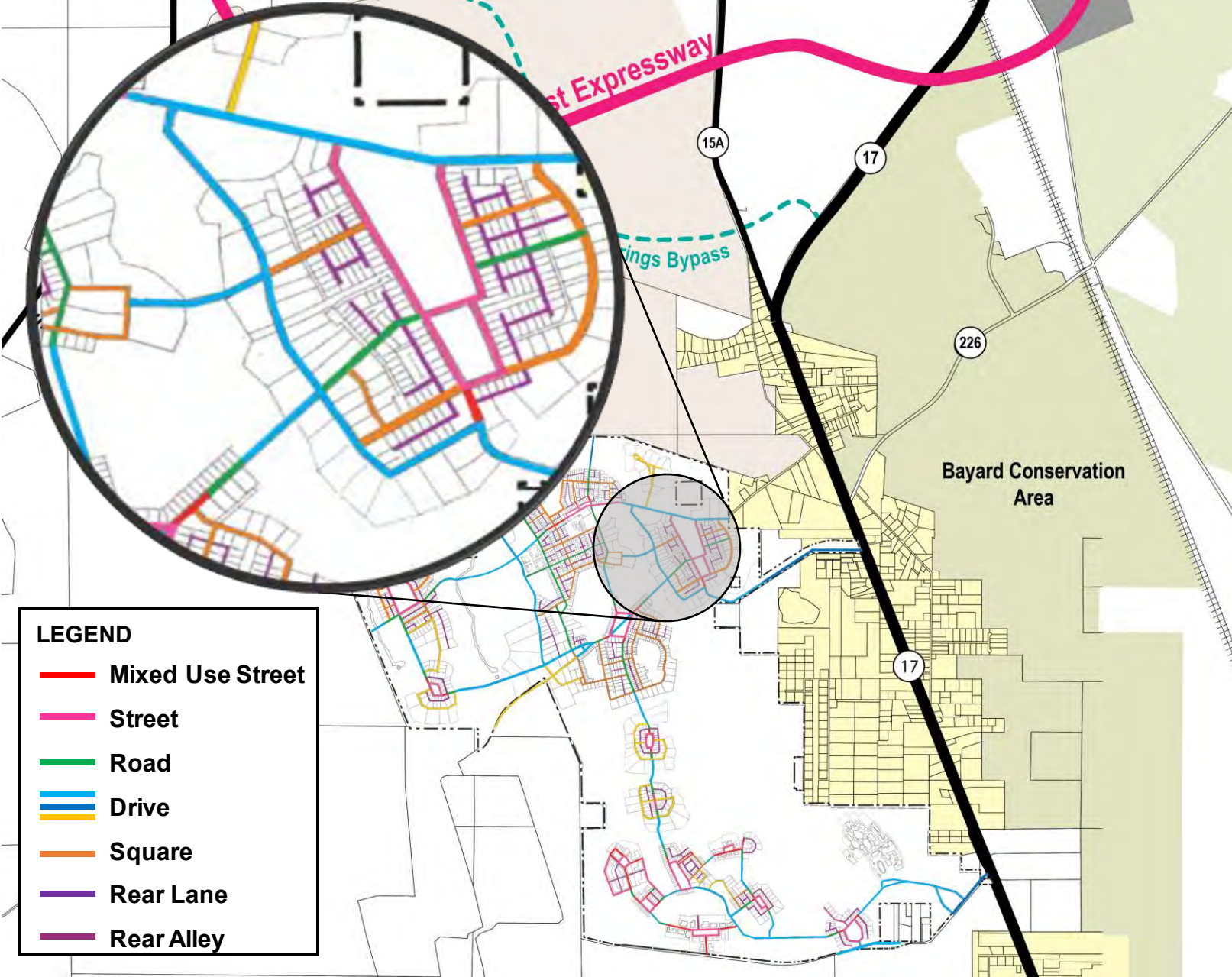
-  Main Thoroughfare
-  Site Access Point
-  Potential Future Access Points

Reference:

PUD REZONING APPLICATION
R-33

ROAD NETWORK





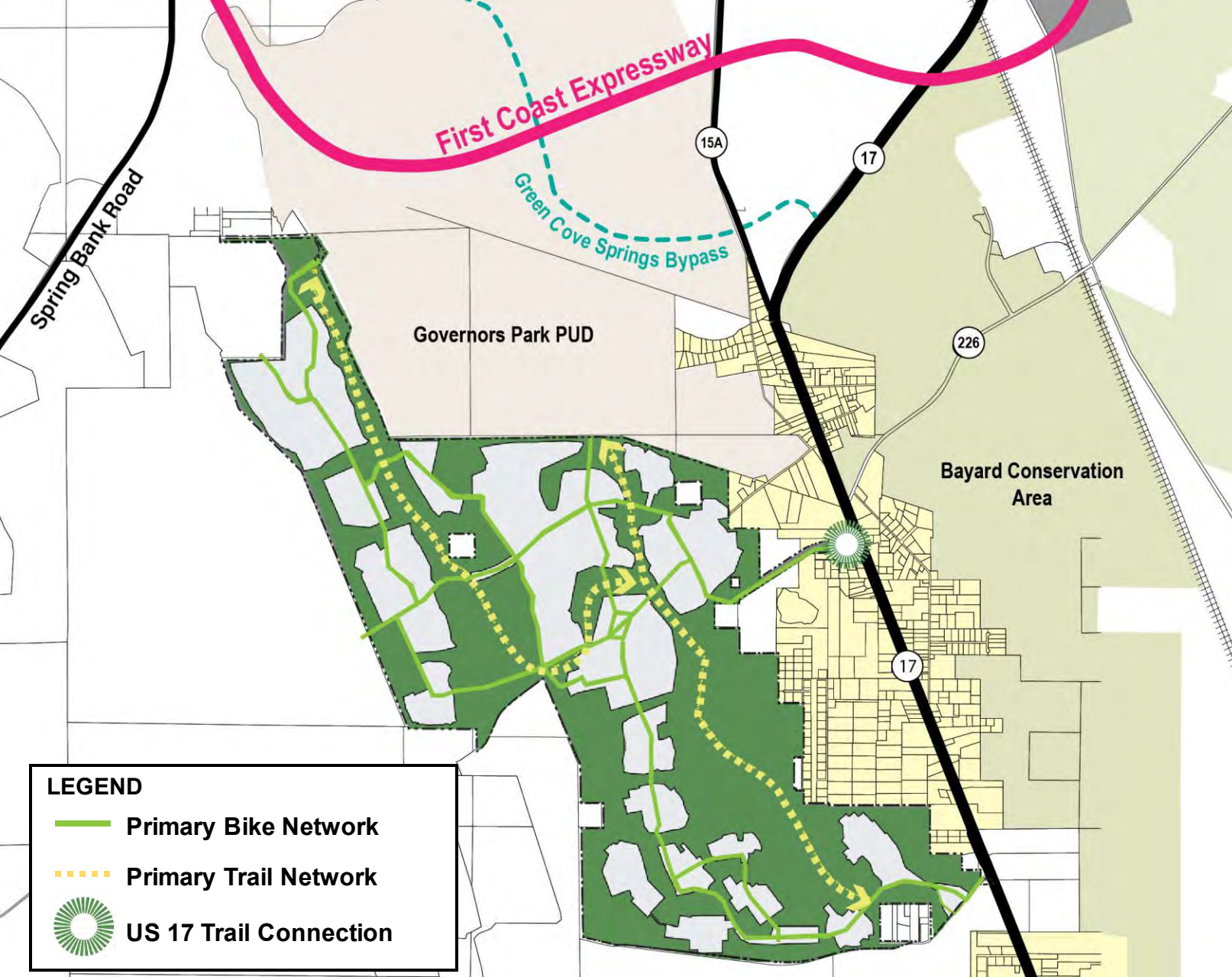
LEGEND

- Mixed Use Street
- Street
- Road
- Drive
- Square
- Rear Lane
- Rear Alley

WALKABLE & CONNECTED BY DESIGN

- A vast network of secondary and tertiary streets to enhance connectivity

Reference: PUD EXPLANATORY DOCUMENT E-31



WALKABLE & CONNECTED BY DESIGN

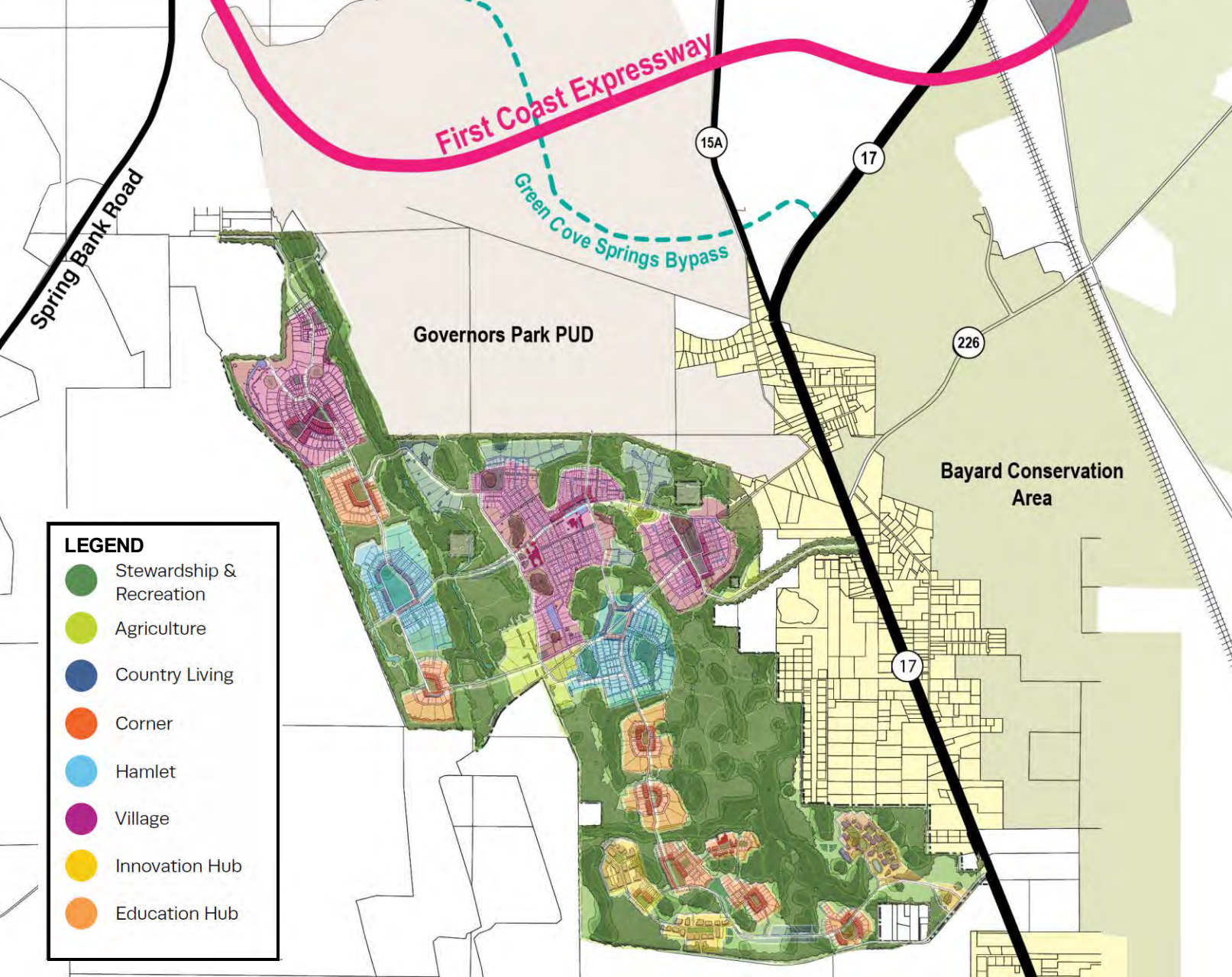
- A primary **bike, trail, and kayak network** to connect each settlement and beyond
- The Development Agreement and PUD application commits to an **open community** with those amenities made **available for public recreation use**

Reference:

PUD REZONING APPLICATION
R-34

PEDESTRIAN NETWORK



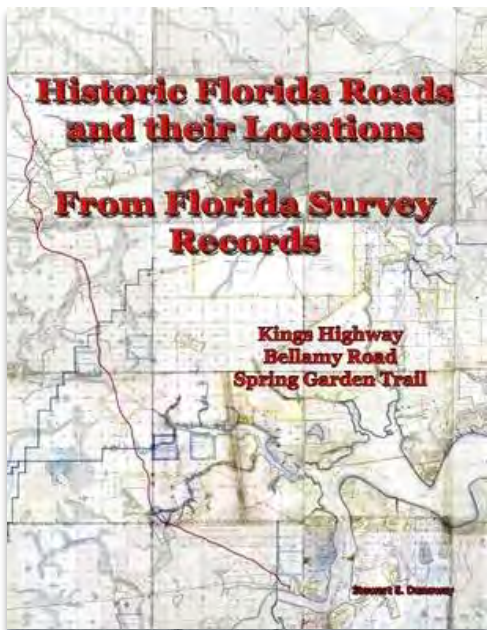


COMPACT, CONNECTED, COMPLETE

- One of the more suitable sites in the County due to its **high acreage of contiguous uplands**
- Denser nodes sited at the site's north end adjacent to complimentary future land uses to **maximize resources and minimize impact**
- **Clustering development** allows for maximum protection of natural systems by developing more densely in nodes rather than sprawling

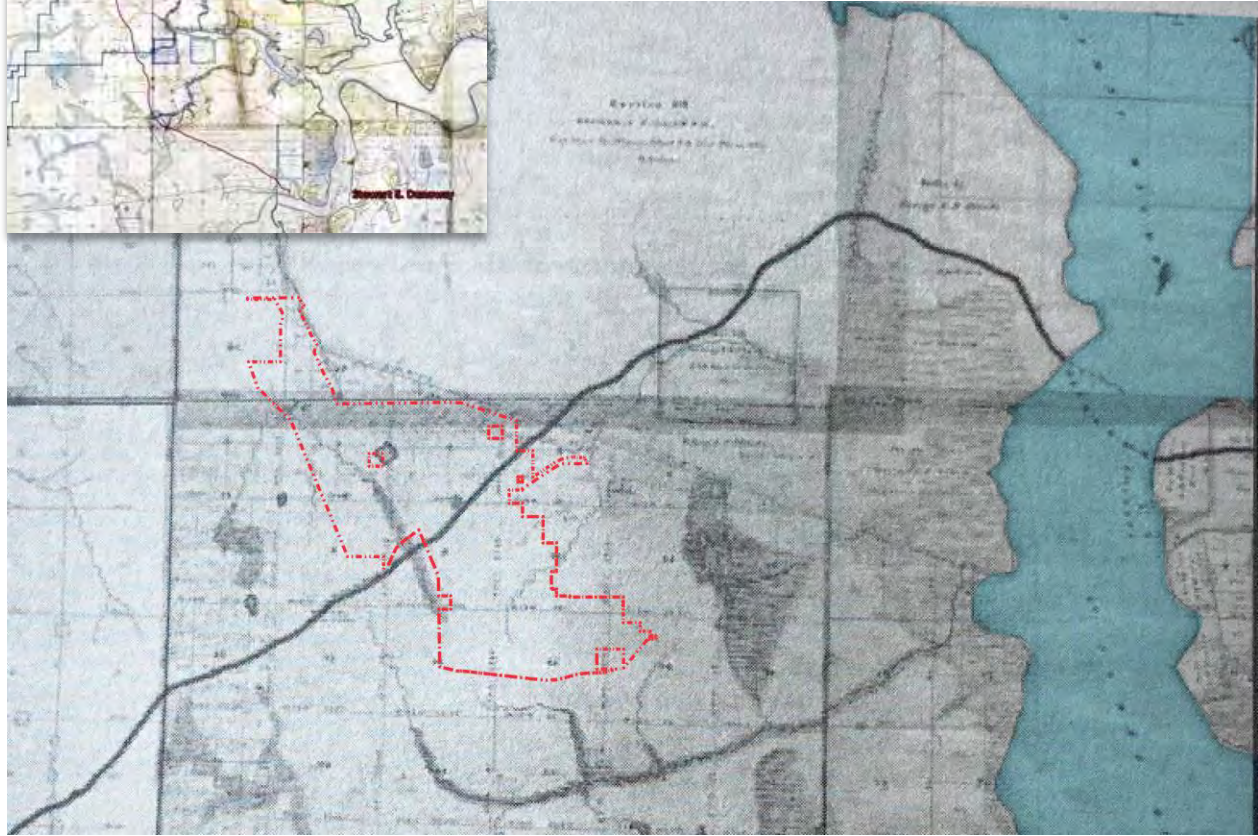
CLUSTERED DEVELOPMENT





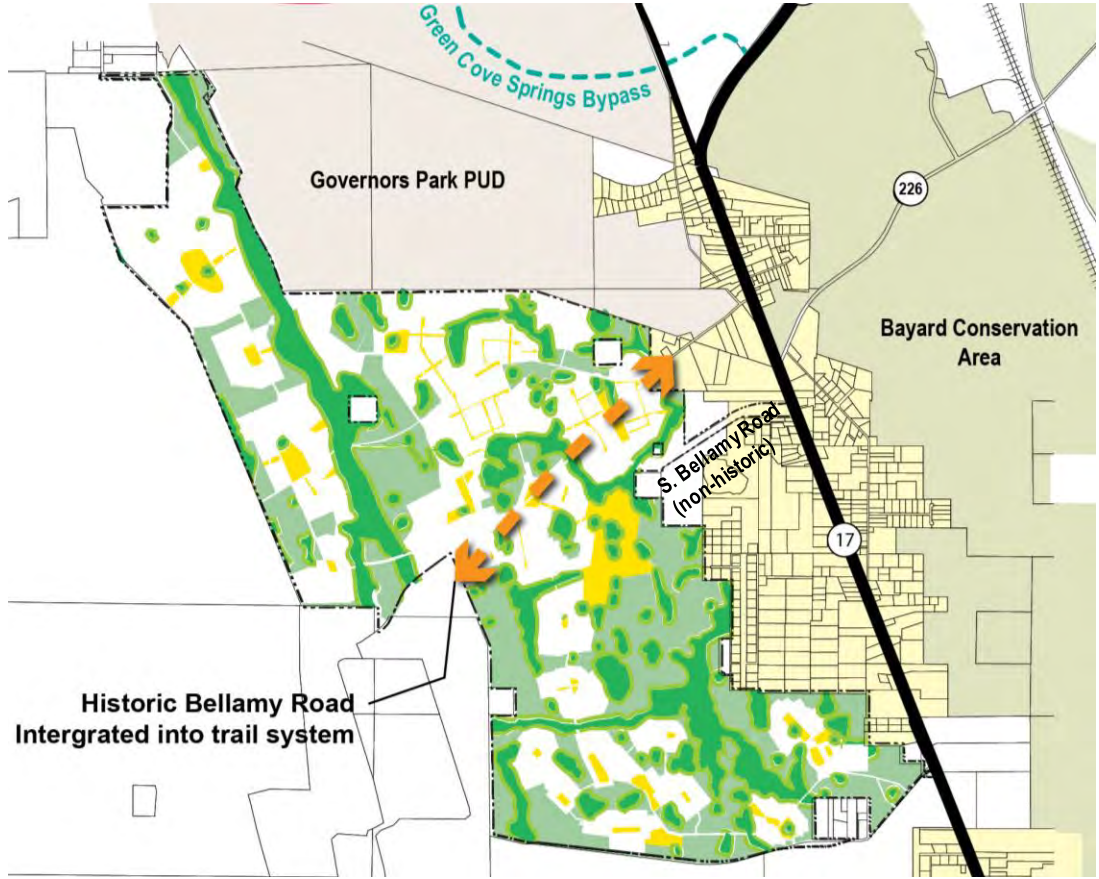
LEGEND

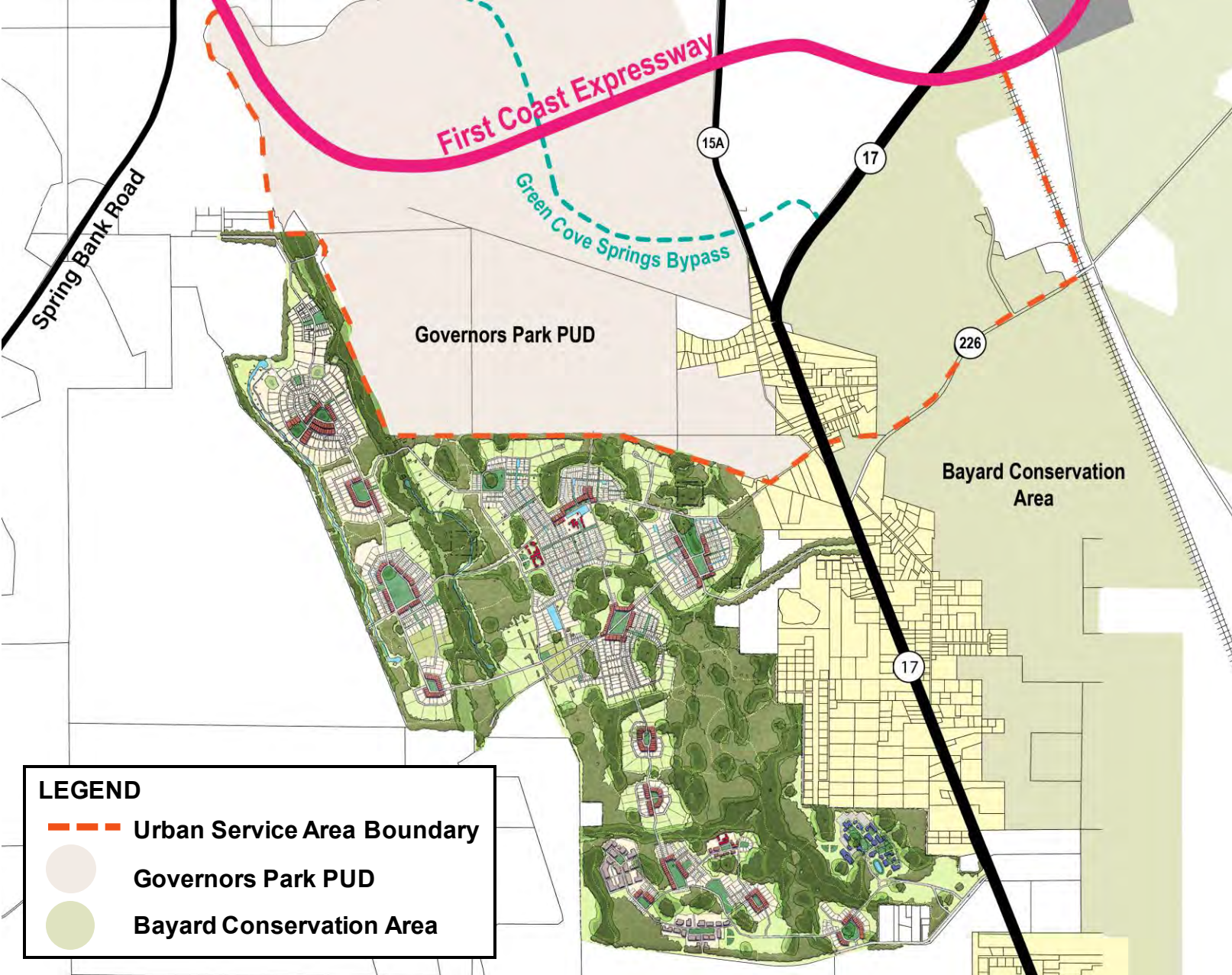
- Historic Bellamy Road
- - - Property Boundary



HISTORIC BELLAMY ROAD COORDINATION

- A historical and cultural resources survey will be performed at Phase 1 of each development phase to determine exact location





LEGEND

- Urban Service Area Boundary
- Governors Park PUD
- Bayard Conservation Area

Why expand the Urban Service Area Boundary?

A site of this scale, on uplands, within a mile of infrastructure investment, the downtown core, parks, and waterfront, that is promoting compact, complete and connected development can make a large positive impact on the future growth pattern of the County. Considering the 30-year phasing strategy, this location is ideal for smart growth

Why change to Planned Community (PC) Land Use Category?

The Development Agreement commitments and form-based zoning are above and beyond the former DRI's

Momentum – First Coast Expressway is nearly complete

Attachment

“F”

ZON-0923-00023



BOARD OF COUNTY COMMISSIONERS

ZON 0923-00023

Public Hearing

December 12, 2023

APPLICATION INFORMATION

Applicant: Anthony Celletti
Agent: Shana Celletti
Request: Zoning change of 1.069 acres from (BA-1) Light Neighborhood Business District to (BB-3) Specialty Business District
Location: 8 North Mimosa Ave
Planning Dist. Middleburg/Clay Hill
Comm. Dist. 4 Commissioner Condon

PC Hearing December 5, 2023 @ 5:00 pm

BACKGROUND

The parcel is designated Commercial on the Future Land Use Map

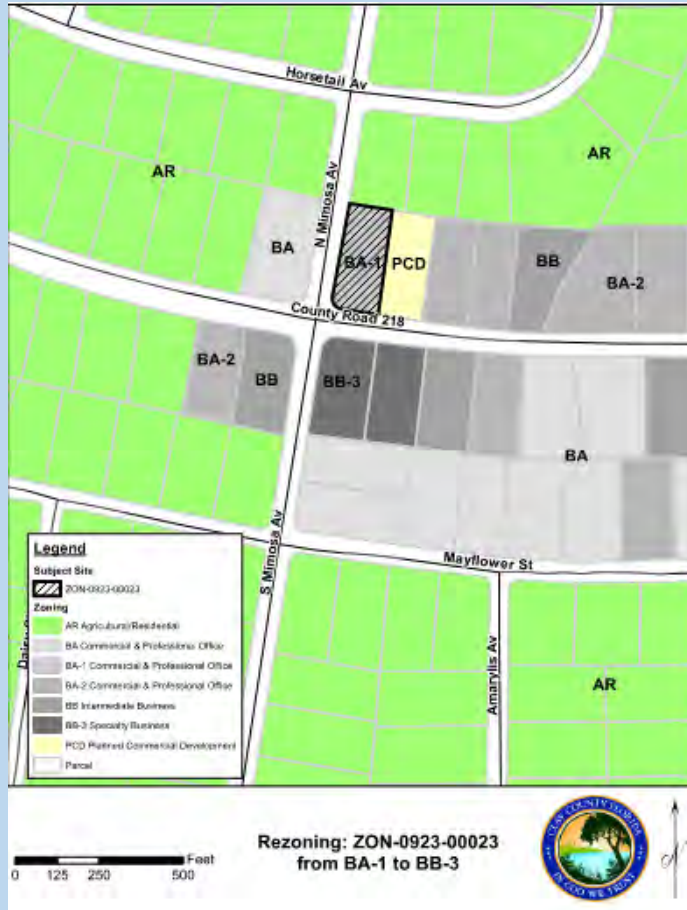
It is located on C.R. 218 approx.. 2 miles west of Blanding Blvd.

The property immediately to the North has a zoning of AR, the property across C.R. 218 to the South has a zoning of BB-3, the property immediately to the East has a zoning of PCD, and the property across N. Mimosa Ave to the West has a zoning of BA.

The present BA-1 zoning limits the development of the site to retail stores and shops having a gross floor area of 2,500 square feet.

The state purpose of the rezoning is to facilitate the development of an office and accessory building to support truck accessory sales and installation.

ZONING & AERIAL



PUBLIC NOTIFICATION – 350’ BUFFER

PIN	Name	Address1
005953-138-00	PBP Homes Inc	13245 Atlantic Blvd
005953-137-00	Hooten Michael A	291 Horsetail Ave
005953-103-00	McMahan John P	4476 County Road 218
005953-068-00	Circle K Stores Inc.	1130 W Warner Rd, Bldg BDC17
005953-105-00	Clay County Bd of County Comm	PO Box 1366
005953-104-00	Clay County Bd of County Comm	PO Box 1366
005954-187-00	Discovery Services LLC	4230 County Road 218, Suite 1
005953-069-00	WILLIAMS KENT A & DEBBIE M	4273 BLUEBERRY ST
005953-066-00	Irving Robert N	315 HORSETAIL AVE
005953-067-00	Dority Charles	307 Horsetail Ave
005953-136-00	ROTHERMEL ADAM WILLIAM &	285 HORSETAIL AVE
005953-102-00	Celletti Anthony James	17970 91st Pl N
005954-139-00	WELLS MATT	2229 S COCOA AVE
005954-138-00	WELLS MATT	2229 S COCOA AVE
005954-137-00	WELLS MATTHEW M	2229 COCOA AVE S
005954-136-00	BAILEY RUSSELL S & REBECCA E	5525 NEWTON RD
005954-188-00	GRISTMILL CENTER INC	5290 Taylors Landing Ct



FINDINGS and RECOMMENDATION

The applicant requests a change in zoning from BA-1 to BB-3 for 1.069 acres.

The requested BB-3 zoning is allowed in Commercial future land use designation.

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

The Middleburg/Clay Hill CAC voted 7-0 to recommend approval (Nov. 20, 2023)

The Planning Commission voted 6-0 to recommend approval (Dec. 5, 2023)

Staff recommends approval of application ZON-0923-00023.

QUESTIONS

Attachment

“G”

PUD-1023-00014

Rezoning Application from AR and RE to PUD

PUD-1023-00014

Board of County Commissioners
December 12, 2023



Application Information

Applicant: Edith E. Murray

Agent: Pulte Homes

Location: Between Knight Boxx Road and College Drive

Planning District: Doctors Inlet/Ridgewood

Commission District: 1, Commissioner Cella

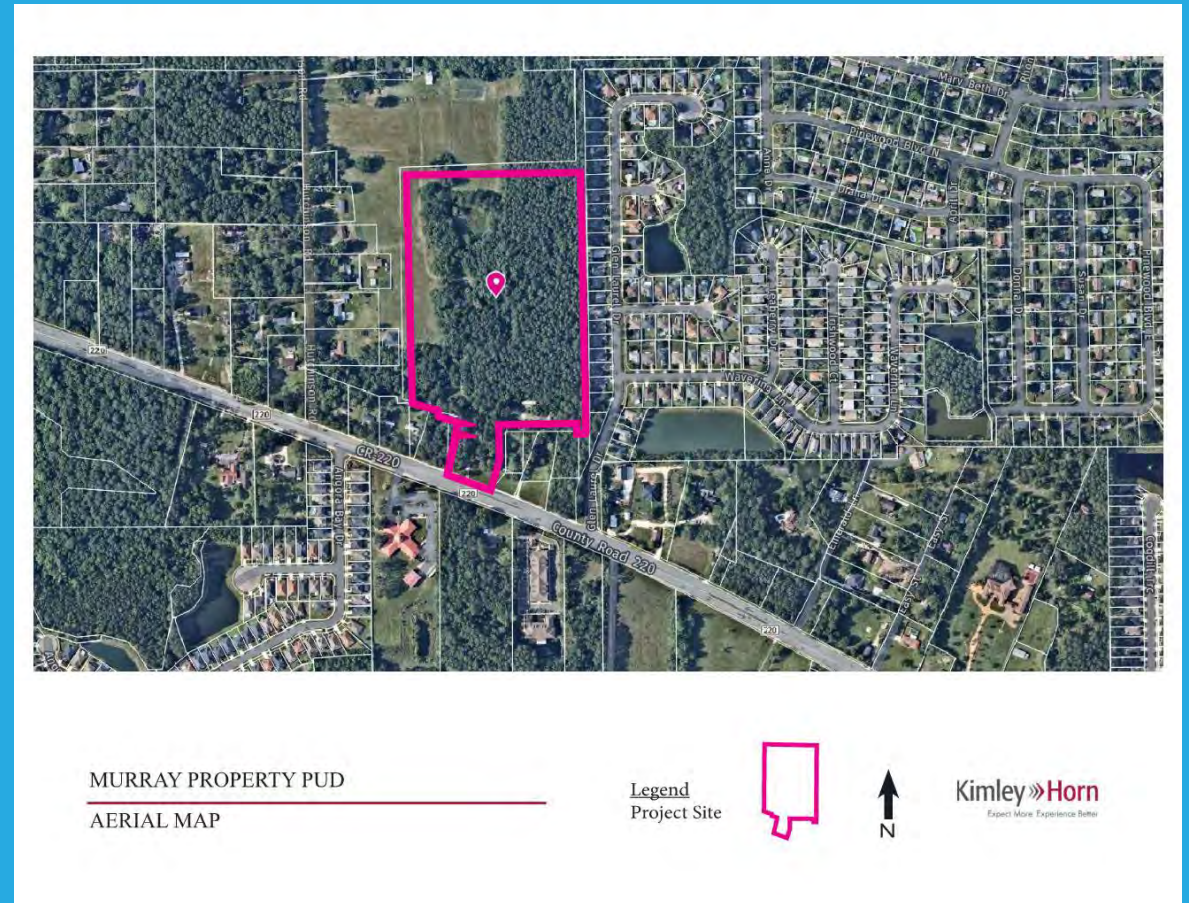
Parcel: a single parcel (approximately 22 acres) at 2784 CR 220

PUD-1023-00014 would change the zoning designation from Agricultural Residential (AR) and Single-Family Residential (RE) to Planned Unit Development (PUD).

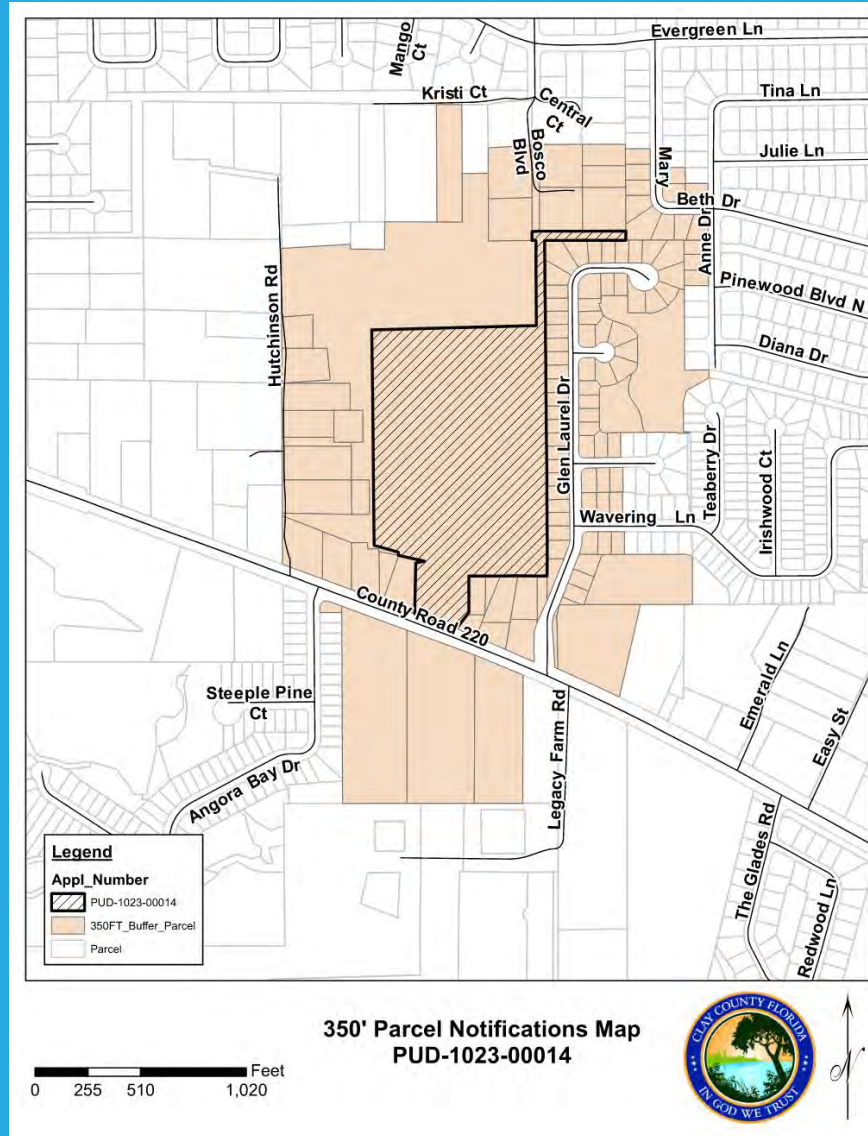
Mapping Error

County Generated Data

Provided by Applicant



Public Notification – 350' Buffer



Past Actions

On December 5th, the Planning Commission voted 7-0 to approve PUD-1023-00014.

Recommendation

The proposed rezoning would be compatible with the surrounding residential zoning.

Staff recommends approval of PUD-1023-00014.

Attachment
“H”
PUD-1023-00014
(Applicant)

C.R. 220 Murray Property PUD

PUD-1023-00014
CLAY COUNTY
PLANNING COMMISSION
DECEMBER 5, 2023

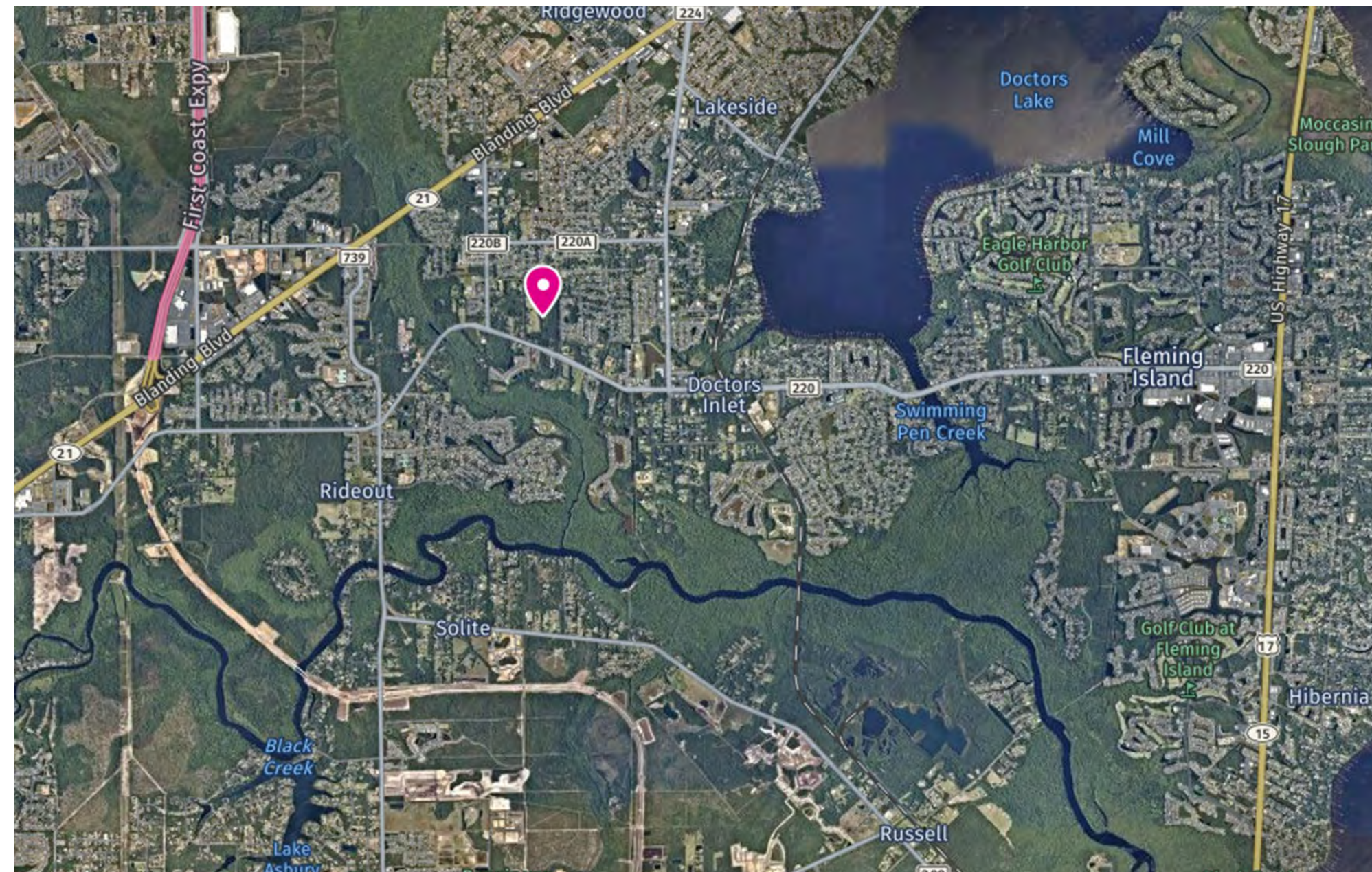
Project Team

		
Blair Knighting, AICP	Ryan Switzer	Brian Spahr



- Fortune's 500 Company List (Ranked #259)
- Nation's #3 Largest Homebuilder
 - ❖ Built over 775,000 homes since 1950
- Northeast Florida Division (Duval, Clay, St. Johns, Nassau, Flagler)
 - ❖ 150+ Employees
 - ❖ 12 Actively Selling Communities
 - ❖ 2 in Clay County – Bradley Creek and Double Branch
 - ❖ Hyland Trail opening 2024 in Lake Asbury

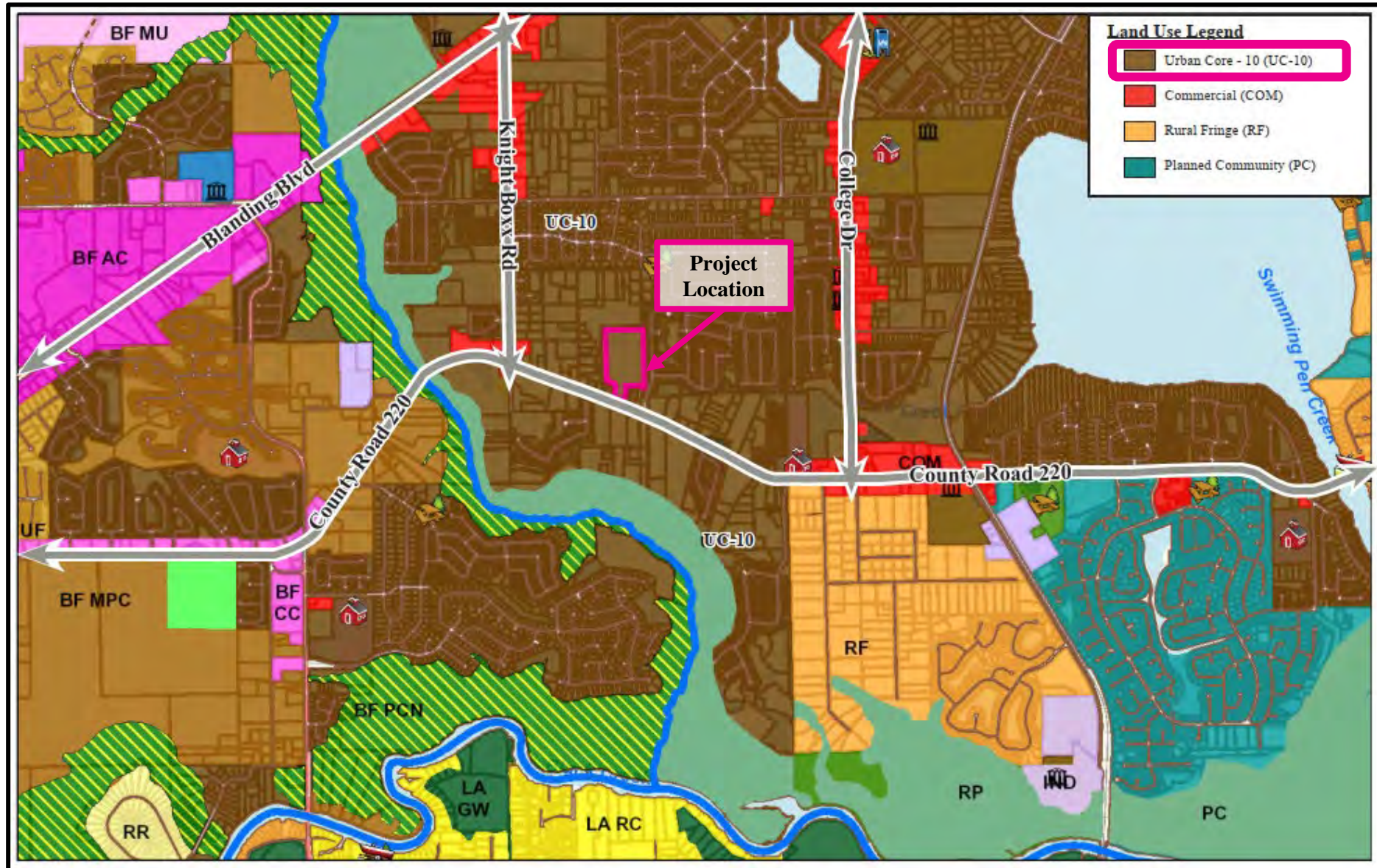




Project Site

- **Location:**
North of CR-220 at
2784 County Road
220
- **Property Size:**
+/- 22.02 acres
- Property is
currently a mix of
mobile homes and
a single-family
residence
(dilapidated
farmhouse)

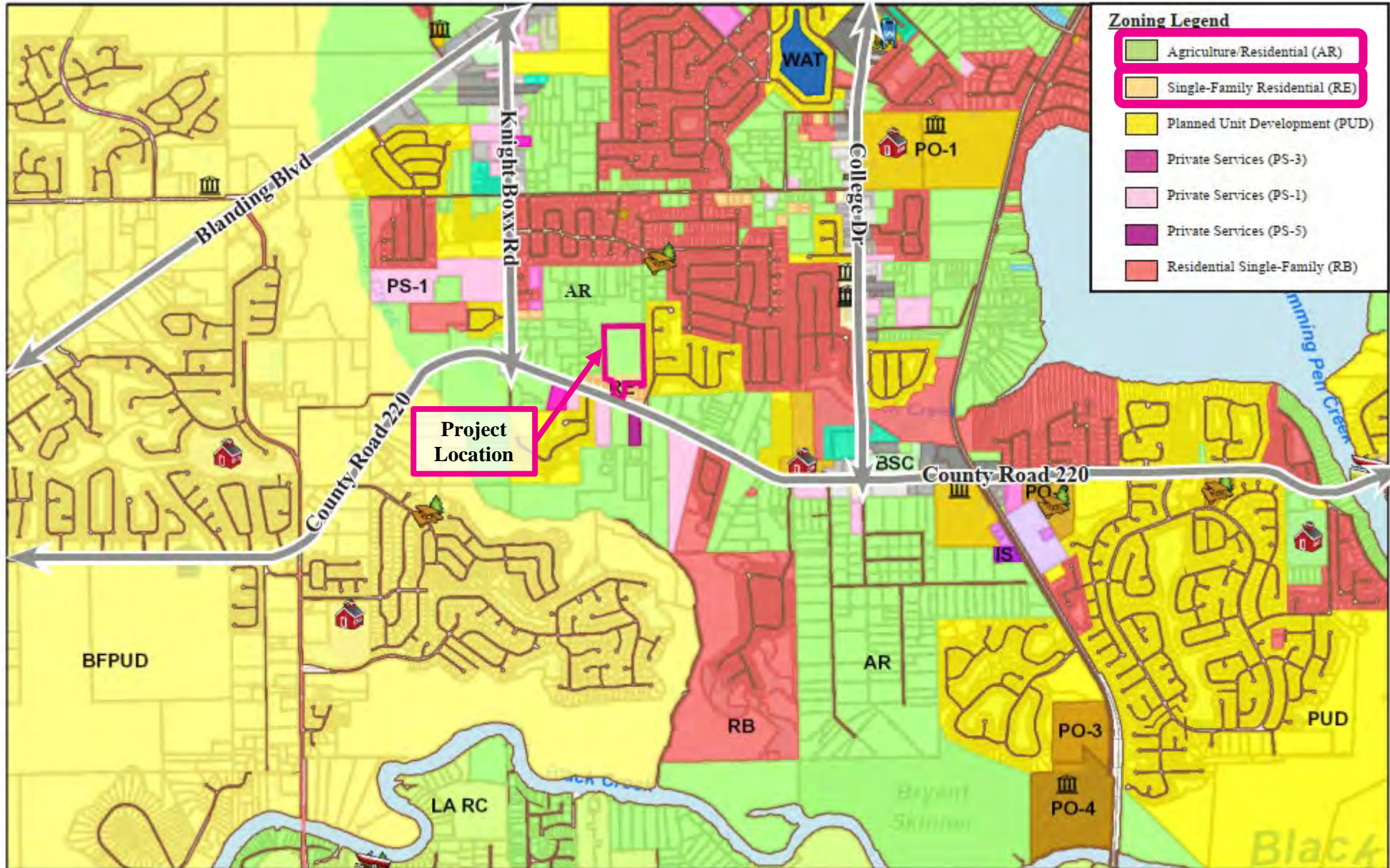
Future Land Use Designation



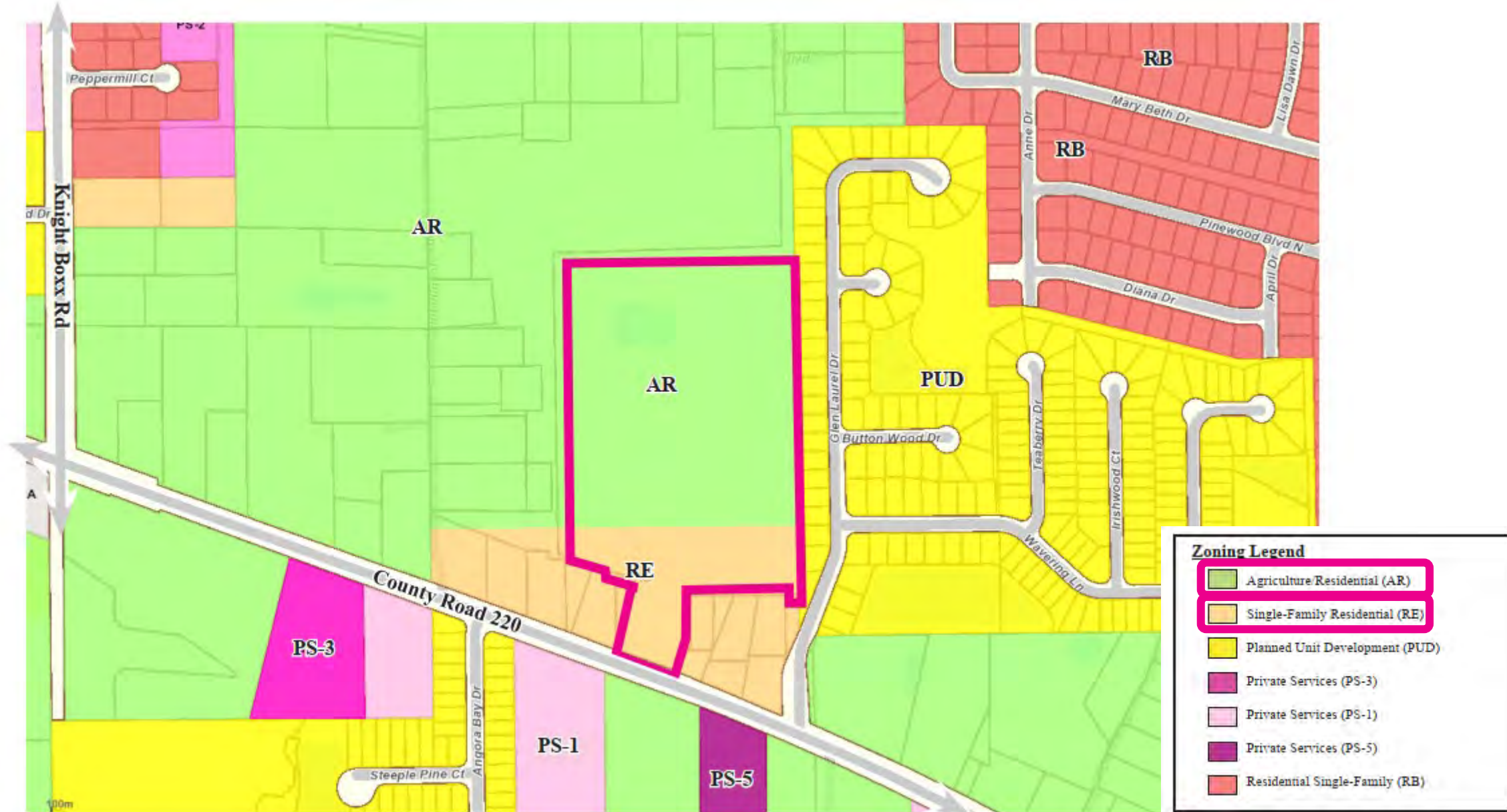
Future Land Use Designation



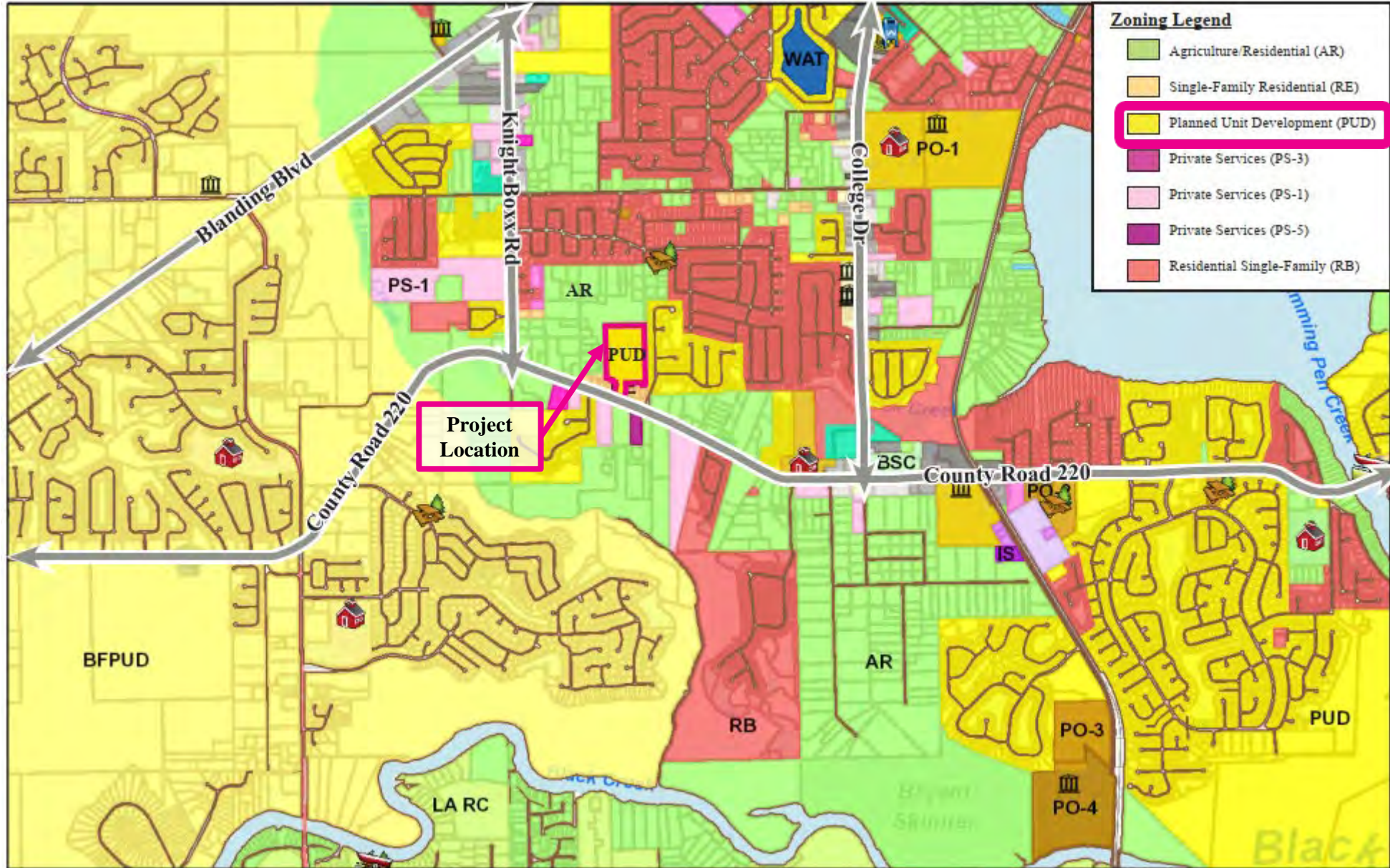
Existing Zoning Map



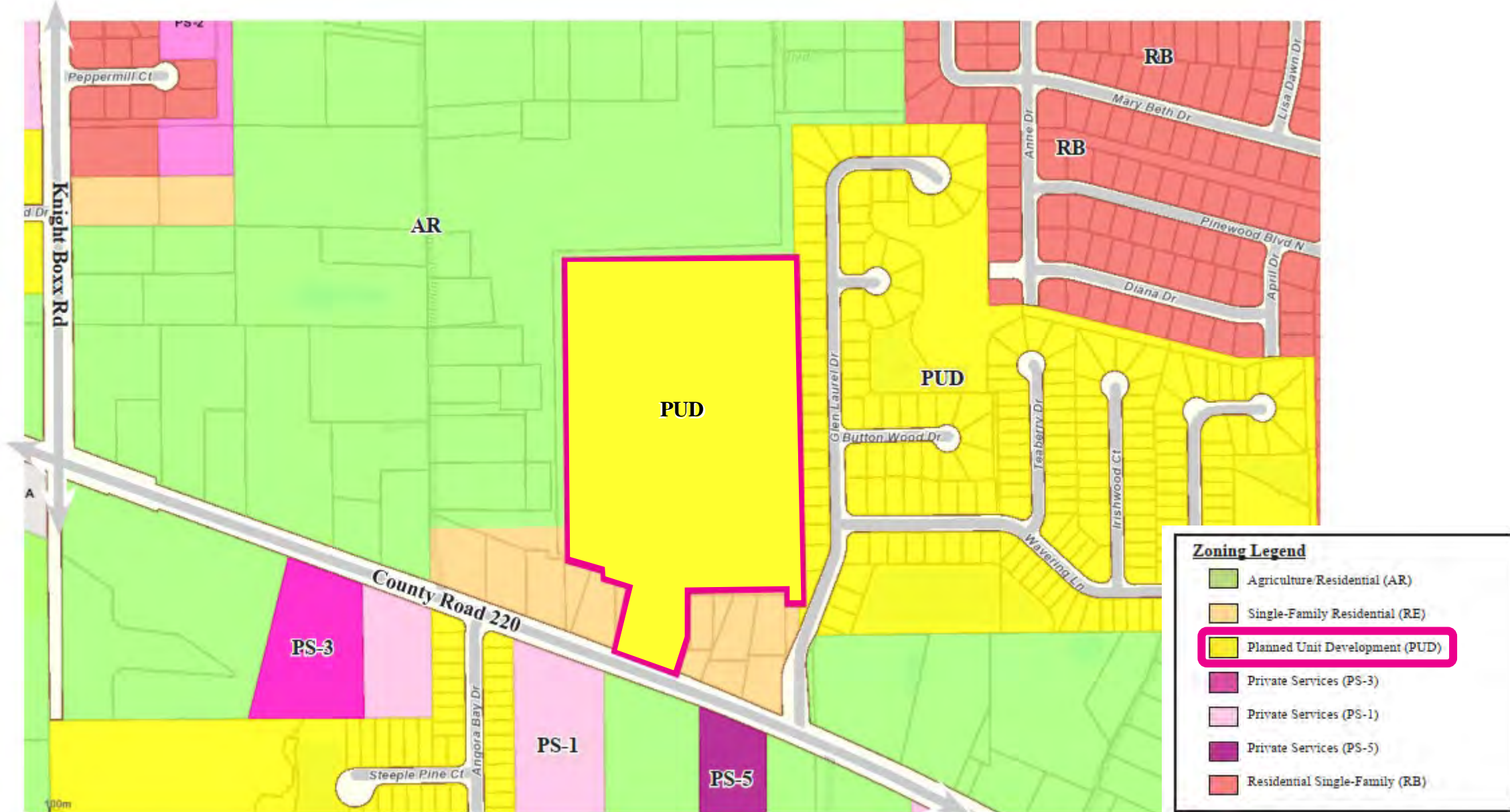
Existing Zoning Map



Proposed Zoning Map

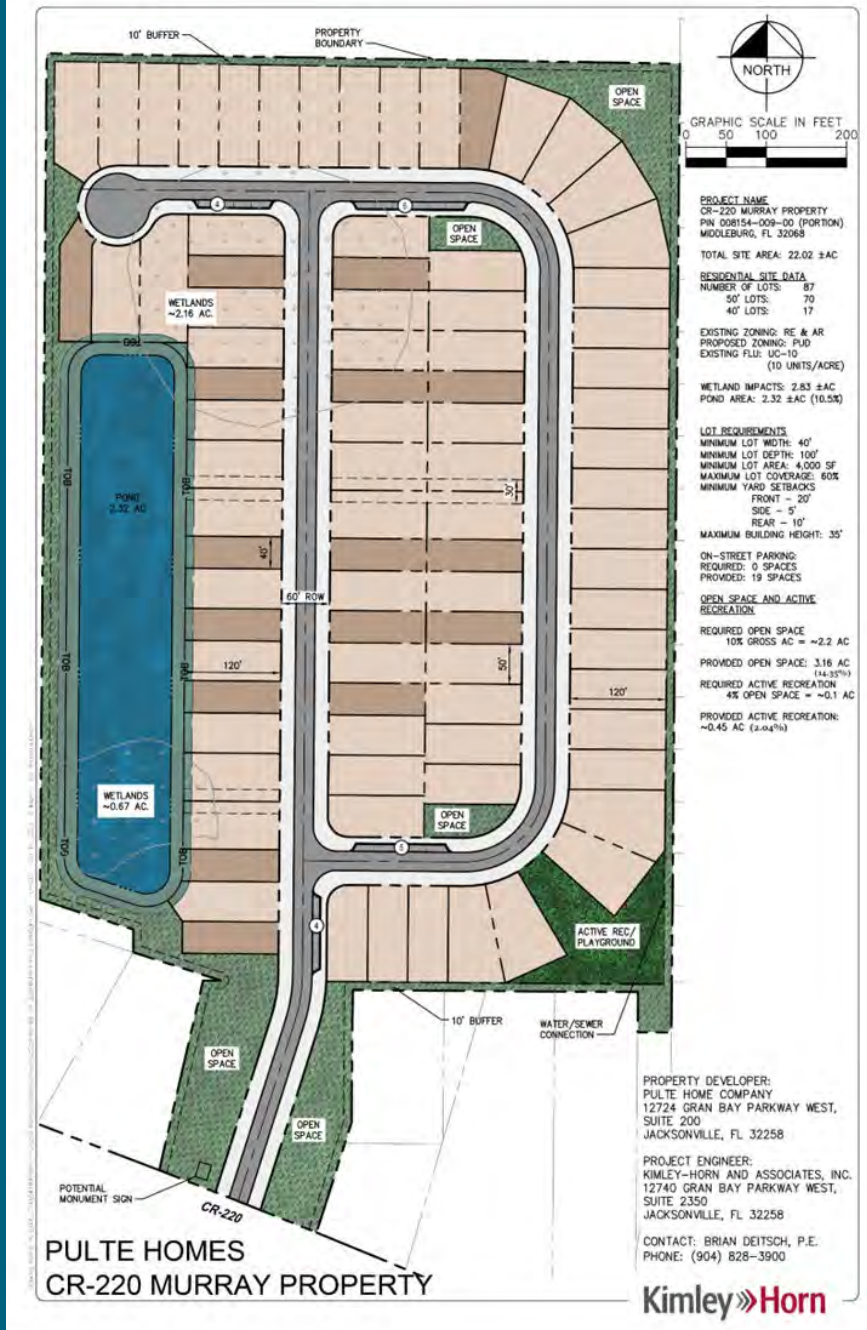


Proposed Zoning Map

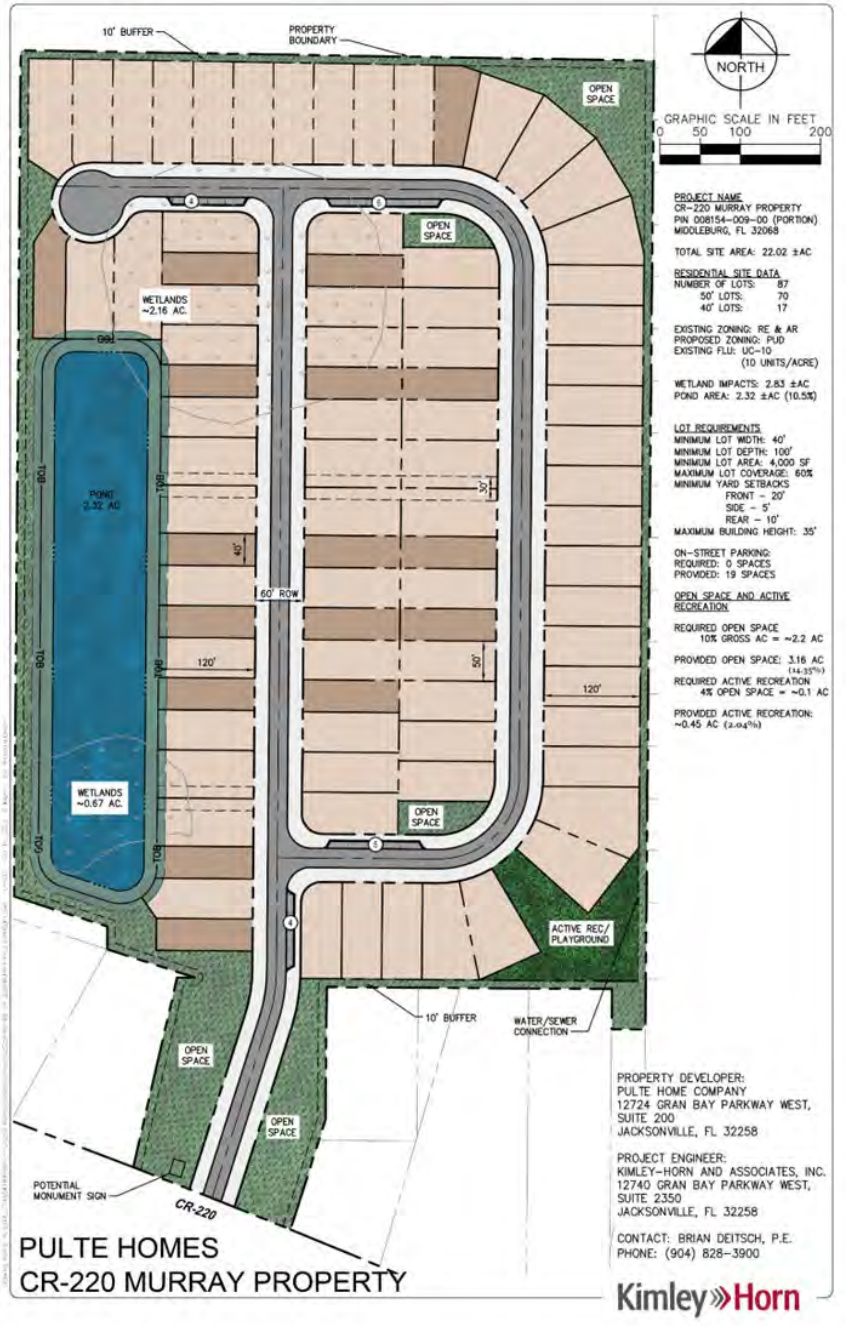


Proposed

- Rezoning from Single Family Residential (RE) and Agriculture/Residential (AR) to Planned Unit Development (PUD) which locks in the development parameters
- Maximum Units: up to 87 single-family units
- Minimum lot width: 40' – 50'
 - Meets LDC Sec.3-33(i) - No more than 20% of lots may be less than 50'
- Minimum lot area: 4,000 sf



Project Benefits



- Project provides a 10ft perimeter buffer
 - No buffer required – SF adjacent to SF
- On-street parking for guests
- Lot/Driveway design provides room for 4 cars without encroaching on the sidewalk
- Will exceed open space & active recreation requirements
 - Required Open Space: 2.2 acres (10% gross acres)
 - **Provided Open Space: 3.16 acres (14.35%)**
 - Required Active Rec: 0.1 acres (4% of open space)
 - **Provided Active Rec: 0.45 acres**
- Residential development is screened from CR200 (~300ft from CR220)
- Compatible with existing surrounding development

Compatibility with Adjacent Development



	Zoning	Property Use	Additional Info
North	Agriculture/ Residential (AR)	Single-Family Residences	
East	Planned Unit Development (PUD Z-96-30)	Single-Family Residences (Glen Laurel Subdivision)	Mix of 45' – 55' wide single- family lots
South	AR; Public-Services (PS-1); Planned Unit Development (PUD Z-10-16)	Multi-Family (Senior Living), the Salvation Army, and Single- Family Residential (Angora Bay Dr PUD)	Minimum 50' wide single- family lots
West	AR; Single-Family Residential (RE)	Single-Family Residences	

Comprehensive Plan Consistency

Future Land Use Element Goal 1:

To effectively manage growth and development by designating areas for anticipated future development which satisfy market demand in a cost-efficient and environmentally acceptable manner.

Future Land Use Element Objective 1.1

The County shall protect its natural resources and agricultural lands by encouraging new development to locate as “in-fill development” in existing urbanized areas.

Future Land Use Element Objective 1.5

The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan.

Future Land Use Element Policy 1.5.4

Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the Urban Service Area except for those areas designated Rural Fringe wherein a minimum density of one unit per net acre is allowed.

Future Land Use Element Policy 1.6.1

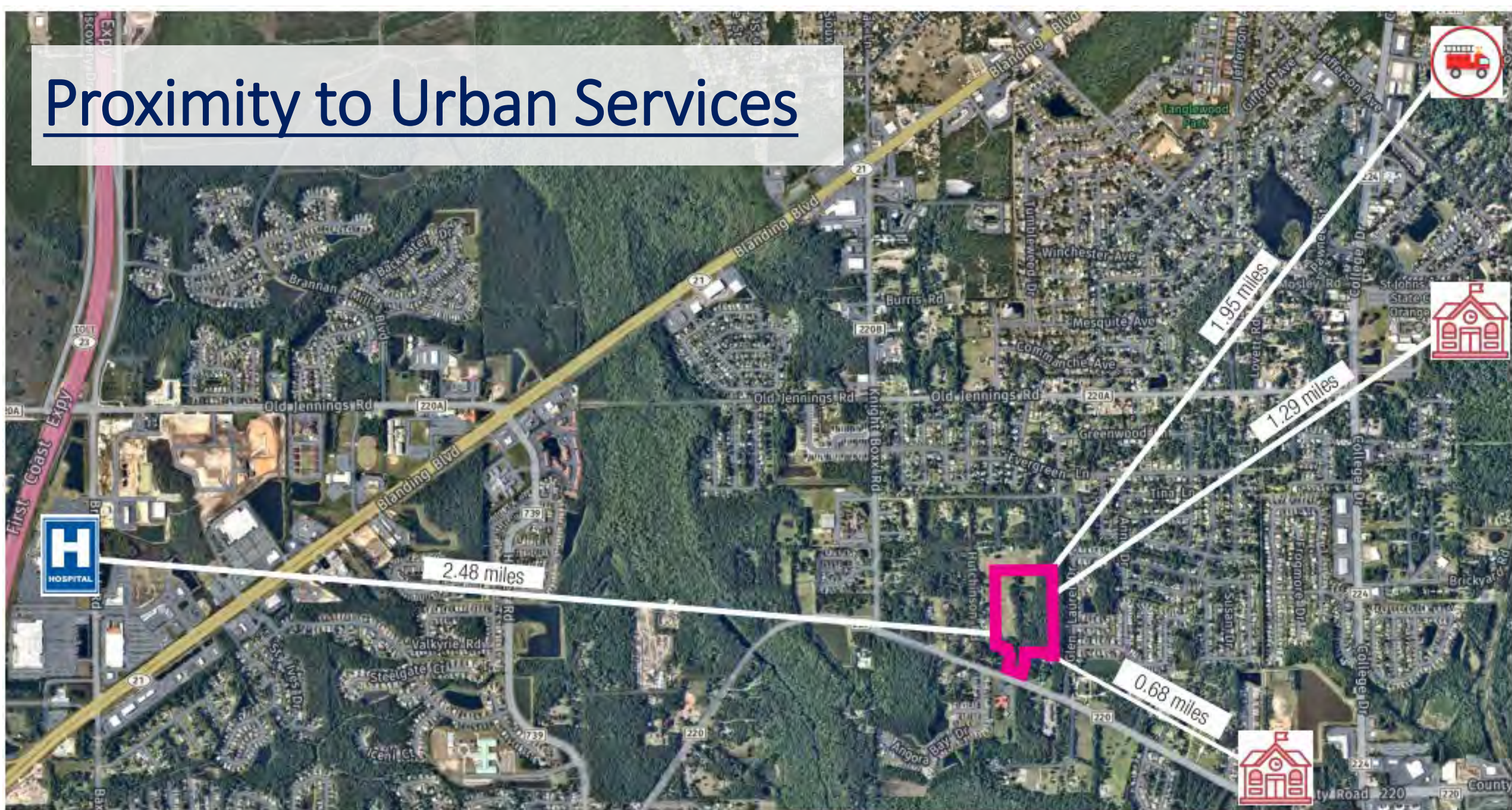
Clay County shall encourage Urban Infill and/or Redevelopment.

Housing Element Policy 1.1.1

The County shall provide incentives for “in-fill” developments in existing urbanized areas in order to discourage unwarranted urban sprawl.



Proximity to Urban Services



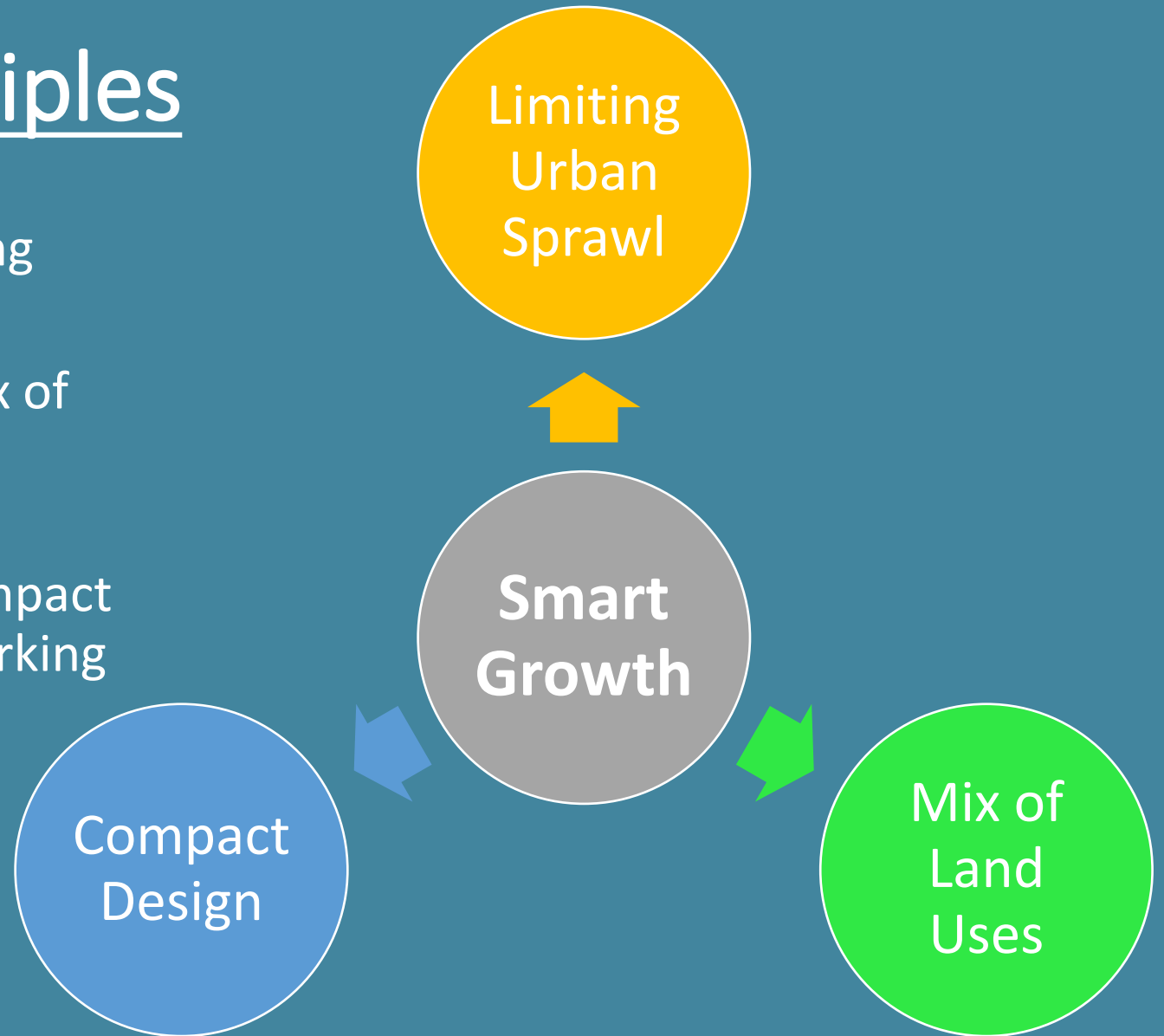
Proximity to Public Services

- Policies 1.4.3, 1.4.5, and LDC section 3-10(d) strategically incentivize developments to have higher densities based on site location score and criteria
 - Project site qualifies for 120 points in the Urban Core (10) land use classification
 - 120 points qualifies the project for up to 10 units/acre
 - UC-10 land use is where the County anticipated growth
 - This PUD request locks in only 4 units/acre

Proximity to fire protection (0 to 3 miles)	20 points
Proximity to emergency medical services (0 to 3 miles)	20 points
Paved access to arterial or collector road that meets or exceeds LOS standards	10 points
Central water and sewer facilities provided	50 points
<u>Proximity to schools (Within 1.5 miles of nearest school)</u>	<u>20 points</u>
TOTAL	120 points

Smart Growth Principles

- Infill parcel in an area with existing infrastructure
- Subject location is a balanced mix of single-family, multi-family, senior living, and schools
- The proposed project utilizes compact design but also includes guest parking and park space



Justification

- This project has school concurrency (with schools in our district)
- Infill– Will not have a negative effect on existing infrastructure
- The proposed PUD is compatible with Glen Laurel (min 45' wide) and the Angora Bay (min 50' wide)
- Meets LDC Sec.3-33(i) for lots less than 50'
- Meets the intent of the Comp Plan
- Will exceed open space & active recreation requirements (more than 3.5 acres of open space/active rec)



Justification

- The surrounding area is a mix of uses which helps create a vibrant community
- Proposed max 87 units (4 units/acre) is well below allowable UC-10 density
 - With UC-10 land use designation a PUD could develop 200+ units (10 units/acre)
 - With conventional RE zoning UC-10 allows 130+ units (6 units/acre)
- Clay County is one of the fastest growing Counties in Florida
 - The existing AR and RE zoning are no longer the appropriate for the UC-10 land use and the growth of this area



Staff Findings:

- Staff recommends approval
- “There is a **high demand for single-family residential** development in this area of the County.”
- “**This area is changing** in response to the construction of the First Coast Expressway connection at Blanding Blvd and the market’s **increased demand for new single-family subdivisions.**”
- “The proposed rezoning is **compatible** with the Comprehensive Plan as it **reduces urban sprawl** by providing **redevelopment** in close proximity to a major transportation corridor.”
- “There is **no public purpose served by maintaining the existing split zoning.**”
- “**Maintaining the split zoning** is not a reasonable course in this location as it **hinders the full use of the parcel.**”

Questions?

Thank you for your time.

Kimley»»Horn



Attachment

“I”

COMP-0923-00013



COUNTY COMMISSION

COMP0923-00013

Comprehensive Plan Amendment

Public Hearing

December 12, 2023

APPLICATION INFORMATION

Applicant: Jackie L. Carter

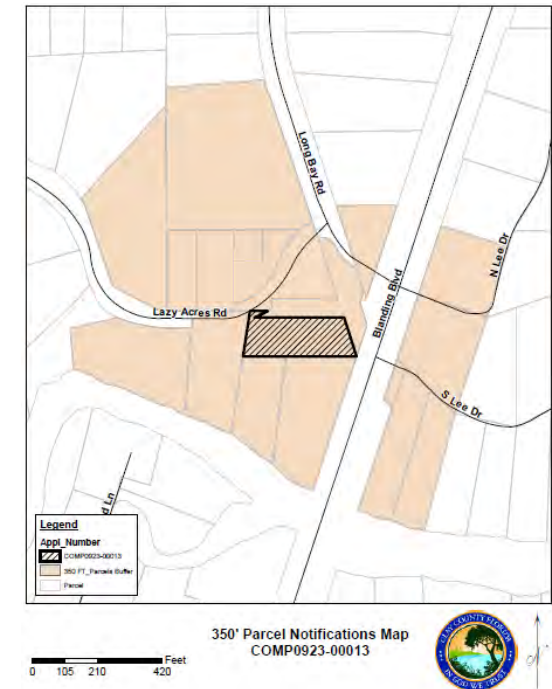
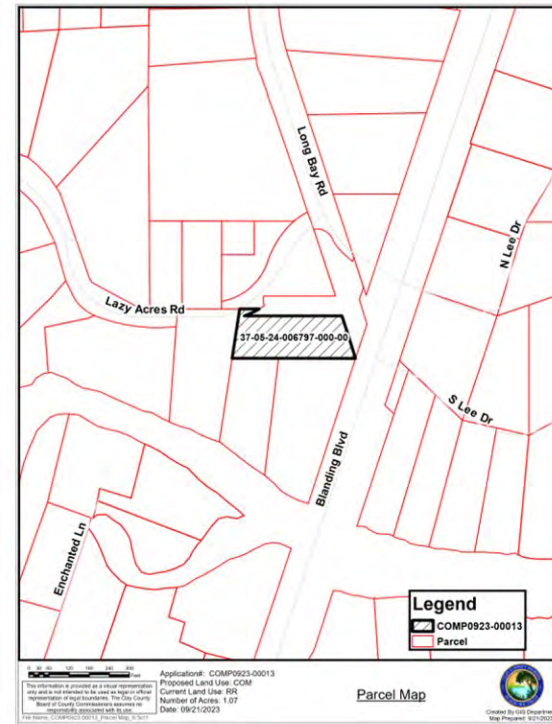
Request: Comprehensive Plan Amendment to change Future Land Use Map for 1.07 acres from Rural Residential (RR) to Branan Field Community Center (BF CC)

Planning Comm: December 5, 2023

BCC Meeting: December 12, 2023

PARCEL LOCATION AND NOTIFICATION

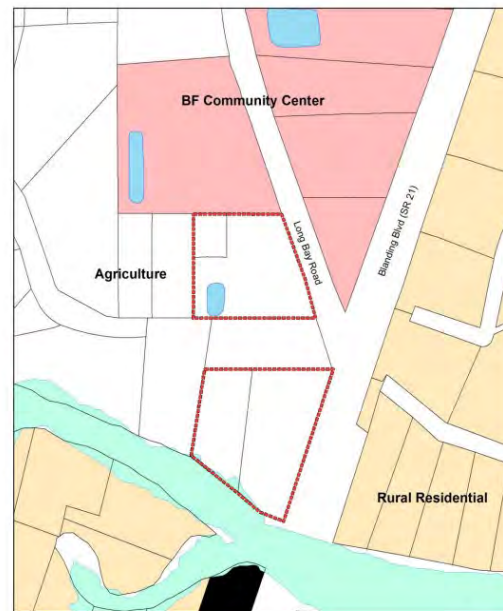
- The subject parcel is located along the west side of S.R. 21 just south of its intersection with Long Bay Road.
- The map on the right shows the parcels that received notification of the Future Land Use Map amendment.



PROPOSED CHANGE

- Applicant requested Commercial, but subject parcel is located in Branan Field Master Plan area and Commercial land use is not an option. Parcels north and south of subject parcel were changed to Commercial in 2010, however this parcel was clearly omitted from any change to Commercial.
- The two maps shown here are from the 2010 staff memo (please note that the existing land use is Rural Residential, not Agriculture as shown). According to the 2010 staff report, the stated reason for the change to Commercial on the other two parcels was to correct an error.
- If in Master Plan Area, may only get changed to a Master Plan land use.

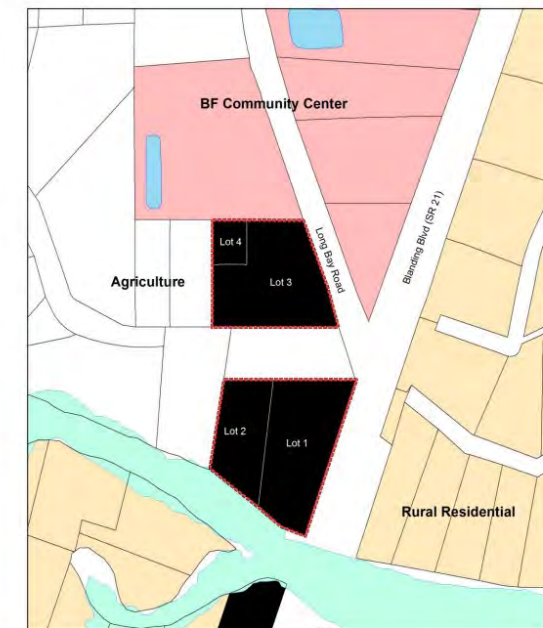
CURRENT LAND USE AND LOCATION MAP



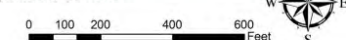
Existing BFMP



PROPOSED FUTURE LAND USE MAP



Proposed BFMP



RECOMMENDATION

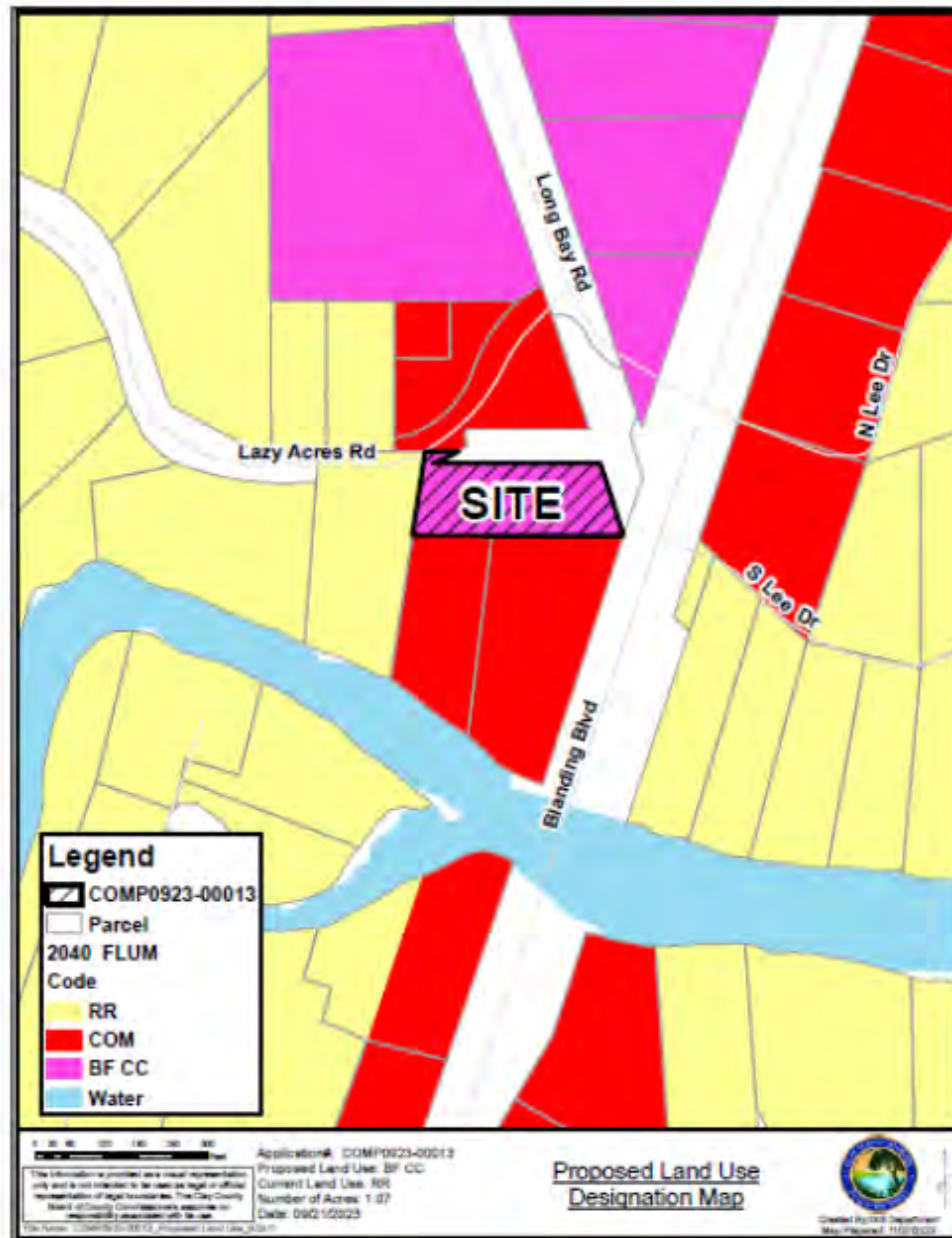
The change to BF CC is consistent with Section (1) of FLU Policy 1.4.8 because the subject parcel is located between parcels with an existing designation of commercial.

In addition, the parcel is located just south of parcels with a FLUM designation of BF CC and the proposed amendment is a logical extension of that Branran Field commercial land use.

Staff recommends approval.

The Planning Commission voted 6-0 to recommend approval.

Figure 9 – Proposed Land Use Designation Map



QUESTIONS

Attachment

“J”

ZON-1023-00025



Board of County Commissioners

ZON-1023-00025

First Public Hearing December 12, 2023

Second Public Hearing January 9, 2024

APPLICATION INFORMATION

Applicants: County initiated application

Request: Zoning map amendment of 4 parcels from Heavy Industrial (IB) to Agricultural Residential (AR)

Planning Dist. Green Cove Springs

Comm. Dist. 5 Commissioner Burke

PC Hearing December 5, 2023

BACKGROUND

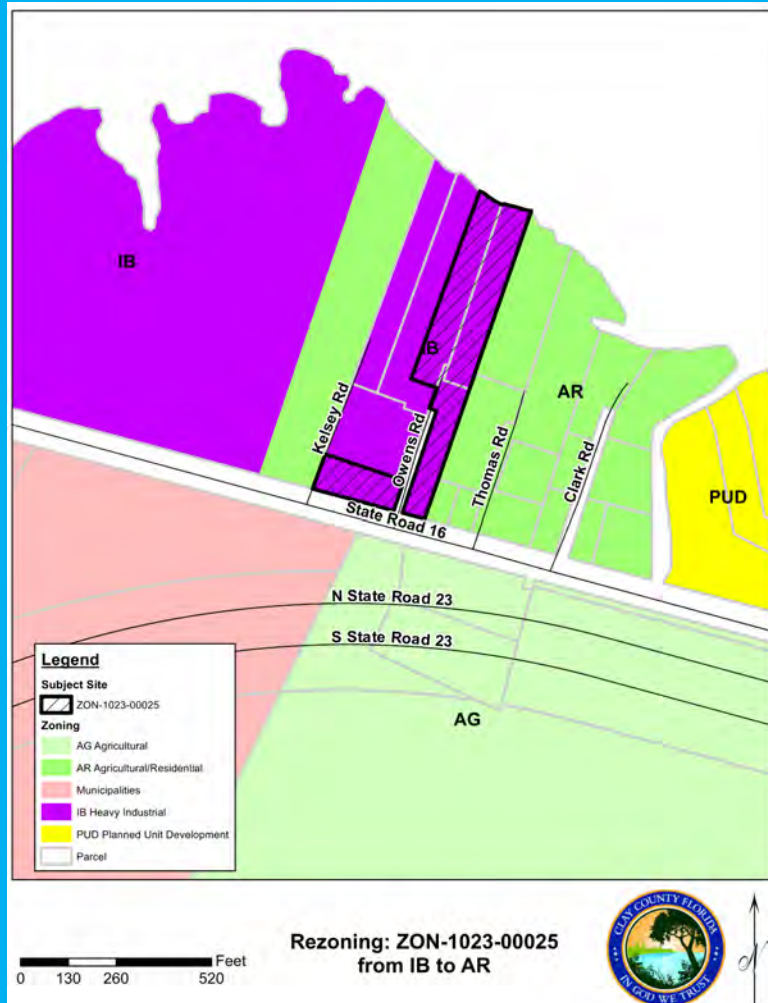
Four parcels, owned by Leanne Turbeville, Douglas Parker, Donald and Pamela Moore and Kelly and William Nelson, totaling 2.95 acres, were part of a rezoning to IB from AR in 1988 but not reflected correctly on the Zoning map.

All parcels are currently used as residential.

Residential use within IB zoning is a conditional use allowed to serve as security for an industrial use. As currently zoned, with no industrial use, the residential use is a non-conforming use of the property and could not be expanded further (shed, pool, screen enclosure, building addition, etc.)

The parcels currently have a Rural Fringe land use designation. The proposed rezoning seeks to change the four parcels from IB to AR zoning, resolving the non-conformity which exists today and making them consistent with their land use designation.

ZONING & AERIAL



FINDINGS and RECOMMENDATION

Staff is requesting this change in zoning from IB to AR on four parcels totaling 2.95 acres.

The proposed AR zoning is consistent with the existing Rural Fringe future land use designation of the parcels.

Staff recommends approval of ZON-1023-00025.

Planning Commission voted 6-0 to recommend approval of ZON-1023-00023

No action required today as this is the first of two required BCC Public Hearings

Attachment
“K”
Recycling Program



Commissioners Brief
Recycling Processing Cost
December 12, 2023

Current Recycling Process

- Waste Management Collects Dual-Stream Residential Recyclables
 - Once delivered to the County's recycling facility, WM has no further involvement in the recycling process



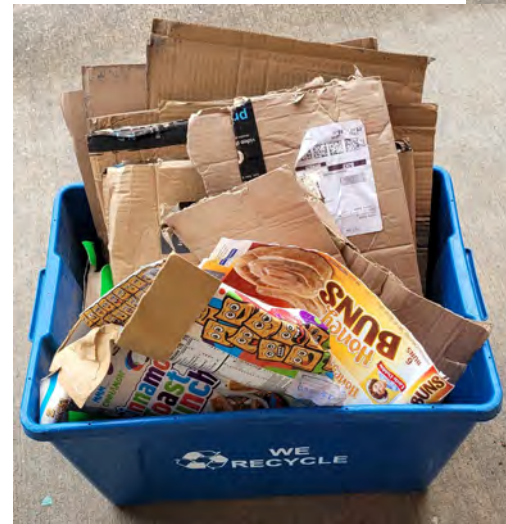
Dual-Stream means residents pre-sort materials in two bins

Financial Impact

Comingled Tons 2,735	Old Value \$6.00	Processing Fee (\$85.00)	Landfill Fee (\$57.72)	High-Value Items \$15.00
Annualized	\$16,410	\$ (232,489)	\$ (157,873)	\$ 24,615

Recommended Solution

- Continue Dual-Stream Recycling
- Target only High-Value Commodities
 - Cardboard
 - Metal cans
 - #1 & #2 Plastic bottles and jars
- Remove Low-Value Materials
 - Aluminum foil/pans
 - Mixed paper
 - Glass
 - Plastics #3 – 7
- Educate Residents on High-Value Recycling and Avoiding Contamination





Schedule:

12DEC23: BCC Consensus for Recycling Plan

18DEC23: Launch COMM Plan & Education of Residents

02JAN24: Implement New Recycling Collection Standard

06FEB24: 30-day analysis due, report results to BCC

13MAR24: 60-day analysis due, report results to BCC

17APR24" 90-day analysis due, report results to BCC



Option 1: Improve Product

**Option 2: Suspend recycling
until markets stabilize**

Questions?

Attachment
“L”
Strategic Plan

CLAY COUNTY FLORIDA

Small Towns. Big Passions.



Strategic Plan 2024-2028



HEALTH & SAFETY · DEVELOPMENT · INFRASTRUCTURE · GOVERNANCE ·
QUALITY & BALANCE OF LIFE

APPROVED DECEMBER 2023



The Commissioners



Mike Cella District 1

We are excited to embark on this historic milestone for Clay County- the introduction of the county's first-ever five-year strategic plan. Although the plan is just beginning, your input, insights, and feedback will continue to be crucial in shaping the path ahead.

Alexandra Compere District 2

Commissioner Compere serves on various boards including the Mental Health and Recovery Resource Working Group, Northeast Florida Community Action Agency, and Clinical Pastoral Education International.



Jim Renninger District 3

This strategic plan is a compilation of the best minds of leadership, management, and staff as guided by the public to provide a framework to guide Clay County over the next five years. Our residents deserve the very best performance of their public servants and with this blueprint, all efforts will be focused as one.

Betsy Condon District 4

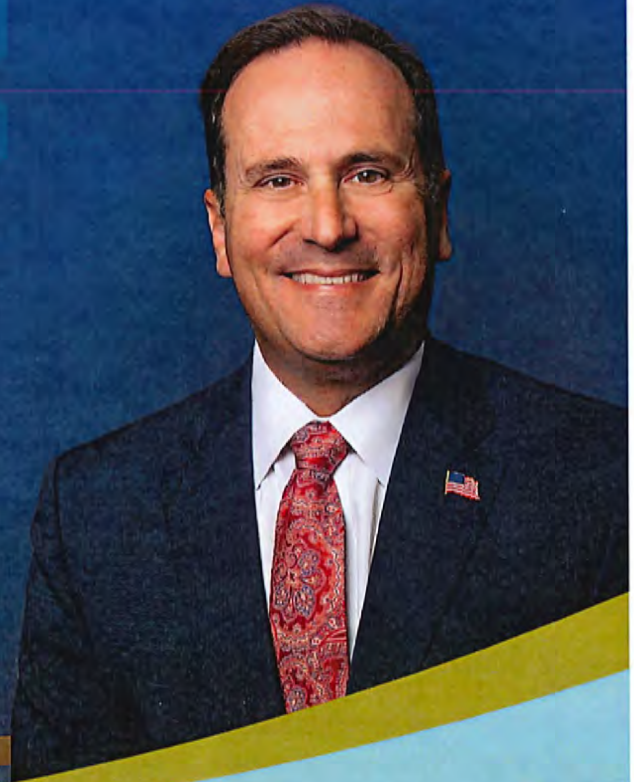
Setting a vision forward with specific, measurable goals in transparency to the public is required to protect the way of life our citizens desire while providing the increased services our citizens demand. The strategic plan is the foundation for that vision.



Dr. Kristen Burke District 5

Commissioner Burke serves on the North Florida Transportation Planning Organization, the Affordable Housing Advisory Committee, and the Green Cove Springs Community Redevelopment Area Board.

A message from the County Manager **Howard Wanamaker**



On behalf of the Clay County Board of County Commissioners, I am proud to present Clay County's first strategic plan for 2024-2028. This plan provides a blueprint to direct the Clay County government's daily efforts to continue to improve the quality of life and opportunities for residents and augment the components that make Clay County so special.

This first-of-its-kind future outlook will provide staff with measurable goals that fall into alignment to fulfill five themes defined as priorities by our community, county leaders, and our staff. Within those themes are tangible targets and bold goals to be accomplished within the next five years. Overall, the Strategic Plan will preserve values, optimize resources, accommodate growth, and expand opportunities for our residents.

Each year, we will provide a detailed report on the status of our efforts as outlined in the Plan. Ultimately, these reports will allow us to adjust expectations as we continue the process for years to come and align the County's vision and priorities to adhere to this roadmap to the future of Clay County.

This truly has been a countywide effort. From residents who call Clay County home, to staff who handle day-to-day operations, to the County's leaders to provide governance, every stakeholder had a chance to provide input to create this blueprint to map Clay County's future, and that's a unique aspect that truly makes this Strategic Plan wholly, Clay County.

We take great pride in our community values, traditions, and history. This plan will allow us to preserve those values, build upon what we've established, and continue to be strategically proactive as we look to the future to be "The Best" County in the State of Florida!

A handwritten signature in black ink, appearing to read "Howard Wanamaker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Howard Wanamaker
Clay County County Manager



Strategic Plan Overview

Strategic Vision

A community that is thriving, safe, and healthy.

Strategic Mission

To provide efficient public services that serve and empower our community.

Definitions

Vision: The vision statement of the strategic plan is an ambitious portrayal of the organization's future goals and accomplishments. Furthermore, it provides a blueprint for the ideal state of Clay County in the future.

Mission: The strategic plan's mission statement serves as a directive for employees, citizens, vendors, and other stakeholders by providing a clear purpose and direction. It not only mirrors the organization's vision but also offers a practical and actionable plan of action.

Priorities: Priorities of the strategic plan encompass the County's major areas of responsibility including Community Health and Safety, Economic and Community Development, Infrastructure, Good Governance, and Quality and Balance of Life. These high-level focus categories are crucial to the community's future and are central to its success. Every decision and initiative made by Clay County is guided by these strategic priorities as part of their strategic plan.

Bold Goals: Bold goals are those that are challenging and require significant effort to achieve, but are worth striving for. In Clay County, these goals may necessitate new partnerships, opportunities, and ideas.

Targets: The strategic plan's five-year targets align with each strategic priority and will serve as a clear communication tool for residents and the state regarding the expected measurable under each priority. Achieving these targets will demonstrate accountability, showcase results, and highlight the strength of long-term planning.

Actions: The strategic plan of 2024-2028 outlines specific policy decisions that are aligned with the County's priorities. These actions are designed to provide direction in achieving the overall priorities and achieve the stated priorities and targets.



Strategic Plan Themes



Community Health & Safety

To provide for public safety and health of the citizens and visitors to the county through both our first responders and our County-led health and safety service programs.



Economic & Community Development

Advance community development by making Clay County more attractive, economically stronger, socially diverse and resilient while maintaining the character of the County and protecting the natural environment.



Good Governance

To create a governmental environment that is accountable, responsible, and transparent for the citizens of Clay County; engages in fair and thoughtful decision-making; is forward-thinking and innovative; fosters opportunities for citizen engagement; and ensures good financial stewardship.



Quality & Balance of Life

To provide services that improve citizens' comfort, health, and happiness while continuing to make the county an enjoyable place to live, work, and play.



Infrastructure

To ensure that the county is maintaining its structures, facilities, and roads at the highest level while looking to grow to provide satisfactory resources to the increasing number of citizens, visitors, and future businesses of the county and promoting resiliency.

Community Health & Safety



Priority: To provide for public safety and health of the citizens and visitors to the county through both our first responders and our County led health and safety service programs.



CHS1 - Reduce risks that would cause the loss of life and property by improving Fire\Rescue services.



CHS2 - Continue to enhance law enforcement best practices through accreditation and staffing. Continue to meet best practice standards demonstrated by maintaining law enforcement accreditation.



CHS3 - Provide resources to respond to citizens who are experiencing substance abuse issues and to provide assistance through the recovery process.



CHS4 - Coordinate public and private resources to provide access to basic healthcare, mental health resources, affordable housing, universal basic needs, and homeless prevention for citizens in an effort to reduce mortality and morbidity.



CHS5 - Continue to provide and improve the efforts to ensure proper management of household garbage, yard trash, and recycling.



CHS6 - Maintain a plan to support our citizens and visitors during times of disaster. Ensure that the county is responsive to needs during disasters.



CHS7 - Provide proactive and comprehensive Animal Services to the citizens.

Bold Goal

Increase the number of referrals through the County Continuum of Care system to 1,000.



5-Year Targets



CHS1.T1 - Decrease the fire rescue response time to emergency calls by 15%



CHS1.T2 - Inspect 100% of all High-Risk Occupancy Buildings



CHS2.T3 - Increase Law Enforcement staffing to 1.26 deputies per 1000 residents



CHS2.T4 - Maintain current Law Enforcement accreditation standards



CHS3.T5 - Increase access to Automated External Defibrillators (AEDs) and Narcan around the county to 250 locations



CHS4.T6 - Register 100 private and non-profit agencies in Care Connect in the County Continuum of Care System



CHS5.T7 - Increase solid waste processing capacity to 1,500 average tons per day



CHS6.T8 - Increase the number of participants in PulsePoint by 20%



CHS7.T9 - Maintain a 90% live release rate (i.e., no-kill animal shelter)



Economic & Community Development



Priority: Advance community development by making Clay County more attractive, economically stronger, socially diverse, and resilient, while maintaining the character of the County and protecting the natural environment.

-  ECD1 - Support job and economic growth with a focus on bringing opportunities to the County that support higher-paying jobs.
-  ECD2 - Enhance our tourism economy to attract a variety of cultural, dining, and entertainment opportunities.
-  ECD3 - Clarify and streamline the residential and commercial development process to ensure that citizens, businesses, and future opportunities can quickly and efficiently operate in the county while maintaining our standards, expectations, and outcomes.
-  ECD4 - Enhance ratings that allow the county to excel in all areas of local government, including housing, Public Safety, water resources, and mitigation.
-  ECD5 - Promote the preservation of agricultural lands to support our local food production.

Bold Goal

Achieve a Class 3 ISO Public Protection Classification.



5-Year Targets



ECD1.T1 - Attract 5 new businesses that are Targeted Economic Opportunities



ECD2.T2 - Attract 20 new multi-day tourism events within the county generating overnight stays



ECD3.T3 - Reduce average permit review time for residential review to 7 days and commercial review to 30 days



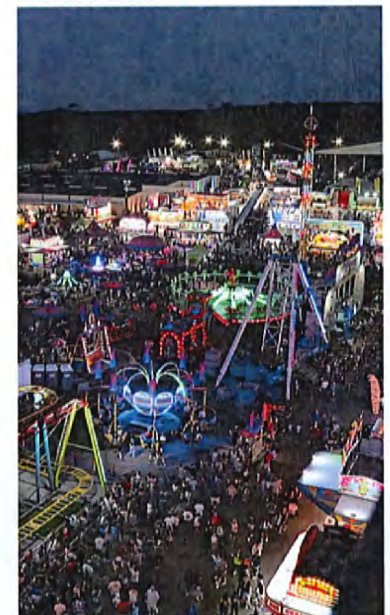
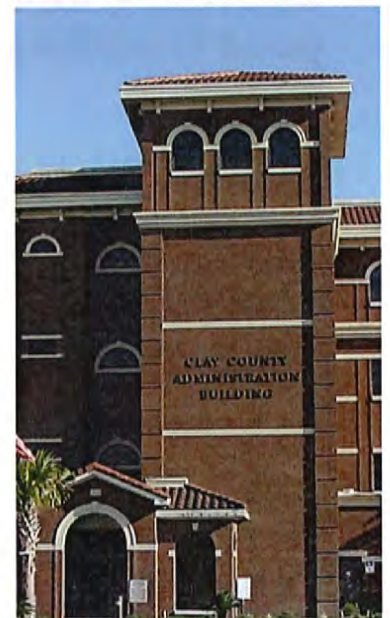
ECD4.T4 - Reduce county classification Community Rating System (CRS) program to a 5



ECD4.T5 - Improve Building Code Effectiveness Grading Schedule (BCEGS) score to 4 for commercial and residential buildings



ECD5.T6 - Encourage at least one agricultural land owner to participate in the Florida Department of Agriculture and Consumer Services (FDACS) Rural and Family Lands Protection Program



Good Governance



Priority: To create a governmental environment that is accountable, responsible, and transparent for the citizens of Clay County; engages in fair and thoughtful decision-making; is forward-thinking and innovative; fosters opportunities for citizen engagement; and ensures good financial stewardship.



GG1 - Inform Clay County citizens through multiple platforms to engage in consistent communication about important issues.



GG2 - Work to ensure a financially responsible plan for both budget and purchasing of goods and services which includes looking for ways to diversify revenue to become less dependent on ad-valorem tax income.



GG3 - Keep and attract a highly skilled Clay County employee workforce to provide the highest level of service to county residents and visitors. Ensure that the workforce is trained to perform their jobs at a high level.



GG4 - Continue and build relationships with outside partner organization leadership (i.e., constitutions, other elected bodies, economic development partners, and developers) to provide a connected approach to the issues facing the county.

Bold Goal

Generate \$100 Million in grant revenues.



5-Year Targets



GG1.T1 - Increase overall communication participation (i.e., social media, website, newsletter) by 50%



GG1.T2 - Increase the participation in the county emergency alerting systems (i.e., Alert Clay, Safer Watch) by 30%



GG2.T3 - Achieve 100% of procurements over \$20,000 being sourced through the county's procurement portal for fair bidding



GG3.T4 - Ensure that 95% of the staff receive at least 24 hours of training per year



GG3.T5 - Maintain a 90% county employee retention rate yearly







GG4.T6 - Host and facilitate 10 meetings with partner organizations



Infrastructure



Priority: To ensure that the county is maintaining its structures, facilities, and roads at the highest level while looking to grow to provide satisfactory resources to the increasing number of citizens, visitors, and future businesses of the county and promote resiliency.

-  IN1 - Promote different forms of transportation to provide options to citizens. Examine ways to grow the existing transportation services that are offered in the county.
-  IN2 - Maintain and grow our current road system, ensuring that the road system supports the changing needs of the county.
-  IN3 - Develop community connectivity through the sidewalks and trails in the county to increase walkability and bikeability and create additional recreational opportunities.
-  IN4 - Improve systems to prevent flooding, protect waterbodies, and prevent damage to property and wildlife habitat. Taking into account the impacts of hurricanes and sea water rise on stormwater systems and promoting county resiliency.
-  IN5 - Maintain county facilities and technology systems to provide the highest level of service to the citizens of the county.

Bold Goal

Improve the overall county road rating for critical and deficient roads by 5%.



5-Year Targets



IN1.T1 - Increase ridership for Jacksonville Transit Authority (JTA) by 20%



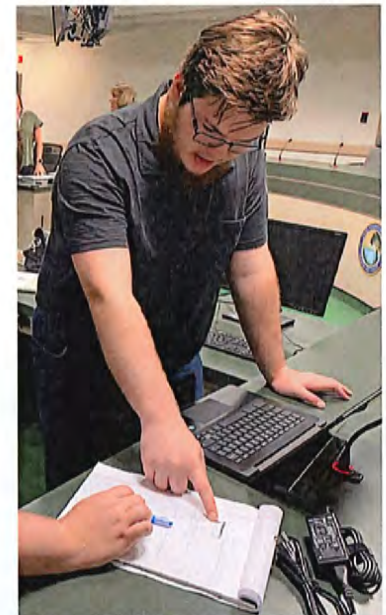
IN2.T2 - Resurface 100 miles of roadways



IN3.T3 - Improve or add 20 miles of sidewalks and/or trails



IN4.T4 - Maintain and improve 10,000 feet of pipes and ditches to improve stormwater system



IN5.T5 - Update IT infrastructure to not allow machines to be more than 12 months past end of life



IN5.T6 - Reduce electric and water consumption by 5%

Quality and Balance of Life



Priority: To provide services that improve citizens' comfort, health, and happiness while continuing to make the county an enjoyable place to live, work, and play.



QBL1 - Provide and promote opportunities for youth and adults to engage in educational programs and cultural experiences.



QBL2 - Provide access to various types of water-based activities (i.e., including but not limited to boating, kayaking, skiing, fishing, etc.).



QBL3 - Build and enhance the opportunities for recreational activities in the county by providing access to a wide range of recreational spaces. Facilities should include opportunities for exercise, access to nature, sports facilities and leagues, recreational programs, and health education programs.



QBL4 - Promote and provide access to conservation land through partnerships and donations to ensure that the county maintains a desired rural feel.

Bold Goal

Increase the number of participants in our educational, recreational, and cultural programs by 35%.



5-Year Targets



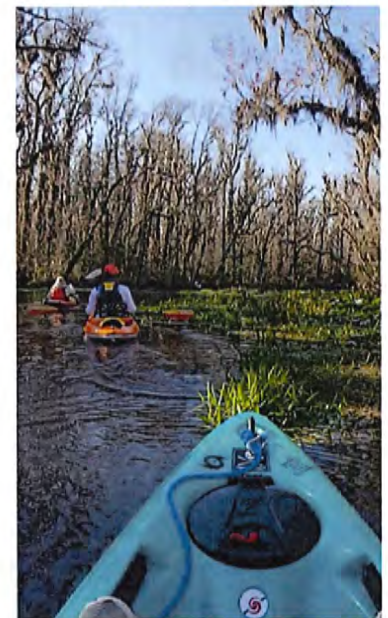
QBL1.T1 - Increase the number of overall county-hosted programs by 20%



QBL2.T2 - Increase the number of recreational water access points (i.e., boat ramps, kayak launches) by 3



QBL3.T3 - Increase recreation space by 10%



QBL4.T4 - Increase the amount of conservation land by 10%

Strategic Actions:

Community Health and Safety

CHS1

- Build 5 Fire Stations.
- Continue to implement vehicle and equipment replacement plan.
- Design construction plan for the Public Safety Complex.
- Support Public Safety Staffing plan.

CHS2

- Maintain benchmarks for law enforcement accreditation.
- Continue to implement the vehicle replacement plan.
- Support the Sheriff's staffing plan.

CHS3

- Implement a Narcan distribution location plan.
- Continue to support the Community Paramedicine program.

CHS4

- Complete a housing analysis/study.
- County to support and provide 1 county contribution housing project per year.

CHS5

- Award new collection contract.
- Expand and/or build a new transfer station.

CHS6

- Review and update of Local Mitigation System (LMS) projects and their scoring annually.
- Update Local Mitigation System (LMS) scoring criterion to be fair, equitable, and reflective of actual need.
- Implement systems and enable personnel to speed the process following a disaster.
- Implement policies to maximize disbursements of mitigation funds to eligible applicants.

CHS7

- Construct a new animal services facility.
- Continue to support the Trap Neuter Vaccinated Release (TNVR) program.
- Increase community involvement (i.e., number of volunteers, fosters) in animal services

Strategic Actions:

Economic & Community Development

ECD1

- Complete a market/sector job analysis.
- Establish a business district and employment hub along the First Coast Expressway.
- Meet with Camp Blanding and other regional partners to attract and grow aerospace and defense technologies industries in the county.
- Engage with higher education institutions and trade schools to develop a skilled workforce.

ECD2

- Continue to review and realign the Tourism Development Council (TDC) grant process.
- Implement the Tourism Master Plan.
- Support municipalities as cultural and/or tourist destinations.

ECD3

- Complete an annual staff review of the Land Development Code (LDC) for changes and make updates to the LDC to reflect new codes and statutes.
- Update comprehensive plan in response to strategic plan and Evaluation and Appraisal Review (EAR).
- Build a new county building for development services and related departments.
- Implement board-approved recommendations from 4 Urban Land Institute (ULI) studies completed.

ECD4

- Achieve International Accreditation Services (IAS) for Building Code Regulatory Agencies and Third-Party Service Providers Building Department Recognition within 2 years.
- Achieve IAS for Building Code Regulatory Agencies and Third-Party Service Providers accreditation within 5 years.

ECD5

- Implement agricultural land conservation program with associated goals.



Strategic Actions:

Good Governance

GG1

- Utilize various social media platforms to keep the citizens engaged in the activities of the county.
- Expand the use of technology, such as ChatBot, to provide citizens with up-to-date, real-time information.
- Maintain an efficient and up to date website to provide information as needed.

GG2

- Ensure all projects in the annual budget align with the strategic plan.
- Ensure that Clay County's Florida Recovery Obligation Calculation (F-ROC) reimbursement rate and recovery process are fully planned and resourced.
- Establish annual grant priorities that align with the strategic plan.
- Pursue state and federal grant opportunities that maximize funding for county projects.
- Streamline the purchasing process to enable projects to be expedited while maintaining the controls for competitive, cost-efficient projects.

GG3

- Continue to invest in the professional development of County staff including participation in the County's Management Training.
- Support the Sheriff in implementing a step pay plan for sworn officers to achieve and maintain recruitment and retention efforts.

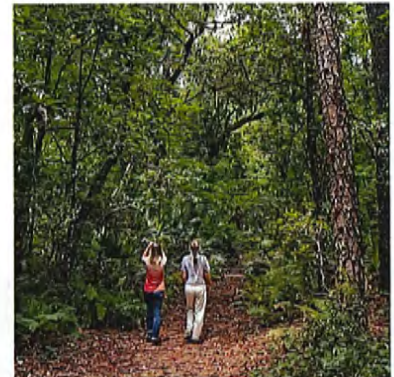
GG4

- Hold annual meetings with the county's municipalities' elected officials to promote alignment in goals and objectives.
- Hold annual meetings with various stakeholder groups to encourage feedback and direction for the county overall.



Strategic Actions:

Infrastructure



IN1

- Expand the Supporting Hope and Independence Through Free Transportation (SHIFT) program to provide 50-60 bikes per year.
- Enhance marketing efforts to promote community awareness of transportation options and offerings.
- Investigate alternative forms of public transportation (i.e., small vehicles).

IN2

- Implement Dirt Road Improvement Plan.
- Implement pavement management program.

IN3

- Build inventory and conduct a needs assessment of existing sidewalks and trails.

IN4

- Create a plan and identify goals for resiliency.
- Implement the stormwater study.
- Complete septic to sewer plan.

IN5

- Invest funding for facility management software.
- Reduce leased office space by 30%.
- Implement a planned maintenance program for county facilities.

Strategic Actions:

Quality of Balance and Life

QBL1, QBL2, QBL3

- Implement the Parks and Recreation plan.
- Develop and execute the spending plan for the Impact Fees.

QBL1, QBL3

- Update the Library Strategic Plan.
- Create a cultural council.

QBL4

- If adopted in 2024, implement the proposed conservation land program, with associated goals to be added to the Strategic Plan once program and funding are approved.



CLAY COUNTY'S NEXT STEPS ROADMAP



JANUARY 1, 2024 - IMPLEMENT PLAN

2024 - 2028

- **APRIL 15TH, JULY 15TH, OCTOBER 15TH, JANUARY 15TH - UPDATE MEASURABLES**
- **APRIL - SET BUDGET PRIORITIES**
- **JULY/AUGUST - ALIGN BUDGET WITH STRATEGIC PLAN**
- **SEPTEMBER - UPDATE ACTIONS**
- **JANUARY - ANNUAL REPORT TIED TO STRATEGIC PLAN**

2026

MID STRATEGIC PLAN REVIEW/UPDATE

2028

UPDATE STRATEGIC PLAN FOR 2029

STRATEGIC PLAN 2024-2028

Community Health and Safety	<p>Bold Goal: Increase the number of referrals through the County Continuum of Care system to 1,000.</p>	Targets
Economic & Community Development	<p>Bold Goal: Achieve a Class 3 ISO Public Protection Classification.</p>	Targets
Good Governance	<p>Bold Goal: Generate \$100 Million in grant revenue.</p>	Targets
Infrastructure	<p>Bold Goal: Improve the overall county road rating for critical and deficient roads by 5%.</p>	Targets
Quality and Balance of Life	<p>Bold Goal: Increase the number of participants in our educational, recreational, and cultural programs by 35%.</p>	Targets

- CHS1.T1 – Decrease the fire rescue response time to emergency calls by 15%.
- CHS1.T2 - Inspect 100% of all High-Risk Occupancy Buildings.
- CHS2.T3 – Increase Law Enforcement staffing to 1.26 deputies per 1000 residents.
- CHS2.T4 – Maintain current Law Enforcement accreditation standards.
- CHS3.T5 – Increase access to Automated External Defibrillators (AEDs) and Narcan around the county to 250 locations.
- CHS4.T6 – Register 100 private and non-profit agencies in the County Continuum of Care system.
- CHS5.T7 – Increase solid waste processing capacity to 1,500 average tons per day.
- CHS6.T8 – Increase the number of participants in PulsePoint by 20%.
- CHS7.T9 – Maintain a 90% live release rate (i.e., no-kill animal shelter).

- ECD1.T1 - Attract 5 new types of businesses that are Targeted Economic Opportunities.
- ECD2.T2 - Attract 20 new multi-day tourism events within the county generating overnight stays.
- ECD3.T3 - Reduce average permit review time for residential review to 7 days and commercial review to 30 days.
- ECD4.T4 - Reduce county classification for the Community Rating System (CRS) program to a 5.
- ECD4.T5 – Improve Building Code Effectiveness Grading Schedule (BCEGS) score to 4 for commercial and residential buildings.
- ECD5.T6 – Encourage at least one agricultural land owner to participate in the Florida Department of Agriculture and Consumer Services (FDACS) Rural and Family Lands Protection Program.

- GG1.T1 - Increase overall communication participation (i.e., social media, website, newsletter) by 50%.
- GG1.T2 - Increase the participation in the county emergency alerting systems (i.e., Alert Clay, SaferWatch) by 30%.
- GG2.T3 – Achieve 100% of procurements over \$20,000 being sourced through the county's procurement portal for fair bidding.
- GG3.T4 - Ensure that 95% of the staff receive at least 24 hours of training per year.
- GG3.T5 - Maintain a 90% county employee retention rate yearly.
- GG4.T6 - Host and facilitate 10 meetings with partner organizations.

- IN1.T1 - Increase ridership for JTA by 20%.
- IN2.T2 - Resurface 100 miles of roadways.
- IN3.T3 - Improve or add 20 miles of sidewalks and/or trails.
- IN4.T4 - Maintain and improve 10,000 feet of pipes and ditches to improve stormwater system.
- IN5.T5 - Update IT infrastructure to not allow machines to be more than 12 months past end-of-life.
- IN5.T6 – Reduce electricity and water consumption by 5%.

- QBL1.T1 - Increase the number of county-hosted programs by 20%.
- QBL2.T2 – Increase the number of recreational water access points (i.e., boat ramps, kayak launchers) by 3.
- QBL3.T3 - Increase recreation space by 10%.
- QBL4.T4 - Increase the amount of conservation land by 10%.

Let's Shape The Next Five Years Of Clay County Together.

View the Strategic Plan online

<https://www.claycountygov.com/government/board-of-county-commissioners/strategic-plan>

To provide feedback or make a service request, visit
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